ECO\NMIC DEVELOPMENT COMMITTEE
Wednesday, September 25, 2019 – 7:30 p.m.
Lorraine Morton Civic Center
2100 Ridge Avenue, City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES OF July 24, 2019

3. ITEMS FOR CONSIDERATION
   A. Howard Street Tree Lights
   B. Class 7a for 619 H, LLC (619 Howard Street)
   C. 633 Howard Street Lease

4. ITEMS FOR DISCUSSION
   None

5. COMMUNICATIONS
   A. Monthly Economic Development Communication
   B. Announcements/Updates from EDC Members

6. ADJOURNMENT

Order of Agenda Items is subject to change. Information about the Economic Development Committee is available at http://www.cityofevanston.org/economicdev special-council-committees/economic-development-committee/index.php. Questions can be directed to Paul Zalmezak at 847.448.8013. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the City Manager’s Office 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).
**ECONOMIC DEVELOPMENT COMMITTEE**  
Wednesday, July 24, 2019 to 7:30 p.m.  
Lorraine Morton Civic Center, 2100 Ridge Avenue, Room G300

**Members Present:** H. Powell, J. Sierant, L. Dziekan, M. Wynne, P. Braithwaite, A. Rainey (arrived at 7:47 p.m.), R. Rue Simmons  
**Members Absent:** A. Pigozzi, D. Wilson  
**Staff Present:** P. Martínez, P. Zalmezak

1. **CALL TO ORDER / DECLARATION OF QUORUM**  
Meeting called to order at 7:41 p.m.

2. **APPROVAL OF MEETING MINUTES OF April 24, 2019**  
Mr. Hecky moved to approved  
Ald. Wynne seconded  
Approved 7-0

3. **Public Comment**  
Mr. David Tognarelli introduced himself as an employee of First Northern Credit Union (FNCU). He explained FNCU offers financial education, and works with various community organizations. Mr. Tognarelli mentioned FNCU is interested in partnering with the City of Evanston to offer complementary financial education sessions for the community.

4. **ITEMS FOR CONSIDERATION**  
   A. Great Merchant Grants  
      a. Howard Street Business Association  
      Ms. Martínez explained the Howard Street Business Association (HSBA) was planning its first open house, and requested $250 through the Great Merchant Grant for social advertising.  
      Ald. Simmons moved to recommend  
      Ald. Rainey seconded  
      Passed 7-0

   B. Entrepreneurship Support Program Grants  
      a. Charrisse Roberson – Gettwisted Designs  
      Ms. Charrisse Roberson introduced herself and explained her business model. Ms. Roberson explained she is a designer, and mainly focuses on custom wedding dresses, alterations, and bow ties. She is requesting $2,160 through the entrepreneurship support program to upgrade her equipment and be able to double her production.  
      Ald. Braithwaite moved to recommend
Ald. Rainey seconded
Passed 6-0-1 Ald. Simmons recused

b. Rachel Holmes – Confidence Now Consulting
Ms. Rachel Holmes introduced herself and explained her business modeled. Ms. Holmes explained she is a confidence consultant, but that she has a full-time job in the healthcare industry, which she hopes to transition out of as she grows her consulting work. Ms. Holmes indicated she currently works with a handful of clients one-on-one, but that she also does corporate trainings.

Ms. Holmes explained through the Entrepreneurship program she is asking for $1,000 to register her LLC and buy a laptop and a microphone, to help her continue making videos for promotional purposes. She currently has a laptop on a loan.

Mr. Powell moved to recommend
Ald. Wilson seconded
Passed 6-0-1 Ald. Simmons recused

C. Equity in the Arts Hiring Program
   a. Mudlark Theater

Mr. Paul Zalmezak introduced himself, Maureen Powers, and Daisy Copeland from Mudlark Theater. Daisy Copeland was hired by Mudlark Theater with partial funding from the Equity in the Arts Hiring Program from the City of Evanston, which is a program aimed to help arts organizations diversify their staff.

Maureen Powers, Executive Director of Mudlark started in January 2019. Ms. Copeland is the Development Director. Ms. Powers explained Ms. Copeland’s job is to cultivate donors for Mudlark; one of her projects was to launch its first major gift program. Ms. Copeland has also helped achieve equity goals, as the organization is in the process of analyzing its programs and processes to find biases and fix them. The Mudlark staff is also concentrated in building relationships with organizations and audiences they have not interacted with before, especially organizations and audiences of color. While Ms. Copeland’s job is not operationalizing equity, her relationship building skills have helped the Mudlark go in that direction.

Ms. Copeland explained she learned about the job through her neighbors and other professional relationships she has in her equity network. She mentioned she has had good training while on the job, and it has opened doors to organizations she had not interacted with before, i.e. Women in Development, Evanston Community Foundation, etc. Ms. Copeland also explained Mudlark Theater will create an equity committee to work on a racial equity tool.

Ms. Powers said the organization is working on making sure the role is sustainable beyond the 2-year grant.
Ald. Rue Simmons said the Economic Development Committee is not the right committee to have this request going forward. Ald. Rainey rebutted that the theory is that the arts will create further economic development.

Ms. Dziekan asked Mudlark staff if they are capturing metrics about their equity impact. Ms. Powers said they do not require participants to report their race, but from the data they do receive Mudlark can demonstrate the impact. Ms. Dziekan also asked if their partnerships help reach a broader pool of young actors. Ms. Powers said "yes."

Ald. Braithwaite asked how close Mudlark is to its fundraising goals. Ms. Copeland replied said they are expecting the majority of their funding to come in the second half of 2019.

Ms. Sierant commended Mudlark on their work.

Mr. Zalmezak asked for clarification on the future of the program. Ald. Simmons said she would like to see support to the arts, but not from the economic development fund.

Mr. Powell moved to recommend
Ald. Wynne seconded
Passed 7-0

D. Financial Wellness Initiative

No need to vote.

Mr. Zalmezak provided a recap of the initial referral of this initiative; he mentioned Ald. Rue Simmons made the referral. Mr. Zalmezak explained that while researching options to create an initiative, he came across established financial wellness programs. He said staff believes that issuing an RFP to partner with established programs to provide the services would be the best course of action.

Ms. Sierant asked why not reach out to the YWCA, since they have an established financial wellness program. Mr. Zalmezak said the RFP would be open to anyone, but that he doesn't know if the YWCA has the capacity to provide completely free services. Ms. Sierant also asked what the parameters will be to judge the proposals. Mr. Zalmezak said purchasing guidelines will be followed to score each proposal.

Ald. Rue Simmons said she liked the idea, but asked FNCU if insurance would be part of the curriculum in their proposal. Mr. Tognarelli said FNCU already partners with Balance, but they also bring in local partners if they do not have all the content required.

Ald. Rue Simmons asked staff to make sure you cover the financial needs of everyone in the household when drafting the RFP/Q, especially for youth.

Mr. Zalmezak asked for clarification on what “youth” meant in this context. Ald. Rue Simmons said “children.”
Staff was directed to move forward with issuing the RFP.

E. Business License Process Change
Mr. Zalmezak said the City of Evanston is shifting from a business license to a business registration process. This is to ensure we provide better economic development services to them, help with code enforcement, and fire and safety services. Mr. Zalmezak added that in 2008 the City Council approved a business license for home-based businesses, but that it was never codified.

Ms. Dziekan asked what the value for home based businesses is. Mr. Zalmezak said that is he wants to see a nexus between the fee and the services, but that staff needs to first hear from home-based businesses about the services/technical assistance they need.

Ms. Dziekan also asked what the impetus for this change was. Mr. Zalmezak replied “to better capture our businesses and provide better services to the small and home-based businesses.”

Ald. Braithwaite added that City Council also wants to make sure that City contracts under $20,000 go to go small and home-based businesses in Evanston, because right now 90% is spent outside of Evanston.

Ald. Rainey said it is important to know who is here to make sure we inform people of our programs, i.e. entrepreneurship training program.

