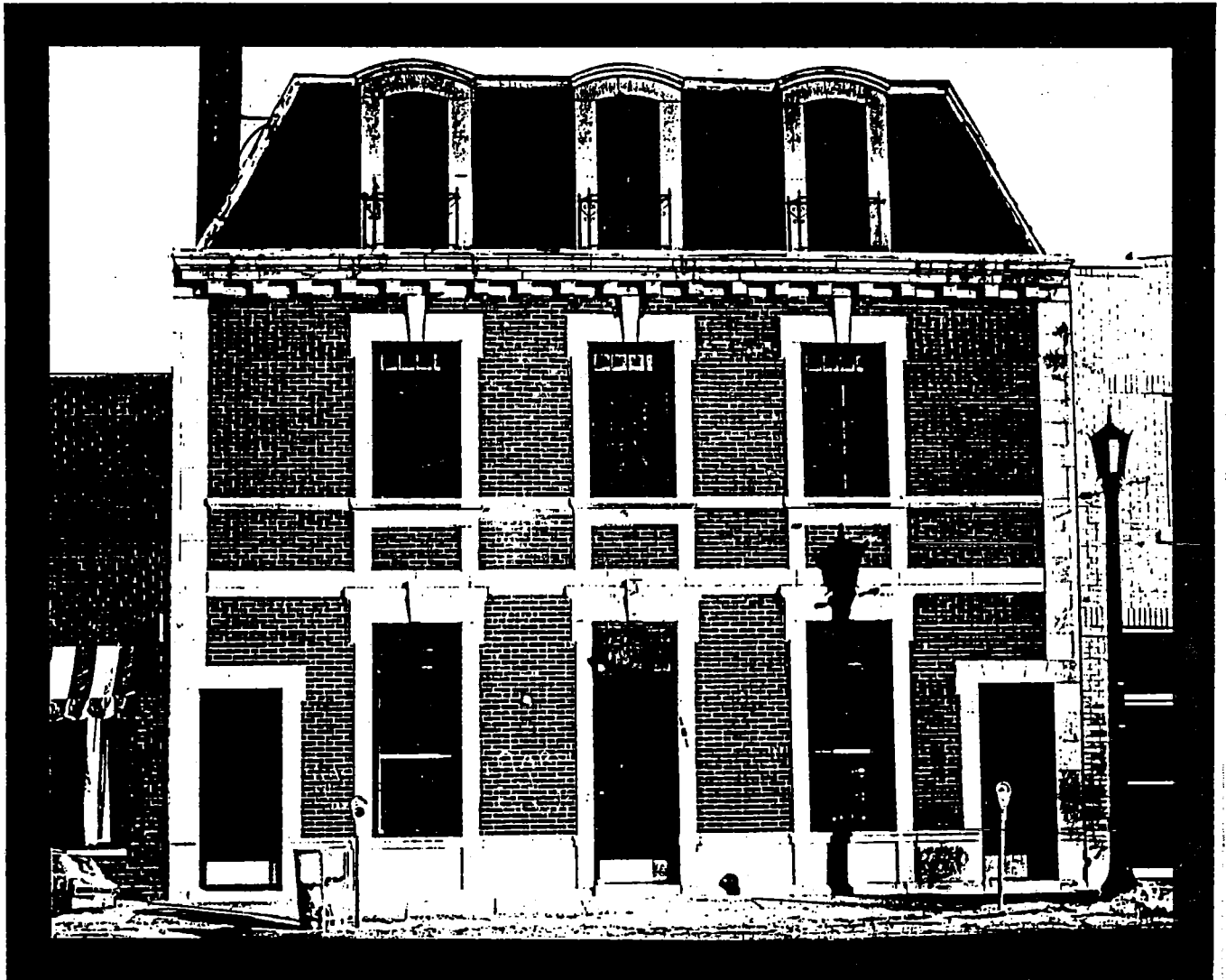


REQUEST FOR PROPOSALS FOR THE
REDEVELOPMENT
OF
1817 CHURCH STREET
EVANSTON, ILLINOIS



REQUEST FOR PROPOSALS FOR REDEVELOPMENT OF 1817 CHURCH STREET EVANSTON, ILLINOIS

I. GENERAL DESCRIPTION OF PROJECT

The City of Evanston is seeking proposals from qualified developers for the redevelopment of a 4,100 square foot landmark building located at 1817 Church Street, Evanston, Illinois, currently owned by the City.

