The City of Evanston is seeking the development of an office building at 1714-1720 Chicago Avenue. The City of Evanston is seeking $5 million for the 27,000+/- square foot property. The site is currently used as a metered municipal parking lot serving 74 cars. The site is bound by Chicago Avenue to the east, the Women’s Club of Evanston to the south, a public alley and Evanston Public Library, to the west and the Frances Willard House Museum & Archives to the north. The redevelopment of the site will require a zoning change and because of its size, will be subject to the City of Evanston’s planned development zoning process.

A successful bid must include: 1) For-profit office building use and ownership; 2) contextual development and high quality design; and 3) the replacement of a minimum of 74 public parking spaces on site.

Street Address: 1714-20 Chicago Avenue, Evanston, IL
Property Type: Surface parking lot
Location: Downtown Evanston, midblock between Clark and Church Street
Ward/Alderman: 1st Ward/Judy Fiske
PIN(s): 11-18-208-015-0000 and 11-18-208-014-0000
Ownership: City of Evanston owned and will be conveyed to the selected respondent under the terms of an executed agreement
Site Description: 27,000 sq. ft. +/- municipal parking lot with 74 parking spaces, with approximately 140 feet of Chicago Avenue frontage. Primarily used by Evanston Public Library and Woman’s Club of Evanston patrons, and customers of nearby downtown businesses.

Environmental Conditions: There are no known environmental contaminates on the site. It is the responsibility of the selected respondent to investigate all environmental conditions of the site to its own satisfaction.

Current Zoning: The R6 general residential district is intended to provide for high density residential development of primarily multiple family dwellings particularly in and around the downtown area. Zoning change required

Asking Price: $5 million

Additional Conditions: Office development. Replace a minimum of 74 parking spaces for general public use on site.
Bid Submission Requirements

1. **Purchase Price**: Please provide an explanation for how you arrived at your proposed purchase price.

2. **Project Description**: Provide a narrative description of the proposed office development.

3. **Plans**: Please include a conceptual site plan, floor plan, and elevation(s). The site plan should include loading areas, driveways, public parking / pedestrian access, building location and landscaping.

4. **Developer Entity**: Identify the name of the entity legally responsible for the development. List the principals of the organization and all individuals who will be involved in the purchase and/or redevelopment of the City-owned parcel. Provide a description of the development experience of each of the principals, with relevant examples, and the name, address and telephone number of a designated contact person. For registered corporations, please include a certificate of good standing from the applicable Secretary of State’s office.

5. **Sources and Uses of Funds**: Provide a breakdown of development sources and uses (both hard and soft costs) for the proposed project. Identify the type and probable sources of construction and permanent financing.

6. **Schedule**: Present a detailed timeline for all major activities, including dates for pulling permits, securing all financing, start and completion of construction.

7. **Other**: Include any other information necessary to fully explain or support the proposal.

Evaluation Process

The City of Evanston will consider all of the following criteria in its bid evaluation:

- Completeness and responsiveness of the proposal
- Purchase Price
- Project Completion Schedule
- Competence, as evidenced by the professional qualifications and experience
- Financial qualifications as evidenced by the proven ability to obtain financing
- Economic development and other public benefits
- Quality of development concept including architectural and urban design
- Participation by Minority, Women-owned, and Evanston Business Enterprises
### Schedule / Key Dates

<table>
<thead>
<tr>
<th>Event/Activity</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Release of Bid Requirements</td>
<td>Thursday, 8/25/2016</td>
</tr>
<tr>
<td>Deadline to Submit of Any Questions</td>
<td>Friday, 9/9/2016</td>
</tr>
<tr>
<td>City’s Response to Questions (posted on City website)</td>
<td>Wednesday, 9/14/2016</td>
</tr>
<tr>
<td>Bid Proposal Due</td>
<td>Friday, 9/30/2016</td>
</tr>
<tr>
<td>Evaluation of Bids by City Staff</td>
<td>10/3/2016-10/19/2016</td>
</tr>
<tr>
<td>Economic Development Committee Review of Bids/Staff Recommendation</td>
<td>Wednesday, 10/26/2016</td>
</tr>
<tr>
<td>City Council Consideration</td>
<td>Monday, 11/14/2016</td>
</tr>
<tr>
<td>Staff / Developer negotiations</td>
<td>11/15/2016- until complete</td>
</tr>
<tr>
<td>Zoning Process</td>
<td>11/15/2016- until complete</td>
</tr>
</tbody>
</table>

### Submission & Additional Procedures

Staff will recommend to the Economic Development Committee the bid that closely aligns with the city’s goal for a high quality, contextual office development with a public parking component with a purchase price offer reflecting market conditions. The city’s asking price is $5 million.

The City of Evanston reserves its right to reject any or all bids when, in its opinion, it is determined that it is in the City’s best interest; to waive minor irregularities and informalities of the submittal; or to cancel, revise, or extend this solicitation. This request for bids does not obligate the City of Evanston to pay any costs incurred by any respondent in the submission of a proposal or in making necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be provided under this submission request.

**Questions/Comments & Answers.** All questions regarding the property and this solicitation must be submitted to the City no later than 9/9/2016. All questions received and answer will be published on the City’s website at this location [www.cityofevanston.org/ChicagoAvenue](http://www.cityofevanston.org/ChicagoAvenue). Responses to questions will be published on this page no later than 9/14/2016.

All updates regarding this project will be communicated through this website as well. The page should be regularly checked to ensure that information is not missed.

**Submission Procedure.** Bids must be received no later than 5:00pm on 9/30/2016 in the following manner:

- Email one pdf copy to Paul Zalmezak, Senior Economic Development Coordinator, pzalmezak@cityofevanston.org

A confirmation email will be provided indicating your submission was received and within the deadline.
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 13 IN BLOCK 15 IN THE VILLAGE, NOW CITY, OF EVANSTON IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF SAID LOT 13 TAKEN FOR A PUBLIC ALLEY PER DOCUMENT 927/5175 AND ALSO EXCEPTING ALL THAT PART OF SAID LOT 13 LIVING WEST OF THE WEST LINE OF SAID PUBLIC ALLEY.

COMMONLY KNOWN AS: 1714 CHICAGO AVENUE, EVANSTON, ILLINOIS.

SITE NOTES:

Area = 11,894 sq. ft.

Dimensions are assumed based on the West line of Chicago Avenue being 175'7" W.

Flood Zone Designation

For flood insurance risk maps, No. 178510202, L, effective date August 10, 2006.

The surveyed property is located in Zone "C", area determined to be outside of the 0.2% annual chance flooding.

References:

For further information, please contact Chicago Title Insurance Company's Engineering/Title Department, Circle No. 40-45-300. Effective Date January 1, 1989, for all recorded documents, affecting the described parcel.

Parking

Reserved Spaces = 32

Handicapped Spaces = 1

Total Parking Spaces = 33

GENERAL NOTES:

All information provided to the surveyor is shown on noted herein.

Prior to execution call toll free

414-319-3901 for verification.

The description of the plot was provided to us by the client and does not guarantee ownership, and should be compared to your deed abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown. Check your deed abstract, Title Report, and local ordinance. No responsibility is assumed by Surveyor.

Compare all points before building by same or report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, any dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.

STATE OF ILLINOIS

COUNTY OF COOK

To the City of Evanston:

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, parts established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 14, 16, 17 and 18 of Table 4 thereof. The field work was completed on August 3, 2016.

Dated at Evanston, Ill., the 6th day of August, 2016.

[Signature]

[Name]

[Title]