Mr. Zalmezak added that we want to collect Minority, Women, and Evanston-based Enterprise (MWEBE) data to make sure these businesses connected to the right procurement opportunities.

5. ITEMS FOR DISCUSSION
   None

6. COMMUNICATIONS
   A. Monthly Economic Development Communication
   B. Announcements/Updates from EDC Members
Ald. Rue Simmons announced that the City Council approved a new restaurant user for the Gibbs-Morrison Cultural Center. The group owns six restaurants in Chicago. They employ the neighbors and feed the hungry. They are hoping to be open in time for the 2019-2020 school year.

Ald. Wynne said the Parking/Transportation Committee approved an additional 2-hour parking across the street from the Gibbs-Morrison Cultural Center.

7. ADJOURNMENT
Meeting adjourned at 8:50 p.m.
For Economic Development Committee Meeting of September 25, 2019

Howard Street Tree Lights
For Consideration

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Memorandum

To: Chair and Members of the Economic Development Committee

From: Paul Zalmezak, Economic Development Division Manager
      Paulina Martínez, Assistant to the City Manager

Subject: Howard Street Tree Lights

Date: September 19, 2019

Recommended Action:
Staff supports a recommendation from the Economic Development Committee to City Council for approval to provide funding through the Howard-Ridge TIF for the installation of holiday lights in early November, and removal by early April for a total of $9,750.40.

Funding Source:
Staff recommends utilizing the Howard-Ridge TIF Other Improvements account (330.99.5860.65515).

Summary:
The holiday LED lights will be installed on 34 trees along Howard Street between Chicago Avenue and Ridge Avenue. The lights will be active from November through early April, when they will be removed to allow the trees to bloom, as recommended by the Forestry Division requested. The holiday lights are a vital component to the Howard Street aesthetics; in addition of creating a cohesive look with the Chicago side, which will also install holiday lights around the same time.

Discussion:
Economic Development staff solicited bids from professional light installation companies, which are summarized in the table below. There was only one responsive company: HC Lights, who successfully installed and removed the tree lights from Howard Street this past season. Based on the responses, Economic Development staff recommends awarding the contract to HC Lights.

Bids for Howard Street Lighting

<table>
<thead>
<tr>
<th>Company</th>
<th>Address</th>
<th>Total Price</th>
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</thead>
<tbody>
<tr>
<td>Illuminight</td>
<td>Highland Park, IL</td>
<td>No bid</td>
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<tr>
<td>Temple Display</td>
<td>Oswego, IL</td>
<td>No bid</td>
</tr>
<tr>
<td>HC Lights</td>
<td>Broadview, IL</td>
<td>$9,750.40</td>
</tr>
</tbody>
</table>
Attachments
  - Quote
City of Evanston

2019 Holiday Lighting for
Tree lights on Howard Street
Dear City of Evanston,

We are thrilled at the opportunity to bid on your downtown lighting request. Our team has put together a response to coordinate your seasonal holiday decorations. We acknowledge the general terms and conditions required for this project to install by November 1, 2019 and removal by April 1, 2020.

Our goal on every lighting project is to produce a high quality lighting to last the season. We are able to meet this goal by providing festive decor, reliable technical products, timely maintenance, and a revolutionary team of individuals focused providing exceptional service.

Respectfully,

Derek Norwood
President
Holiday Creations (HC Lights)
PREVIOUS WORK: EXAMPLE 1

Christmas in the Commons, New Lenox, Illinois

Client Contact:
Kurt Carroll
Village Administrator
815-462-6410
kcarroll@newlenox.net
1 Veterans Parkway, New Lenox, IL 60451

HC Lights worked closely with the team in New Lenox to develop a destination for holiday decor. The city’s goal was to bring visitors from around the surrounding cities to see the lights and engage in local retailers. New Lenox has experienced significant residential growth since the late 1980s, and had the most new residential starts of any community in Will County in 2015. New Lenox has also been one of the top ten communities in the Chicago metropolitan area for new housing starts for the past few years. Our team designed the a large light display for the main village circle. The lights were designed in pure white to create a magical feel as soon as visitors entered the circle. Highlights of warm white lights and red lights played off the city’s logo. Five large interactive displays were installed around the main grounds along with an ice skating rink, and hot cocoa stand. The city recorded visitors from 58 different cities.

HC Lights is designated as the prime contractor for installation, service, maintenance, removal, and storage. Installation began in September 2016. Service ran throughout the holiday season. Removal was completed in January 2017. HC Lights is contracted to continue installation, service, maintenance, removal and storage for 3 consecutive years.

See photos on the following page.
PREVIOUS WORK: EXAMPLE 2

Holiday Lights, Orland Park, Illinois

Client Contact:
Karie Friling
Director of Development Services
708-403-5300
KFriling@orlandpark.org
14700 Ravinia Avenue, Orland Park, Illinois 60462

The Village of Orland Park is a shopping and dining destination. The city staff wanted to bring as many visitors to its beautiful city during the holiday season. HC Lights worked with the city’s brand colors - pure white and green to create a dynamic display at the city’s main shopping and dining venues and train station. At the village hall, HC Lights created a whimsical, non-denominational display for the Mayor’s annual tree lighting ceremony.

HC Lights is designated as the prime contractor for installation, service, maintenance, removal, and storage. Installation began in October 2016. Service ran throughout the holiday season. Removal was completed in January 2017. HC Lights is contracted to continue installation, service, maintenance, removal and storage for 3 consecutive years.

See photos on the following page.
Orland Park - Project Photos
PREVIOUS WORK: EXAMPLE 3

Lights Around Wheeling, Wheeling, Illinois

Client Contact:
Christine Bajor
Village of Wheeling
Assistant Director of Public Works
847-279-6903
cbajor@wheelingil.gov

The Village of Wheeling sought out to replace their old traditional holiday decor. The public works department worked closely with HC Lights to create an overall theme for their new holiday displays. The team created 5 different main concept themes: Traditional, Arctic, Winter, Circus, and Whimsical. The themes were presented to the village board of trustees. After careful consideration, the trustees choose the Winter theme with green and pure white lights. Along with the large decor items, the city purchased new pole decor in the shape of a wheel to mimic their city logo.

HC Lights is designated as the prime contractor for installation, service, maintenance, removal, and storage. Installation began in September 2016. Service ran throughout the holiday season. Removal was completed in January 2017. HC Lights is contracted to continue installation, service, maintenance, removal and storage for 3 consecutive years.

See photos on the following page.
Wheeling - Project Photos
PHOTOS OF PREVIOUS WORK

Naperville, Illinois
PHOTOS OF PREVIOUS WORK

Park Ridge, Illinois

Lyons, Illinois
PHOTOS OF PREVIOUS WORK

Niles, Illinois

Wheeling, Illinois
## Holiday Lighting Proposal

### Evanston

<table>
<thead>
<tr>
<th>ITEM:</th>
<th>CODE:</th>
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<tr>
<td>LED 5mm light set- installed by branch wrapping</td>
<td>Mini light branch wrap</td>
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<tr>
<th>QUANTITY</th>
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<td>440</td>
<td>$9,750.40</td>
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<th>LEASE</th>
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**PRODUCT:** LEASE

**LABOR:** LEASE

**TAKE DOWN:** LEASE

**STORAGE:** LEASE

**LEASE** $9,750.40

34 trees. They used 220 sets of 100 in years past. (5” spacing). We are using 440 50 count 6” spacing

<table>
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<tr>
<th>75% DEPOSIT</th>
<th>25% INSTALL</th>
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<tbody>
<tr>
<td>$7,312.80</td>
<td>$2,437.60</td>
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</table>

Following Years: October install, November install, December install

Payment will be made as outlined above. Customer understands that product is special ordered per each job and is non-returnable. Signing this contract, customer agrees not to cancel any purchase of product at anytime unless agreed upon by Holiday Creations. This is a lease contract and all product including but not limited to; lights, extension cords, timers, wreaths, garlands, displays and ect. are property of Holiday Creations. If product is stolen or lost or for any reason it is not able to be returned, customer agrees to pay in full for these items.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Customer understands that product is special ordered per each job and is non-returnable. Signing this contract, customer agrees not to cancel any purchase of product at anytime unless agreed upon by Holiday Creations. This is a lease contract and all product including but not limited to; lights, extension cords, timers, wreaths, garlands, displays and ect. are property of Holiday Creations. If product is stolen or lost or for any reason it is not able to be returned, customer agrees to pay in full for these items.