II. AREA DESCRIPTION

A. Location

Evanston is a highly desirable, culturally diverse and progressive community of 74,000. It is the eighth largest City in Illinois and home to Northwestern University. The development site is located in west Evanston near the intersection of Church and Dodge Streets, approximately three-quarters of a mile west of downtown Evanston. This intersection is the focal point of a small business district, which includes the subject property. This district serves the immediate neighborhood with small shops and services, as well as serving the population generated by Evanston Township High School also located at this intersection.

B. Site Description

The subject property at 1817 Church Street is situated on a rectangular 5,600-square-foot lot with 35 feet of frontage on Church Street and a depth of 160 feet. It is located on the north side of Church Street near its intersection with Dodge Avenue. The rear portion of the lot, between the existing building and the alley, was improved with a one-story structure that has been demolished. The area is now dirt with some rubble. There is room for eight to ten parking spaces in this area. The structure was constructed in 1927 and consists of a three-story main structure with a one-story portion at the rear. It contains approximately 4,100 square feet of space. It is flanked by commercial structures with abutting walls. The only windows, therefore, are in the front and rear walls of the building. Its distinguished French Second Empire architectural styling contributed to its designation as a local landmark by the Evanston City Council in 1986. The facade and mansard roof were completely restored in 1991 and are in excellent condition. The building has served both commercial and residential uses.

The building is constructed on a concrete slab. The exterior is brick and stone with a slate mansard roof on the three-story portion and a built-up flat roof on the single-story section. Heating is provided by two forced air furnaces and one roof mounted unit; cooling is provided by two sleeve air conditioning units.

The interior of the building has a lobby with a stone floor and fireplace, numerous small offices on all three floors, a conference room, a storage room and four washroom facilities. While the third floor has recently been repainted and recarpeted, the building likely requires updated electrical service, a new HVAC system, and improved accessibility in accordance with the Americans with Disabilities Act (ADA).

C. Project History

The City of Evanston has owned the property since 1976. The building has been used as a neighborhood center to house various social service agencies. Currently, the building houses the not-for-profit Mothers Against Gangs (MAG) and a branch of the Evanston Police Department Foot Patrol. These tenants are on short term leases with the City. Since its acquisition, the City has undertaken numerous improvement projects at the building. Most recently these included roof replacement (1989), facade renovation (1991) and safety violation corrections (1990).

D. Zoning

The subject property is zoned B-1 (Business) under the City of Evanston's Zoning Ordinance. This classification permits a variety of commercial uses including retail, office (including medical offices) and limited restaurant uses.

The City is currently revising its zoning code. There is a comprehensive amendment to the ordinance pending that would reclassify the area as B-2. However, this reclassification should only have a slight effect on the overall permitted usage of the building. Consideration will be given to proposals requiring zoning variances or rezoning, but the applicable procedures must be followed and the proposed reuse must be considerate of the surrounding neighborhood.

III. OBJECTIVES

The City of Evanston is offering the building for redevelopment in accordance with the following goals and objectives:

- A. Provide a catalyst for continued neighborhood revitalization through private investment and preservation of a landmark facade.
- B. Enhance the City tax base.
- C. Return excess City property to the private market.
- D. Conserve City financial resources.
- E. Encourage use of the property that is compatible with and an asset to the neighborhood.
- F. Utilize Evanston based labor for both the design and renovation work.

IV. REDEVELOPMENT GUIDELINES

The proposals submitted by a prospective developer should conform to the following guidelines:

- A. Retention of Church Street facade.
- B. Compliance with the Americans with Disabilities Act (ADA) regulations for access.
- C. Consideration of the needs of the surrounding community.
- D. Although preliminary research indicates that use of the building for office space is most viable, the City will consider proposals for alternative uses proposed by the developer.