### Date of acceptance: signature:

<table>
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<th>Office Use Only:</th>
<th>Color</th>
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<tbody>
<tr>
<td>LED c9-cl</td>
<td>LED ML-50</td>
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<tr>
<td>LED 9sG1</td>
<td>LED ML-50</td>
</tr>
<tr>
<td>Estate Greenery</td>
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<td>LED 3-3D-wr</td>
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<td>LED 5-3D-wr</td>
<td>LED ML-50</td>
</tr>
</tbody>
</table>
THANK YOU

Thank you for allowing HC Lights the opportunity to present our qualifications.

Please contact our main office if you need any further information.

HC Lights
202 Stephens Street
Lemont, Illinois 60439

www.HCLights.com

708-223-8506
derekn@hclights.com
karaw@hclights.com
sarab@hclights.com
Memorandum

To: Chair and Members of the Economic Development Committee

From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Manager

Subject: Recommendation to City Council to Approve Resolution 94-R-19
Endorsing the Application of 619 H, LLC to the Cook County Assessor for
Class 7a Status Designation for Commercial Development of the Vacant Property Located at 611-21 Howard Street

Date: September 17, 2019

Recommended Action:
Staff seeks a recommendation from Economic Development Committee to the City Council approving Resolution 94-R-19 “Endorsing the Application of 619 H, LLC) to the Cook County Assessor for Class 7a Status Designation for Commercial Development of the Vacant Property Located at 611-21 Howard Street, Evanston, Illinois.”

Funding Source:
Not applicable.

Summary:
619 H, LLC is the real estate entity established by Dr. Mohamed Eldibany to acquire the long vacant building located at 611-21 Howard Street, formerly partially occupied by Sherwin Williams. The 17,500 +/- parcel includes a nearly 10,000 square foot building and a parking lot. Dr. Eldibany is in negotiations with the ownership of Peckish Pig to lease the space, upon substantially rehabilitation, for an event space that can host public and private events such as concerts, graduations, and weddings. Peckish predicts a total of 130 events annually.

Dr. Eldibany intends to invest nearly $1 million for the renovation including updating plumbing, electrical, and insulation, replacing the roof and floor, renovating the bathrooms and kitchen, installing new audio and visual equipment, and replacing all of the windows. Exterior improvements planned include tuck pointing, installing privacy fencing on the perimeter of the parking lot as well as repairing and repaving the parking lot, and landscaping.
The renovation of 611-21 Howard Street is expected to generate the following economic impacts:

- Approximately 50 temporary construction jobs.
- Up to 12 permanent employees to staff new event space.
- Home rule liquor/sales tax totaling $55,000 on an estimated $1.5 million in sales.
- During incentive period, approximately $30,000 annually in property taxes ($5,000 in city property taxes).
- Post incentive period, approximately $40,000 annually in property taxes ($6,800 in city property tax).
- An activity generator for Howard Street business district with an estimated 130 events per year.
- Renovated property contributing to ongoing revitalization of Howard Street.

The analysis below highlights the difference between taxes paid on the property with the Class 7a assessment and if the property does not receive the Class 7a assessment. The complete analysis provided by the applicant, and reviewed by staff, is attached. To illustrate the range of outcomes, staff requested estimates of tax revenue based on three scenarios:

1. Event space without 7a
2. Event space with 7a
3. The building remains vacant

### Total Est. 619 H, LLC Tax Revenue Impact Over 12 Years (2019-2030)

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Total Property Tax Generated</th>
<th>City of Evanston Total Share of Tax Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Occupied without 7a [1]</td>
<td>$1,177,632</td>
<td>$200,198</td>
</tr>
<tr>
<td>2. Occupied with 7a</td>
<td>$529,935</td>
<td>$90,089</td>
</tr>
<tr>
<td>3. Vacant without 7a</td>
<td>$181,649</td>
<td>$30,880</td>
</tr>
</tbody>
</table>

[1] Not a feasible option for 619 H, LLC. Without 7a, 619 H, LLC will not acquire space.

The property at 611-21 Howard Street is assessed at 25% of its fair market value. Using fair market value numbers, based on the 2019 First Pass Assessed Value of the Building of $218,108, the property will generate an estimated $181,649 in total tax revenue for all taxing bodies over the proposed 12-year life of the incentive ($15,137 a per year) if it were to remain vacant (Scenario 3 in the table above). The City of Evanston would receive approximately $30,000. Scenario 3 is unlikely as it assumes the building will remain vacant for the entire 12 year period of the requested 7a incentive. Scenario 3 provides the extreme lower end of the range of tax revenue generation for illustrative purposes.

Using the same assumptions, the property would generate approximately $1.2 million if occupied without 7a and over $200,000 for the City of Evanston. However, scenario 1 is not really an alternative as 619 H, LLC has indicated they will not close the acquisition.
of the property without the incentive. But it provides an illustrative example of the potential high range of tax revenue generate.

By contrast, based on an estimated market value of $1.4 million the property would generate an estimated $529,000 in total tax revenue over the propose 12-year life of the incentive ($98,000 per year), as summarized in scenario 2. This is an increase in potential tax revenue of approximately $350,000 over the life of the incentive compared to taxes collected if vacant. The total tax revenue collected by the City over 12 years would be approximately $91,000 ($7,500 annually). Scenario 2 provides a realistic mid-range estimate if 619 H, LLC were to occupy with the 7a.

In summary, the Class 7a provides an opportunity to help a local business grow their event business and to convert a vacant property into a vibrant, tax paying business. If Resolution 94-R-19 is approved, the next step in the application process will be for the applicant to re-submit the full application to the Cook County Assessor. The Assessor will forward this application to the Economic Development Advisory Committee of Cook County (EDAC) which will within 30 days review the application and present its findings to the Assessor. The Assessor will then make a final determination within 30 days of receiving the report from the EDAC.

Cook County Commissioner Larry Suffredin is supportive of the application after having visited the property and has receiving a briefing on the proposed renovation and reuse.

Background
The Cook County Class 7a requires the City Council adopt a resolution endorsing the application and to designate the area as blighted. In 2004, the City Council adopted TIF ordinances effectively designating a conservation TIF, which qualifies this property under the Class 7a guidelines.

According to the Cook County Assessor, “the Class 7a classification is intended to encourage commercial projects in areas determined to be "in need of commercial development. These projects have total development costs, exclusive of land, that do not exceed $2 million and would not be economically feasible without the incentive.

The Class 7a incentive of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage, in areas determined to be "in need of commercial development", commercial projects with total development costs, exclusive of land, that do not exceed $2 million, which would not be economically feasible without the incentive. The Cook County Class 7a bulletin, providing a detailed summary, is attached.