V. CONDITIONS FOR CONVEYANCE OF TITLE

As a condition of conveyance, the City will require an instrument which will assure the payment of real estate taxes or a payment in lieu of such taxes. The approved developer will be selected based on its ability to carry out the proposal in a timely manner without additional financial assistance from the City. The conveyance of the property will be so conditioned by a clause intended to allow title to the property to revert back to the City in the event the developer abandons the project. In addition, the City will retain an historic easement over the facade (inclusive of mansard roof) to ensure all future development is consistent with its historic character.

VI. PROPOSAL SUBMISSION REQUIREMENTS

The following documents are required to be filed with the proposal:

- A. Narrative description of the proposal concept and the proposed use of the property, including any special features or concepts. The developer is encouraged to present to the City any concepts or arrangements which will facilitate the implementation of the project and project goals.
- B. The renovation program for the property including any schematic drawings of elevations, floor plans, major systems, and ADA compliance.
- C. Timetable for development: projected dates for closing, construction start, completion, and occupancy.
- D. Project pro forma indicating estimated project cost and source of funds.
- E. Statement outlining annual real estate taxes anticipated at end of construction.
- F. Price offered and any conditions of the offer or of the proposal. Because of the significant renovation anticipated to be proposed, it is expected that the price offered will be nominal.
- G. Developer's statement of ownership interests.
- H. Developer's Statement of Qualifications and Financial Responsibility; including principal members of the development team, their experience in the design and implementation of similar projects, a demonstrated ability to obtain adequate financing support, two years of past certified financial statements, and Federal taxpayer identification number.
- I. Developer's Nondiscrimination Policy.
- J. Developer's Statement of Minority Participation Efforts to be taken toward the City's goal of 20% minority business involvement and 20% minority employment in the project.
- K. Deposit in the form of a cashier's check or certified check payable to the order of the City of Evanston in the amount of \$5,000. The deposit will be returned to unsuccessful proposers at the conclusion of the selection process. The successful proposer's deposit, less the fair market value purchase price, will be returned at the successful conclusion of the rehabilitation.

L. 12 complete copies of the proposal.

If the developer omits from his or her proposal any of the material described above, the City retains the right to eliminate the proposal from consideration.

VII. DEADLINE FOR SUBMISSION

Proposals conforming to these specifications are required to be submitted to the Evanston Planning & Zoning Department on or before Monday, March 15, 1993, at 5:00 p.m., at the following address:

City of Evanston
Department of Planning & Zoning
2100 Ridge Avenue
Evanston, Illinois 60201

Each proposal must be submitted with the required documentation and bid deposit. Proposals will not be accepted unless submitted in a sealed and properly addressed envelope, plainly marked on the outside "Proposal to Redevelop 1817 Church Street."

For interested persons, the interior of the 1817 Church Street building will be available for inspection on Tuesday, February 9, 1993, from 9:00 a.m.-1:00 p.m. A Presubmittal Meeting is scheduled for Tuesday, February 9, 1993 at 1:00 p.m. at 1817 Church Street in order to address the questions of all interested parties.

The specifications as proposed are not intended to limit or discourage proposals, but to permit the interested proposer to offer alternatives.

Questions of a substantive nature regarding this Request for Proposals or regarding City development policies are requested to be submitted in writing to the above address. Written responses to such questions will be provided to all recipients of this Request for Proposals to assure equal distribution of information. While efforts will be made to provide accurate responses to telephone inquiries, verbal responses shall not be considered official or binding.

VIII. SELECTION CRITERIA

A developer will be approved by the City Council after a recommendation is made by the Selection Committee. The following criteria will be adhered to by the Selection Committee:

- A. Conformity to City Redevelopment objectives.
- B. Quality of design, relationship to surrounding development and relationship among development components.
- C. Any special features, development of nearby properties, developer contributions, etc.
- D. Qualifications, experience, and financial responsibility of the developer.
- E. Timing, ability of developer to undertake project and for the project to be actually implemented.
- F. Minority participation efforts.

G. Use of non-City resources to finance the project.

H. Purchase price offered. Price offered is a secondary consideration to the other selection criteria. This can be as low as one dollar (\$1).

After approving the Committee's recommendation, the City of Evanston will negotiate the remaining business terms for the conveyance of the deed for 1817 Church Street. If the City and the developer are not able to negotiate a satisfactory redevelopment plan within a sixty-day period, following the approval of the developer by the Evanston City Council, the City may terminate the designated developer and begin negotiations with another developer, if it so chooses. The City reserves the right to reject any or all proposals.

If any time prior to executing the sale documents, the developer should decide not to proceed, he or she must notify the City in writing and detail the reason for the decision. In the event the developer withdraws after having been selected, the deposit shall be forfeited and the developer shall be liable for any additional expenses incurred by the City as a result of the withdrawal. These expenses shall include legal and architectural review expenses as well as other expenses determined by the City to have been incurred.

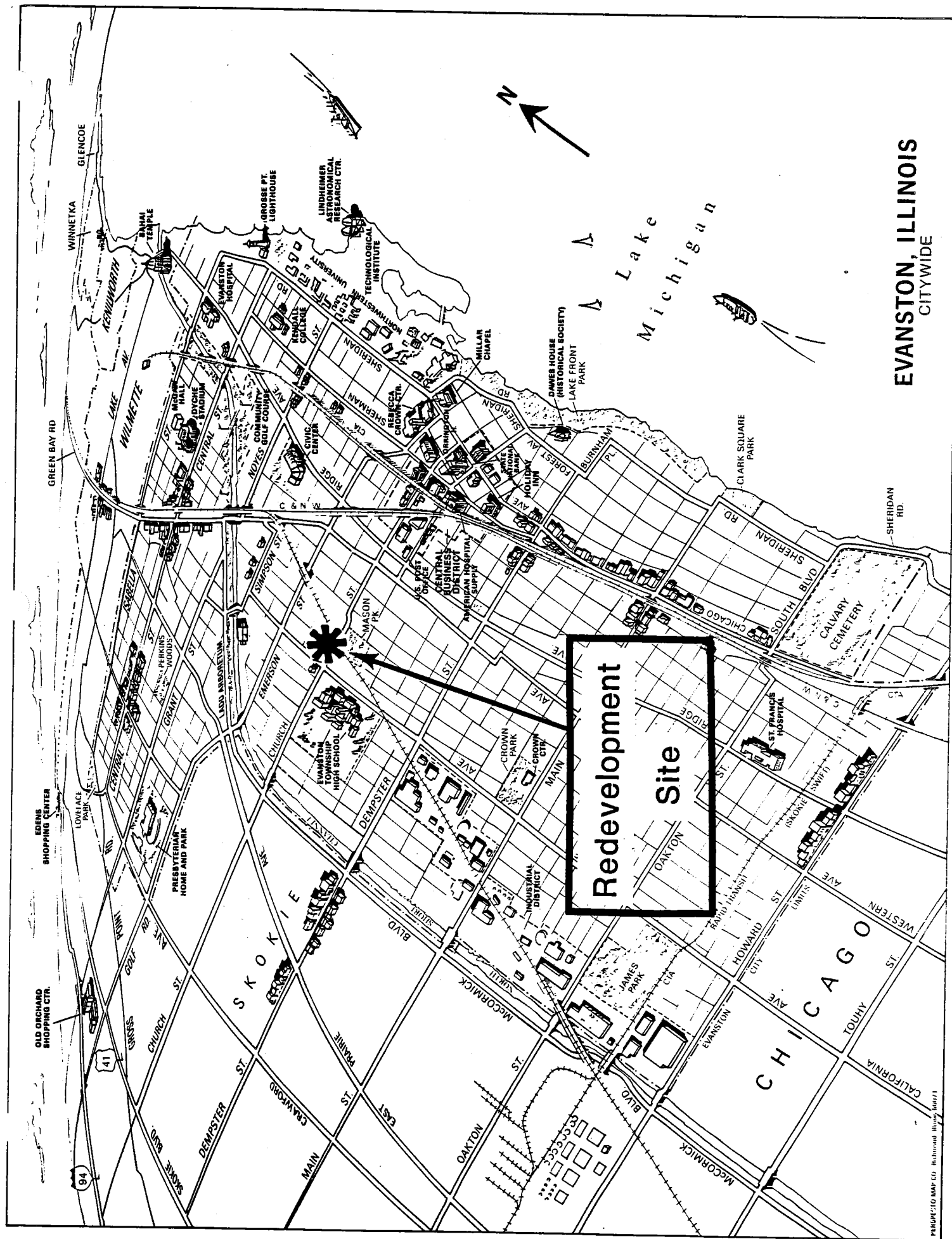
The designated developer shall be responsible for providing the City of Evanston with the necessary performance/construction bonds for the development of the project.