The Cook County Assessor requires the City Council to adopt a resolution consenting to the Class 7a tax incentive based on occupation of abandoned property, substantial rehabilitation, for projects under $2 million. In addition, the Assessor requires a resolution designating the area as blighted. Attached are TIF ordinances 1-O-04, 2-O-04, and 3-O-04 identifying the area as a conservation area / blighted.
Legislative History:
N/A

Attachments:
- Resolution 94-R-19
- 7a Tax Revenue Analysis
- Cook County Class 7a Eligibility Bulletin
- 619 H, LLC Application
September 17, 2019

VIA E-MAIL
Wally Bobkiewicz
City Manager
2100 Ridge Avenue
Evanston, IL 60201

RE: Class 7a Tax Incentive
619 H LLC
611-621 Howard Street
Evanston, IL 60202
PIN: 11-30-210-016/-017/-018/-019/-020

Dear Wally:

619 H LLC (the “Applicant”) is seeking to purchase the above referenced property, and is requesting:

1) A Resolution from the City of Evanston supporting and consenting to a Class 7a Tax Incentive based on Occupation of Abandoned Property, Substantial Rehabilitation with a purchase for value; and
2) A Resolution designating the area as blighted pursuant to Section 74-65(a) in compliance with the ordinance:

“The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance.” [74-65(a)(1)]

The subject property currently consists of an approximately 17,424 square foot lot. Applicant plans to substantially rehabilitate the 9,929 square foot building that currently site on the site. The Applicant intends to turn the vacant building into a premiere event space that can host public and private events such as concerts, graduations, and weddings.
Should the City of Evanston approve of the Applicant’s Class 7a Tax Incentive request, the Applicant will be in a position to justify investing approximately $937,000 rehabilitating the currently vacant site. The building must undergo extensive modernization in order to host all of the potential events. These improvements include completely updating plumbing, electrical, and insulation, replacing the roof and floor, renovating the bathrooms and kitchen, installing new audio and visual equipment, and replacing all of the windows. The Applicant will also substantially invest in exterior improvements such as tuck pointing, installing privacy fencing on the perimeter of the parking lot as well as repairing and repaving the parking lot, and landscaping. The Applicant expects the development to create approximately 35-55 construction jobs.

In addition to the approximately 35-55 construction jobs, the Applicant expects the event space to create approximately 10-12 new permanent jobs. The Applicant will consider qualified City of Evanston residents for any job openings.

Based on a cost approach to value, the subject property is estimated to have a market value of $1,414,000 after completion of the development and commencement of operations. Therefore, over the course of the 12-year Tax Incentive the subject property is anticipated to produce approximately $529,935 in real estate taxes, or $39,254 annually. Currently, 2/3 of the property has been vacant for approximately since 2001, per Sherwin Williams, and the building has remained fully vacant since 2017 when Sherwin Williams left. Because Evanston is in a reassessment year, the 2018 Final Assessed value was used to project the subject property’s taxes over the next 12 years since it more accurately reflects the building’s value at full vacancy. If the subject property were to remain fully vacant it would only generate approximately $181,649 over the next 12 years, or $15,137 per year. Therefore, if the City of Evanston approves of the Applicant’s Class 7a tax incentive, the subject property will generate approximately $348,286 over the life of the incentive.

Considering the intended use of the property as an event space, the City of Evanston will also retain a significant amount of sales tax including liquor tax and entertainment tax. The property is projected to host at least 130 different events a year. The site can hold up to 1,000 people which would generate significant foot traffic to this area and revitalize the part of Howard Street that had long been economically depressed. Local restaurants will also be called upon to cater these events, thus generating revenue for businesses all across the City of Evanston. The Applicant expects approximately 1/3 of the events to be catered by local businesses. Conservative sales projections show approximately $1,500,000 in revenues from bar sales, food and concession sales, as well as catering sales.

In addition to creating significant property tax and other tax revenues for the City of Evanston, should the Class 7a tax incentive be approved, the Applicant’s projected 10-12 onsite employees and hundreds of annual guests will stimulate the City of Evanston’s economy by supporting local businesses.

If the Applicant does not receive a Class 7a Tax Incentive, the Applicant has determined that the development is not economically feasible due to the Cook County property tax burden.
and the extensive renovations that would be required to modernize the building. Therefore, the Applicant will be required to consider making the investment in county, state, or community that offers it a Class 7a Tax Incentive, which would leave the subject property as a vacant building on an area on Howard Street that is in need of revitalization.

The Applicant is requesting a Class 7a tax incentive based on occupation of abandoned property, substantial rehabilitation with a purchase for value, and is eager to work with the City of Evanston in order to bring more jobs, tax revenues and commerce to this long vacant building. Please review this letter and the attached materials and, if possible, place the Applicant on the agenda for the next City Council meeting to approve the Class 7a Incentive for this property. Should you have any other questions or need any additional information or documentation, please do not hesitate to contact me at (312) 580-1595.

Regards,

Christopher M Zarek
Encls.
CLASS 7A
ELIGIBILITY APPLICATION

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor’s Office, Development Incentives Department (312) 603-7529. This application, a filing fee of $500.00, and supporting documentation must be filed as follows:

This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: 619 H LLC
Company: 619 H LLC
Address: 2819 Girard Avenue
City: Evanston State: IL Zip Code: 60201
Email Address: mmeldibany@yahoo.com

Contact Person (if different than the Applicant)

Name: Mohamed Eldibany
Company: 619 H LLC
Address: 2819 Girard Avenue
City: Evanston State: IL Zip Code: 60201
Email Address: mmeldibany@yahoo.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 611-621 Howard Street
Permanent Real Estate Index Number: 11-30-210-016/-017/-018/-019/-020

(2) __________________________
Permanent Real Estate Index Number: __________________________

(3) __________________________
Permanent Real Estate Index Number: __________________________

City: Evanston State: IL Zip Code: 60202
Township: Evanston Existing Class: 517
Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage: Commercial Event Space (see attached)

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

✓ Substantial Rehabilitation (Read and complete Section A below)

✓ Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

A. If the proposed development consists of new construction or substantial rehabilitation, provide the following information:

Estimated date of construction commencement (excluding demolition, if any): ASAP

Estimated date of construction completion: ASAP

Total redevelopment cost, excluding land: $739,000

(Not to exceed $2 million)

Attach copies of the following:

1. specific description of the proposed new construction or substantial rehabilitation
2. current plat of survey for subject property
3. 1st floor plan or schematic drawings
4. building permits, wrecking permits and occupancy permits (including date of issuance)
5. complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)
B. If the proposed development consists of the re-occupancy of abandoned property, provide the following information:

1. Was the subject property vacant and unused for at least 24 continuous months prior to purchase for value or substantial rehabilitation?

[ ] YES [ ] NO

When and by whom was the subject property last occupied and used?

Shenwin-Williams, early 2017

________________________________________

Attach copies of the following documents:

(a) sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
(b) records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy

2. Application must be made to Assessor prior to reoccupation:

Estimated date of reoccupation: 6/2020 Date of purchase: [ ]

Name of purchaser: 619 H LLC

Name of seller: 619 Howard LLC

Relationship of purchaser to seller: None

Attach copies of the following documents:

(a) sale contract
(b) recorded deed
(c) assignment of beneficial interest
(d) real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of abandonment prior to purchase was less than 24 continuous months, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was no purchase for value, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value?

________________________________________

When and by whom was the subject property last occupied prior to the purchase for value?

________________________________________

(a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
(b) Records (such as statements of utility companies) which demonstrate that the
property was vacant and unused and indicated duration of such vacancy. (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for the less than 24-month abandonment period.

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: ____________________________
Date of purchase: ____________________________
Name of purchaser: ____________________________
Name of seller: ____________________________
Relationship of purchaser to seller: ____________________________

Attach copies of the following documents:

(a) Sale contract
(b) Closing statement
(c) Recorded deed
(d) Assignment of beneficial interest
(e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the filing of this application?
   ☑ YES    [ ] NO

When and by whom was the subject property last occupied prior to filing this application?

Sherwinn-Williams, 2017

__________________________________________________________

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
(b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.
(c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: Approx. 06/2020
Employment Opportunities

How many construction jobs will be created as a result of this development? 35-55

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 15  Part-time: 17

How many new permanent full-time jobs will be created as a result of this proposed development? 4

How many new permanent part-time jobs will be created as a result of this proposed development? 8

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

[Signature]

Mohamed Eldibany,

Print Name

8/28/2019

Date

Member, manager

Title

*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.
INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Mohamed Eldibany________________ as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.