IX. PROJECT SCHEDULE

The following preliminary schedule is expected in the selection of the successful proposal:

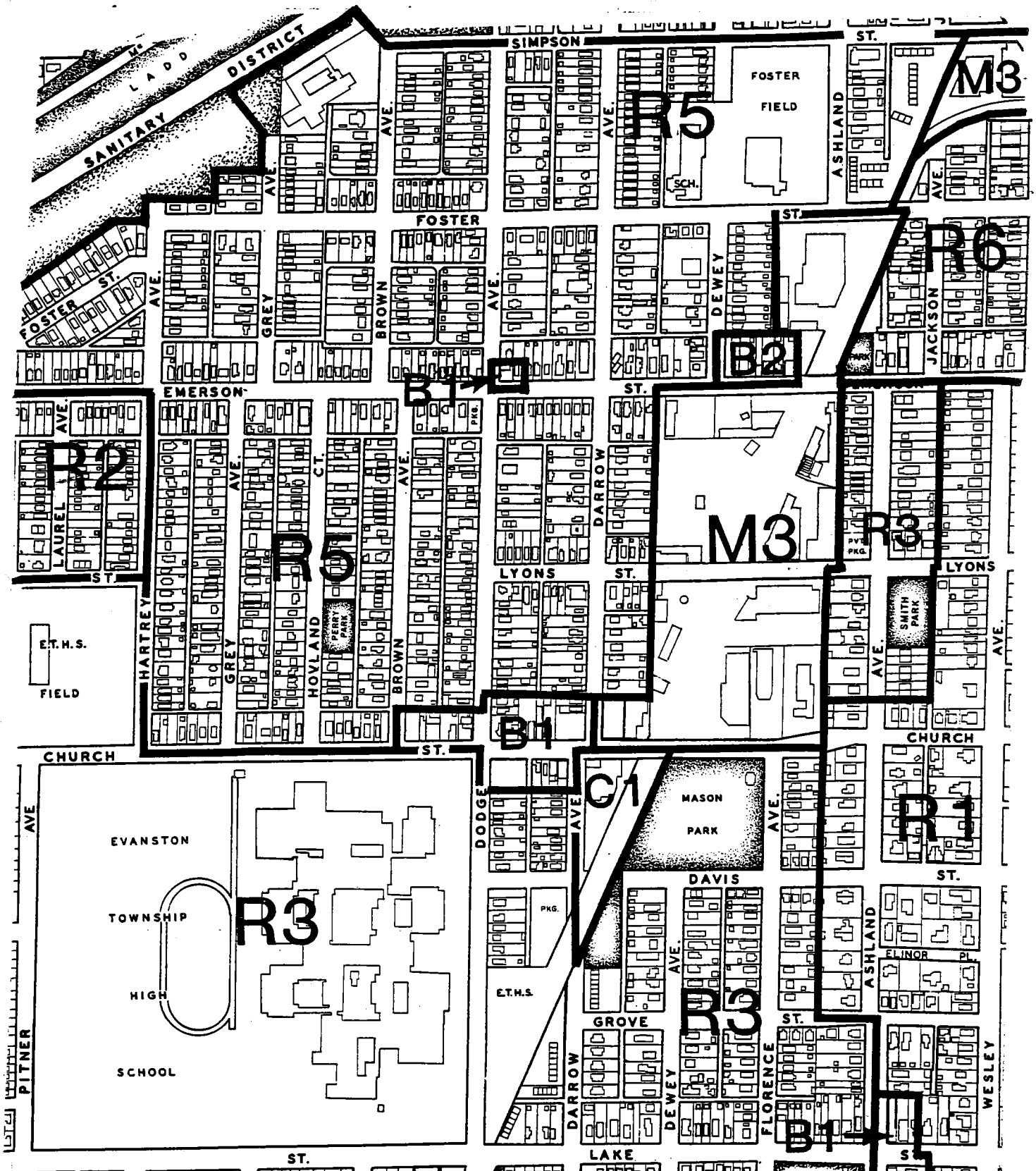
Site Inspection	Tuesday, February 9, 1993, 9:00 a.m.-1:00 p.m.
Presubmittal Meeting	Tuesday, February 9, 1993, 1:00 p.m.
Proposal Submission Deadline	Monday, March 15, 1993, 5:00 p.m.
Developer Presentations to Committee	Weeks of March 23, March 30, & April 5, 1993
Committee Finalizes Recommendation	Week of April 12, 1993
City Council Consideration/Approval	Monday, April 26, 1993
Development Agreement Finalized	June 1993
Property Conveyed	July 1993