2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

X  Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

_____ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

[Signature]
Agent’s Signature

2819 Girard Ave., Evanston, IL 60201
Agent’s Mailing Address

619 H LLC
Applicant’s Name

mmeldibany@yahoo.com
Applicant’s e-mail address

Mohamed Eldibany - Manager
Agent’s Name & Title
224-420-6195
Agent’s Telephone Number

2819 Girard Ave., Evanston, IL 60201
Applicant’s Mailing Address

Subscribed and sworn before me this 29 day of August, 2019

[Signature]
Signature of Notary Public

BRENDA HERNANDEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires April 19, 2022
<table>
<thead>
<tr>
<th>PIN(s)</th>
<th>Common Address</th>
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<tbody>
<tr>
<td>11-30-210-016/-017/-018/-019/-020</td>
<td>611-621 Howard St., Evanston, IL 60202</td>
</tr>
</tbody>
</table>

Revised 8/3/2016
EDS AFFIDAVIT

1. **Mohamed Eldibany** as agent for 619 H LLC (the “Applicant”) does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

   1. That I am a duly authorized agent for Applicant, who is the contract purchaser of the property located at 611-621 Howard St., Evanston, IL 60202; PIN: 11-30-210-016/-017/-018/-019/-020 (the “Subject Property”).
   
   2. Applicant does not own any other property in Cook County.
   
   3. Applicant’s ownership is as follows:

       **619 H LLC:**

       Mohamed Eldibany – 100% Manager
       2819 Girard Ave.
       Evanston, IL 60201

   4. To my knowledge and after reviewing the Applicant’s records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

[Signature]

Date: **8-28-19**

Subscribed and sworn before me
This **28** day of August, 2019

[Signature of Notary Public]

BRENTA HERNANDEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 19, 2022
## 12 Year Tax Estimates

611-621 Howard Street  
Evanston, Illinois 60202  
(PIN: 11-30-210-016/-017/-018/-019/-020)

### Estimated Taxes Based on:

- Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and no 7a
- Compared to Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and 7a
- Compared to Estimated Taxes at 2018 Cook County Market Value, Full Vacancy, and no 7a

### Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and no 7a

<table>
<thead>
<tr>
<th>Year</th>
<th>2018 Tax Rate</th>
<th>2018 Multiplier</th>
<th>Estimated Effective Tax Rate</th>
<th>Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and no 7a</th>
<th>Estimated Assessed Value Without a Class 7a</th>
<th>Estimated Tax Without a Class 7a</th>
<th>Estimated Taxes at 2018 Cook County Market Value, Full Vacancy, and no 7a</th>
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<tr>
<td>2019</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136 $1,414,000 10% $141,400 $39,254 $218,108 1st 25% $54,527 $15,137</td>
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**Total Estimated Taxes (2019 to 2030)**: $1,177,632

### Total Estimated Taxes (2019 to 2030)

- **2019**: $98,136
- **2020**: $98,136
- **2021**: $98,136
- **2022**: $98,136
- **2023**: $98,136
- **2024**: $98,136
- **2025**: $98,136
- **2026**: $98,136
- **2027**: $98,136
- **2028**: $98,136
- **2029**: $98,136
- **2030**: $98,136

**Total Estimated Taxes (2019 to 2030)**: $1,177,632

**Property Tax Revenue Generated from the Property's Class 6b Tax Incentive**: $348,286

**Notes:**

- The above estimates are speculative, and should be treated as such.

9/17/2019
The Class 7a Incentive and Its Benefits

The Class 7a incentive of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage, in areas determined to be "in need of commercial development", commercial projects with total development costs, exclusive of land, that do not exceed $2 million, which would not be economically feasible without the incentive. The twelve-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the reutilization of vacant structures abandoned for at least twenty-four (24) months, (unless otherwise stipulated for a shorter period of time by the municipality in which the real estate is located, with approval from the County Board, or stipulated by the County Board, if located in an unincorporated area) including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects that qualify for the Class 7a incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh year and twenty percent (20%) for the twelfth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The Class 7a incentive is available to "Any real estate used primarily for commercial purposes", which is defined in the Ordinance as:

"Any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes." [74-62]

Where projects qualify for the incentive as new construction or reoccupied abandoned property, the incentive will apply to them in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the incentive applies to the added value which is attributable to the rehabilitation and to the land, if vertical or horizontal square footage has been added, in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. (Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.) The reduced assessment continues for twelve years from the date that the new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial reoccupation.
Under the Ordinance, "abandoned property" qualifies if it consists of:
"Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, and purchased for value by a purchaser in whom the seller has no direct financial interest." An exception to this definition shall be, “if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is ‘abandoned’ for the purposes of Class 7a.”

The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed “abandoned” where:

A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or

B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of “special circumstances” is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed “abandoned” for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

Abandonment for twenty-four consecutive months may be evidenced by utility bills, Internal Revenue Service statements, certified business statements, and records of building code violations. Purchase for value may be evidenced by a sale contract, recorded deed, assignment of beneficial interest and real estate transfer declaration. Proof of re-occupancy may be evidenced by sworn statements from persons with knowledge, occupancy permits and utility statements.

The incentive may be renewed, as described on page 6.

**Eligibility Requirements**

The essential part of a Class 7a Application is documentation satisfying the five eligibility requirements of Section 74-65(a) of the Ordinance. All five factors must be present if the project is to qualify. The absence of any one factor, notwithstanding the substantial presence of the other four factors, will defeat the Application. Documentation requirements are, however, flexible enough to accommodate the specific conditions and size of the projects. Because Class 7a is targeted for smaller projects in areas in need of substantial revitalization, the Assessor, in compliance with the direction of the Ordinance to liberally construe the requirements of factors (1) through (5), will generally require less extensive documentation than required for larger projects.
The five (5) eligibility factors of Section 74-65(a) of the Ordinance are as follows:

1. Designation of Area:

"The area is currently designated by Federal, State or local agency as a conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Re-development Areas Act of 1967, as amended, or that the area is located in a Federal Empowerment Zone or Enterprise Community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or designation of like effect adopted under any similar statute or Ordinance;" [74-65(a)(1)]

A certified copy of the action designating the area must accompany the Application. Copies of any area studies done by the designating governmental entity should be included, to support the overall requirements of this section of the Ordinance.

2. Real Estate Tax Analysis:

" Real estate taxes within the area, during the last six years, have declined, remained stagnant or potential real estate taxes are not being fully realized due to the depressed condition of the area, and/or subject site, or property values as determined by the assessed value (AV) or equalized assessed value (EAV) for the redevelopment area or specific subject site have declined over the last six years, or property values as determined by the AV or EAV are increasing at a rate that is less than the balance of the municipality's AV or EAV for the last six years; or property values as determined by the AV or EAV for the redevelopment area/site are increasing at a rate that is less than Consumer Price Index (CPI) for All Urban Consumers as published by the US Department of Labor for last six years; " [74-65(a) (2)]

Demonstration that depressed conditions are the cause of declining, stagnating or unrealized tax revenue should include data on such factors as adverse market conditions; structural and functional obsolescence; the extent and duration of vacancies; the absence or near absence of new business formations; and, a pattern of tax sales, delinquencies or forfeitures in the area. If real estate taxes have not stagnated or declined, the applicant may establish that tax collections have not been fully realized because of depressed conditions in the project area. In all cases, data supplied should be on a parcel-by-parcel basis and include an analysis of assessments, taxes billed and taxes collected for a period of at least six years. A showing should be made that going forward with the project will improve the economic condition of the area and result in increased real estate tax collections. If the area designation in factor (1) above is of a size that is either inadequate or too large to be a useful representation for analysis of real estate taxes, the applicant should contact the Assessor for guidance in creating a more representational boundary area for this factor.

3. Viability and Timeliness:

"There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7a designation and will therefore result in the economic enhancement of the area." [74-65(a)(3)]
Progress on the proposed development well beyond an abstract or general plan is expected of the applicant by the time of submission of the Application to the Assessor. Therefore, submitted evidence of economic viability and timely completion of the project should be relevant and specific in addressing the following points:

A. Development Plan: A specific development plan must be submitted including, but not limited to: architectural exhibits and building plans; site plans demonstrating the relationship of the proposed development to its private and public surroundings including open spaces, service areas, driveways, parking areas, walks and adjacent streets, sidewalks and buildings; a description of structures to be demolished and of buildings to be rehabilitated or reoccupied; a description of the facilities and amenities to be provided by the applicant with cost estimates; a description and the cost of public works planned for the area in conjunction with the development, such as infrastructure improvements; a description of all incentives or subsidies which will be offered to the developer by public agencies with an analysis of the benefits to the developer and costs to the public; a copy of any predevelopment agreements or contracts affecting the project; and, disclosure of any environmental reports or studies relating to the development and its direct surroundings.

B. Economic Feasibility: The Application must include pro forma financial statements that clearly demonstrate that the proposed development is economically viable and able to sustain itself beyond the incentive period. The pro forma statements should compare results, including return on investment, with and without the incentive, to help satisfy the requirement of this section of the Ordinance as well as the "assistance and necessity" requirement of Section 4(A)(4). The statements must not be different from those submitted to financial institutions in support of private, financial backing and should include a detailed analysis of project costs. Copies of any private or public feasibility studies of the project area may be submitted. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

C. Financing: The applicant should identify the amounts, sources and basic terms of proposed debt and equity financing for all aspects of the development, including both private and public sources of all funds.

D. Owners, Developers, Prime Tenants and other Interested Parties: The business experience and financial strength of the participants is important to the project's viability. The applicant should therefore provide sufficiently detailed financial information about the developers, owners, prime tenants, and any other interested parties, including names and addresses. Information about owners must include all general and limited partners and beneficiaries of a land trust. Any material legal or tax liabilities that might affect the project’s viability must be disclosed.

E. Development Schedule: The applicant must provide a development schedule that at least includes the date of the construction start, the projected time to completion and the projected date for occupancy.
4. Assistance and Necessity

"Certification of the commercial development project for Class 7a designation will materially assist development, re-development or rehabilitation of the area and the commercial development project would not go forward without the full incentive offered under Class 7a."
[74-65(a) (4)]

Section 74-65(a)(4) requires the applicant to establish a link between the incentive and the viability and feasibility of the development by demonstrating that the project would not go forward without the incentive. The materials submitted for Section 74-65(a)(4), especially the pro forma financial statements comparing results with and without the incentive, may be referred to in support of the requirement for this section. In addition, evidence of the failure of formal public bidding or a showing that the unaided operation of the marketplace has produced no developer interest in the area for a period of years will help support satisfaction of this section's requirements. Examples of other evidence which may help satisfy the 74-65(a)(4) requirements are: physical isolation or substandard location of the project area; special environmental problems adding to development costs; municipal requirements for landmark preservation or costly amenities in connection with the project; and, expert testimony that unassisted development of the area will not occur. In addition, the existence of a participation agreement between the developer and any taxing districts should be described in the Application.

5. Increased Tax Revenue and Employment:

"Certification of the commercial development project for Class 7a designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area." [74-65(a)(5)]

The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. A tax revenue projection for the area, without the development, should also be provided for comparison. Since real estate taxes are a function of market value and the effective tax rate, market value projections should be based on the cost, income and market approaches to value. All figures should cover the same twelve-year period. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment. Finally, if the development involves relocation within the same taxing jurisdiction, the developer should supply a statement comparing the costs and benefits of relocation for the community as a whole.

Application Procedures

An Eligibility Application, accompanied by supporting documentation, must be submitted to the Assessor's Office prior to the commencement of construction, rehabilitation or reoccupation. At the time of filing the application, a filing fee of $500.00 must be paid. The Application must include a resolution or ordinance from the municipality where the real estate is located or from the Cook County Board of Commissioners if the real estate is located in an unincorporated area. The resolution or ordinance must expressly state that the five eligibility factors that must be present to demonstrate that the area is “in need of commercial development” are satisfied and that the municipality consents to and supports the Application.
In all cases of abandonment based on special circumstances, the finding of the municipality or the County Board, along with the specification of circumstances which led to said finding of “abandonment”, shall be included in a resolution or ordinance passed by the municipality in which the real estate is located (or the County Board if located in an unincorporated area) and must be filed at the time of the Eligibility Application. The ordinance or resolution pertaining to abandonment based on special circumstances must be validated by the County Board and a resolution from the County Board stating its approval of the special circumstances must also be filed at the time of the Eligibility Application.

The Assessor will make a final determination as to whether factors (1) through (5) exist within 60 days after receipt of the application and necessary supporting documentation. Certification of the project will lapse within one year if new construction, rehabilitation or reoccupation has not commenced.

Once new construction, rehabilitation, or reoccupation has been completed, the applicant must file an "Incentives Appeal Form" requesting that the property be reclassified to Class 7a. At the time of filing the appeal, an appeal fee of $100.00 must be paid.

During the term of the Class 7a incentive classification, the Assessor will mail to Class 7a recipients, at the time of their triennial reassessments, affidavit forms. Recipients must attest to the use of the property and the number of workers employed at the Class 7a site. The affidavit must be signed, notarized, and returned to the Assessor within three weeks. Failure to file the triennial affidavits within that time will result in the loss of the incentive.

Class 7a classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County). The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 7a incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The owners must notify the Assessor’s Office of their intent to request this renewal prior to their requesting a resolution or ordinance from the municipality or County Board. The number of renewal period requests is not limited.

Questions about the Class 7a incentive program may be directed to the Incentives Department of the Cook County Assessor's Office, 118 N. Clark, 3rd Floor, Chicago, IL 60602, (312) 603-7529.
AN ORDINANCE

APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE HOWARD AND RIDGE REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for December 15, 2003; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on October 14, 2003, by publication on November 20, 2003, and November 27, 2003, and by certified mail to taxpayers within the Area on November 17 and November 18, 2003; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and
WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Evanston, Cook County, Illinois, as follows:

SECTION 1. Findings. That the Corporate Authorities hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area as defined in Section 11-74.4-3(b) of the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the comprehensive plan for the development of the City as a whole, as reflected in the City’s zoning map.

e. As set forth in the Plan, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan, shall be retired within twenty-three (23) years after the Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

SECTION 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on December 15, 2003, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

SECTION 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance 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 Ordinance.
SECTION 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description
EXHIBIT B – General Street Location
EXHIBIT C – Map of Redevelopment Project Area
EXHIBIT D – Redevelopment Plan and Project

Introduced: January 12, 2004
Adopted: January 26, 2004

Approved:

January 27, 2004
Mayor

ATTEST:

Mary D. Maricc
City Clerk

Approved as to form:

Corporation Counsel
2-O-04

AN ORDINANCE

DESIGNATING THE HOWARD AND RIDGE
REDEVELOPMENT PROJECT AREA OF SAID
CITY A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on December 15, 2003, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Evanston, Cook County, Illinois, as follows:

SECTION 1. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set
out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

SECTION 2. Invalidation of Any Section. That if any section, paragraph, or provision of this Ordinance 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 Ordinance.

SECTION 3. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description
EXHIBIT B – General Street Location
EXHIBIT C – Map of Redevelopment Project Area

Introduced: January 12, 2004
Adopted: January 26, 2004

Approved: January 27, 2004
Mayor
ATTEST:

Mary D. Morris
City Clerk

Approved as to form:

Corporation Counsel
AN ORDINANCE

ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE HOWARD AND RIDGE
REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the City has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Evanston, Cook County, Illinois, as follows:

SECTION 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
SECTION 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad
valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing
districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each
year after the effective date of this Ordinance until the Project costs and obligations issued in
respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of
real property that is attributable to the lower of the current equalized assessed value or the initial
equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the
Area shall be allocated to and when collected shall be paid by the county collector to the
respective affected taxing districts in the manner required by law in the absence of the adoption
of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the
current equalized assessed valuation of each lot, block, tract, or parcel of real property in the
Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall
deposit said taxes into a special fund, hereby created, and designated the "Howard and Ridge
Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be
used for the purpose of paying Project costs and obligations incurred in the payment thereof.