EVANSTON, ILLINOIS CITYWIDE



**Redevelopment
Site**

EXISTING NEIGHBORHOOD ZONING DISTRICTS



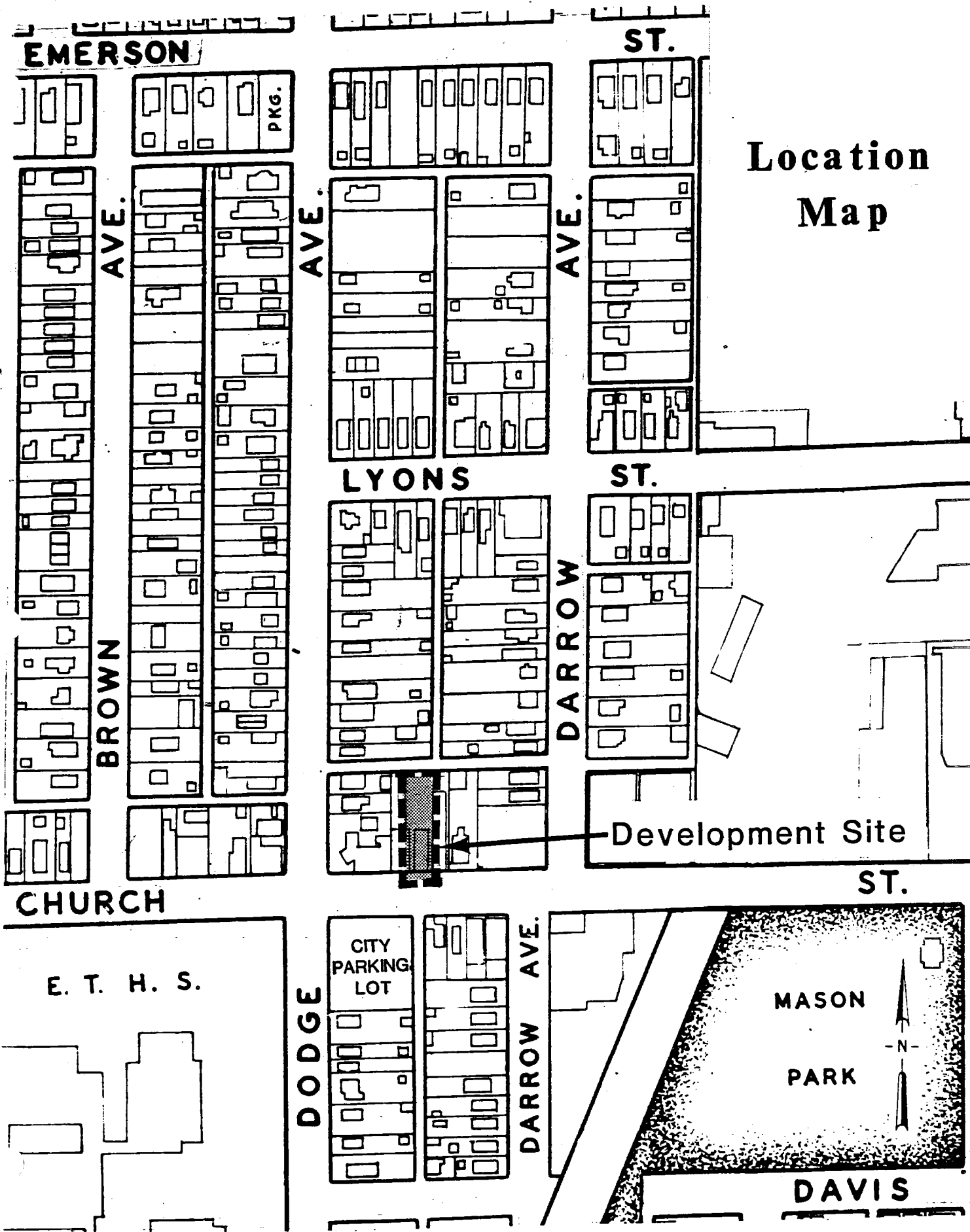
ZONING DISTRICTS

R1 SINGLE FAMILY
 R2 SINGLE FAMILY
 R3 TWO FAMILY

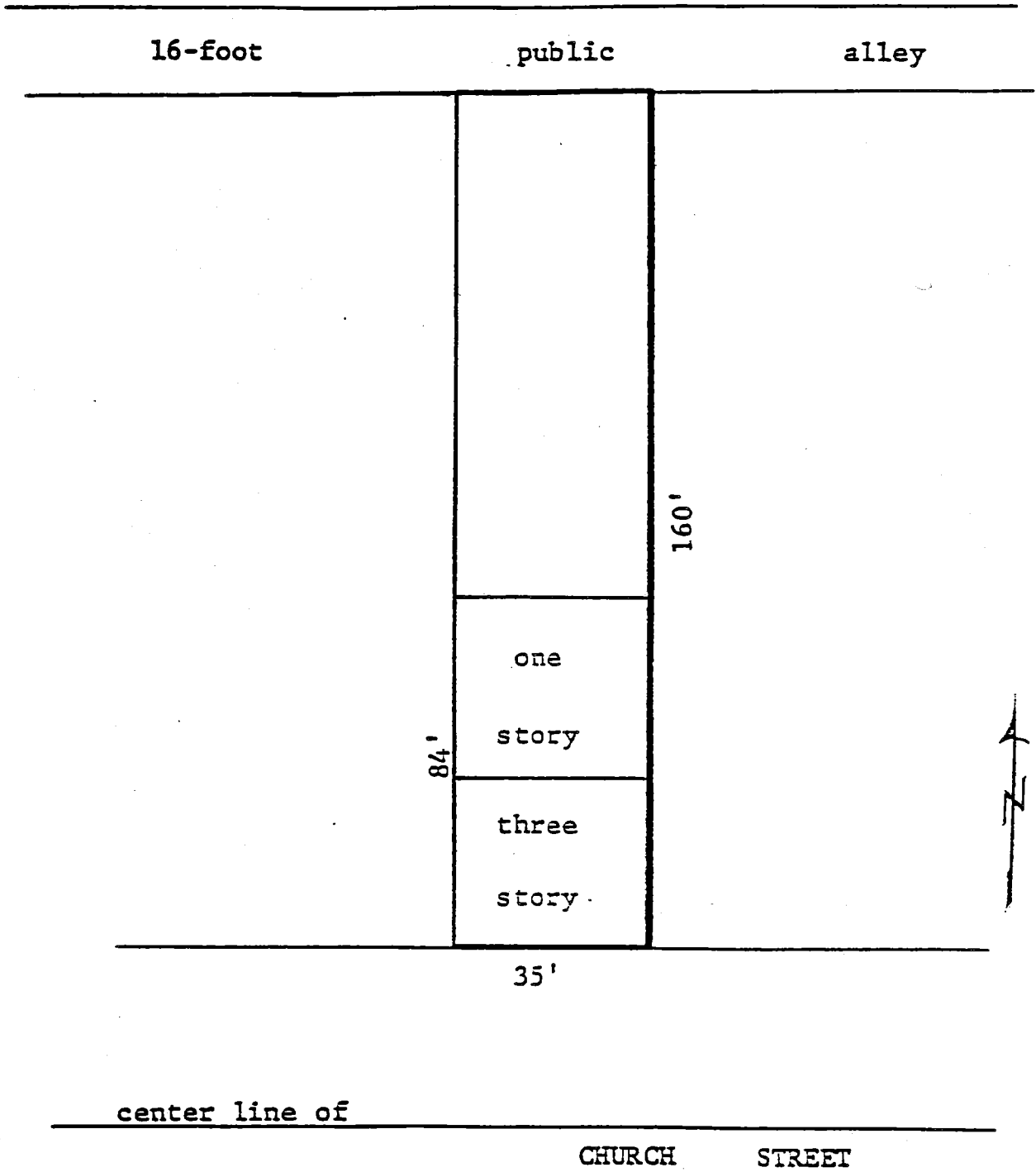
R5 GENERAL RESIDENCE
 R6 GENERAL RESIDENCE
 B1 BUSINESS

B2 BUSINESS
 C1 COMMERCIAL
 M3 MANUFACTURING

Location Map