SECTION 3. Invalidity of Any Section. That if any section, paragraph, or provision of
this Ordinance 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 Ordinance.
SECTION 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

Introduced: January 12, 2004

Adopted: January 26, 2004

Approved: January 27, 2004

Mayor

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

Corporation Counsel
Memorandum

To: Chair and Members of the Economic Development Committee
From: Johanna Leonard, Community Development Director
       Paul Zalmezak, Economic Development Manager
Subject: Seek Authority to Negotiate Lease of City-Owned Real Property Located at 633 Howard Street
Date: September 17, 2019

Recommended Action:
Staff seeks a recommendation from Economic Development Committee to the City Council to authorize City Manager to negotiate a lease agreement with an entity to be created by restaurateur Marcos Rivera and Arturo Orozco, Jr. for the city-owned property located at 633 Howard Street.

Funding Source:
The proposed $10,000 tenant improvement allowance would be funded by the Howard Ridge TIF Fund G/L Account 330.99.5860.65509 “Property Rehab Work”

Livability Benefits:
Economy & Jobs: retain and expand local businesses, expand job opportunities.

Summary:
Marcos Rivera, general manager and owner of Libertad Restaurant in Skokie, and business partner Arturo Orozco, Jr. have submitted a letter of intent and proposal to open a new casual restaurant in the city-owned property located at 633 Howard Street. The space was most recently occupied by Café Coralie, and previously the Evanston Police Outpost.

Mr. Rivera had expressed interest in a Howard Street expansion several years ago, but put the plans on hold while focusing on other business interests. Recently, Mr. Rivera and partner Piloto Nieves announced plans to open Zentli, a full service restaurant with a focus on Mexican culture and art in the recently closed Curt’s Café south location on Dempster Street just east of Dodge Avenue.
While the plans for 633 Howard Street haven’t been finalized, Mr. Rivera plans to offer breakfast, lunch and dinner, with weekend brunch. The restaurant will use the kitchen equipment installed by the previous tenant, but will make improvements to the space to increase its appeal to a broader clientele. He intends to be open in time for New Year’s Day 2020 Brunch.

Mr. Rivera is interested in purchasing the property and sought 100% of the rent rebated as a contribution to purchase price to be established in the future. However, staff advised a maximum rebate of $500 per month. He is also seeking at $10,000 tenant improvement contribution to improve the space for a full service restaurant. Mr. Rivera’s terms are attached and summarized as follows:

- $2,000 monthly rent. No abatement period
- Option to purchase with six months’ notice within first 36 months
- Rebate up to $39,600 toward purchase of property
- Tenant improvement allowance of $10,000 to improve space/create additional dining room space.
- Tenant pays all property taxes and utilities- staff will immediately notify the Cook County Assessor

Upon positive recommendation from the Economic Development Committee to the City Council, staff will draft a detailed lease with the framework above and seek City Council authority to negotiate the lease terms.

Background:
Upon Café Coralie’s lease termination on July 7, 2019, city staff placed a For Lease/Sale sign (attached) in the storefront windows resulting in numerous inquiries. Additional inquiries, including Mr. Rivera’s, came as a result of local media coverage of the previous tenant’s closure.

Mr. Rivera’s unsolicited proposal fulfills the long desired goal of an all-day restaurant concept on Howard Street, unlike any proposal received in recent years. His success with Libertad suggests he and his partners are capable of success at 633 Howard. Staff is confident seeking authority to negotiate directly with Mr. Rivera, allowed by City Code, without a prolonged RFQ/P process.

According to Section 1-17-4-1 of the City Code, the City Council may lease real estate for any term not exceeding ninety-nine (99) years when, in its opinion, use of such real estate by the City is no longer necessary, appropriate, required for the use of, profitable to, or for the best interest of the City. On all such leases, this power shall be exercised by an ordinance passed by a two-thirds vote of the elected Aldermen of the City then holding office at any regular or any special meeting called for that purpose.

Staff has conducted initial due diligence including credit verification and contacted Skokie staff to learn about Mr. Rivera’s relationship with the community and Skokie grant performance.
Attachments:
- Proposed lease terms
- For Sale/Lease Window Sign
633 Howard Street Proposed Lease to Own Terms - September 17, 2019

**Property**
City of Evanston-owned commercial property located at 633 Howard Street.

**Use**
Food establishment serving breakfast, brunch, lunch, and dinner

**Space**
As-is, 3,000 Sq. Ft. +/- commercial space , Zoned B3

**Terms & Conditions**
Purchase the building, on a lease to own basis.

Five year base term with tenant option to purchase after three years, with six months prior notice of intent to exercise purchase option. Purchase price to be determined when option is exercised.

During the term of the Lease, if Landlord is presented with any offer to purchase the property, Tenant shall be granted a right of first refusal to match any accepted offer and a 45 day period to secure financing from the date the offer is presented to Tenant.

**Rent**
$2,500 month (equates to $10 per square foot based on estimated 3,000 sq. ft. space) totaling $90,000 over 36 months.

Tenant pays all property taxes and utilities

Up to $39,600, toward purchase of building.

Landlord agrees to contribution of $10,000 towards betterments & improvements, in order to tear down existing walls and create additional dining room space.

**Furniture, Fixtures, and Equipment**
Below is a list of furniture, fixtures and equipment included with the space. Furniture, fixtures and equipment to remain property of the Landlord during term of lease. The space is furnished with two single-user male and female ADA bathrooms, HVAC, natural gas, and electrical service.

- One Compartment Sink
- Three Compartment Sink
- Hand Sink
- Splash Mount Pre Rinse
- Display Case Refrigerated
- Condensate Hood
Negotiation
The Parties agree to enter into negotiations under the Terms and Conditions of this Letter to determine whether this business transaction is viable for both Parties. Both Parties agree not to enter into negotiations or solicit information or negotiations with any third party upon approval of Evanston City Council authorizing this negotiation until the term of negotiations ends either under the Terms and Conditions of this Letter or by a mutual agreement by the Parties that negotiations have ended.

Confidentiality
In the event that any confidential information is exchanged between the Parties, resulting from negotiations under the Terms and Conditions of the Letter, both Parties shall agree to make any necessary efforts to keep all information confidential, subject to the Freedom of Information Act

Time
The Parties shall make all reasonable efforts to finalize a lease to own agreement for 633 Howard Street within (30) days of Evanston City Council authorization of lease negotiations with January 2020 open date.

Governing Law
All matters arising from this Letter and any subsequent negotiations shall be governed by the laws of the State of Illinois.
RESTAURANT / CAFÉ
SPACE FOR SALE OR RENT
CALL 847.448.8013
OR EMAIL
PZALMEZAK@CITYOFEVANSTON.ORG
## Economic Development

### Project

<table>
<thead>
<tr>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>1801 Church/2113 Dewey</td>
<td>1801 Church</td>
<td>City Owned Property. Plans TBD.</td>
</tr>
<tr>
<td>1829 Simpson Street</td>
<td>1829 Simpson</td>
<td>Plans TBD</td>
</tr>
<tr>
<td>Former Fresh Foods</td>
<td>1723 Simpson</td>
<td>Interest from Meals on Wheels</td>
</tr>
<tr>
<td>Double Clutch Brewery</td>
<td>2119 Ashland</td>
<td>Space under construction</td>
</tr>
<tr>
<td>Jamaican Restaurant</td>
<td>1905 Church</td>
<td>Restaurant to open in former Bozell Imports</td>
</tr>
<tr>
<td>Masonic Temple</td>
<td>Emerson</td>
<td>Architect owner renovating building for architects office</td>
</tr>
<tr>
<td>5th Ward Bank</td>
<td>TBD</td>
<td>Staff working with banks to identify potential locations for a bank in the 5th ward</td>
</tr>
<tr>
<td>Central Evanston Business Association (CEBA)</td>
<td>N/A</td>
<td>2019 Great Merchant Grant application approved. New banners were installed.</td>
</tr>
<tr>
<td>Hill Arts Business Association</td>
<td>N/A</td>
<td>2019 Great Merchant Grant application approved. Plans TBD</td>
</tr>
<tr>
<td>West Evanston Plan</td>
<td>N/A</td>
<td>Staff to continue efforts to implement plan</td>
</tr>
<tr>
<td>1823 Church</td>
<td>N/A</td>
<td>Litehouse Evanston restaurant signed lease. Opening mid September</td>
</tr>
<tr>
<td>Maple/Poster Merchant</td>
<td>N/A</td>
<td>2019 Great Merchant Grant application approved. Banners to come in early October.</td>
</tr>
</tbody>
</table>