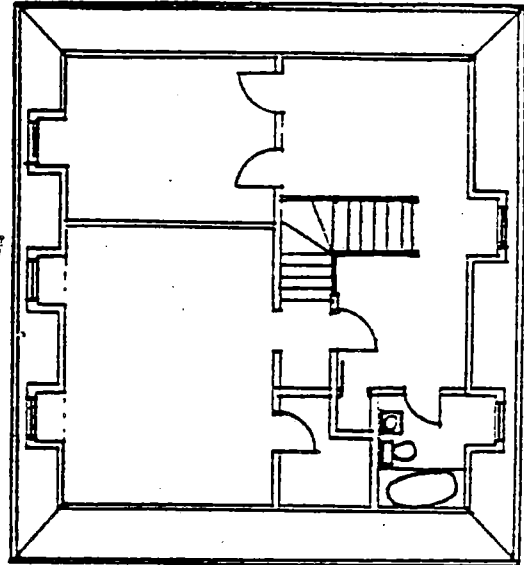
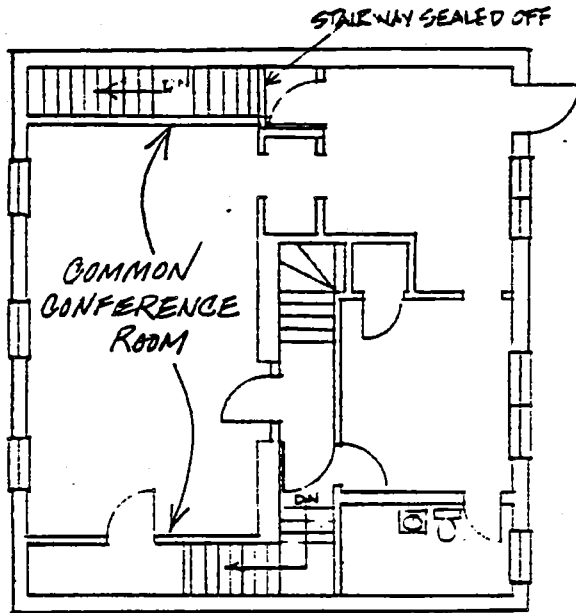
PLOT PLAN OF SUBJECT PROPERTY



FLOOR PLAN LAYOUT

1817 CHURCH STREET

2ND FLOOR LAYOUT



3RD FLOOR LAYOUT



1ST FLOOR LAYOUT