### CENTRAL STREETS

<table>
<thead>
<tr>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>2510 Green Bay Rd</td>
<td>2510 Green Bay Rd</td>
<td>Space acquired by Chuck Happ. Building to be converted to multi tenant space.</td>
</tr>
<tr>
<td>Vacant former video store / Pita 1</td>
<td>1926 Central</td>
<td>Corneda Cantina new restaurant planned by owners of 10 mile house</td>
</tr>
<tr>
<td>1723 Central</td>
<td>1723 Central</td>
<td>BB status was approved by City Council.</td>
</tr>
<tr>
<td>1801 Central</td>
<td>1801 Central</td>
<td>Construction permits were pulled and construction to start soon.</td>
</tr>
<tr>
<td>Vacant Former 7-Eleven</td>
<td>Ewing &amp; Central</td>
<td>Owner seeking tenants</td>
</tr>
<tr>
<td>Central Rug and Carpet</td>
<td>3006 Central</td>
<td>Landlord seeking tenants.</td>
</tr>
<tr>
<td>Lush Wine &amp; Spirits</td>
<td>2022 Central</td>
<td>Opening Soon Lush needs to update liquor license.</td>
</tr>
<tr>
<td>Central Street Metra Station Cafe</td>
<td>Central</td>
<td>Monitoring.</td>
</tr>
<tr>
<td>1731 Central</td>
<td>1731 Central</td>
<td>Property for sale and under contract</td>
</tr>
</tbody>
</table>

### DOWNTOWN

<table>
<thead>
<tr>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homestead Sale</td>
<td>1625 Hinman</td>
<td>Hotel sold. New owner to make announcement soon</td>
</tr>
<tr>
<td>Pete Miller's</td>
<td>1557 Sherman</td>
<td>Closed due to corporate failure. Landlord seeking new restaurant tenant</td>
</tr>
<tr>
<td>Clarke's</td>
<td>804 Davis</td>
<td>Clarke's relocated from clark street to former bollywood space on Davis</td>
</tr>
<tr>
<td>Varsity Theater</td>
<td>1710 Sherman</td>
<td>Monitor opportunities</td>
</tr>
<tr>
<td>Mid Kitchen - New Restaurant</td>
<td>1512 Sherman</td>
<td>New restaurant opened next to Albion. Former creperie</td>
</tr>
<tr>
<td>New allergy free kitchen incubator</td>
<td>1009 Davis</td>
<td>New allergy free kitchen space opening in former greek restaurant and chicago hot dog restaurant space</td>
</tr>
<tr>
<td>820 Davis Property</td>
<td>820 Davis</td>
<td>New Owner planning significant renovation</td>
</tr>
<tr>
<td>1555 Ridge</td>
<td>1555 Ridge</td>
<td>Private parking lot at Grove and Ridge listed for sale. Planned 50 +/- rental units</td>
</tr>
</tbody>
</table>
### Project

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Link</td>
<td>811 Emerson</td>
<td>1</td>
<td>Construction ongoing.</td>
</tr>
<tr>
<td>1743 Sherman Ave (Taco Bell)</td>
<td>1743 Sherman</td>
<td>1</td>
<td>Slated for new restaurant Bare Naked Bowls, architect working on interior changes</td>
</tr>
<tr>
<td>Newport Coffee (former Cheesies Pub)</td>
<td>522 Davis</td>
<td>4</td>
<td>Now open</td>
</tr>
<tr>
<td>William's Shoes</td>
<td>710 Church</td>
<td>4</td>
<td>William's Shoes closing. Final sale. Business for sale</td>
</tr>
<tr>
<td>Market Fresh Books</td>
<td>700 Church Street</td>
<td>4</td>
<td>Business for sale. likely will close by end of year</td>
</tr>
<tr>
<td>Former Studio Media (Ketch space)</td>
<td>1025 Davis</td>
<td>4</td>
<td>PHILZ coffee leased 2,000 sq ft. chiropractor to lease remaining space at rear</td>
</tr>
<tr>
<td>Avidor 'Active Adult' Residential</td>
<td>1007 Church</td>
<td>2</td>
<td>Construction ongoing. June 2020 delivery</td>
</tr>
<tr>
<td>1611 Chicago Avenue</td>
<td>1611 Chicago</td>
<td>1</td>
<td>3,200 sq ft new retail space remains available for lease</td>
</tr>
<tr>
<td>Burger King (Downtown)</td>
<td>1740 Orrington</td>
<td>1</td>
<td>Interested developers have contacted property owner.</td>
</tr>
<tr>
<td>Sherman Plaza Retail</td>
<td>1620 Sherman</td>
<td>1</td>
<td>Sassy Rooster Cafe (aka Eggspere) signed lease for former 800 Degrees Pizza restaurant space.</td>
</tr>
<tr>
<td>Vacant Davis Fish Market Space</td>
<td>301 Davis</td>
<td>1</td>
<td>Owner divided into several smaller store front for lease</td>
</tr>
<tr>
<td>717 Church</td>
<td>717 Church</td>
<td>2</td>
<td>2nd floor above Andy's/Sprint Store/Chipotle remains available for lease</td>
</tr>
<tr>
<td>The Merch Retail</td>
<td>1611 Chicago</td>
<td>1</td>
<td>Joy Yee to relocate to the corner space at Chicago/Davis.</td>
</tr>
<tr>
<td>Church Street Plaza</td>
<td>1705 Maple</td>
<td>1</td>
<td>New bacon coffee concept opening in former downtown Wind Wings location.</td>
</tr>
<tr>
<td>National Towel Building Site</td>
<td>815 Ridge</td>
<td>2</td>
<td>Senior housing project construction planned. Finalizing submission for building permit</td>
</tr>
<tr>
<td>Albion Residential</td>
<td>1454-1508 Sherman</td>
<td>1</td>
<td>Floors 1-4 to be delivered in December with remaining floors phased through January.</td>
</tr>
<tr>
<td>1571 Maple</td>
<td>1571 Maple</td>
<td>1</td>
<td>1,500 sq ft available</td>
</tr>
<tr>
<td>605 Davis &amp; Chase Bank Drive Thru</td>
<td>605 Davis</td>
<td>4</td>
<td>Planned development submitted. Under review. Community meeting 4th Ward August</td>
</tr>
<tr>
<td>1029 Church</td>
<td>1029 Church</td>
<td>4</td>
<td>Building for sale.</td>
</tr>
<tr>
<td>juxtaposition Church</td>
<td>1705 Oak</td>
<td>2</td>
<td>New owner considering development options.</td>
</tr>
<tr>
<td>Las Palmas</td>
<td>811 University</td>
<td>1</td>
<td>Building owner considering options.</td>
</tr>
<tr>
<td>Copycat</td>
<td>1830 Sherman</td>
<td>1</td>
<td>Property owner seeking tenants for garden level.</td>
</tr>
<tr>
<td>King Homes</td>
<td>1555 Oak</td>
<td>4</td>
<td>Caneel Halim purchased property. Plans TBD.</td>
</tr>
<tr>
<td>Whole Foods Downtown</td>
<td>1640 Chicago Ave</td>
<td>4</td>
<td>Staff will monitor in light of Amazon purchase of Whole Foods.</td>
</tr>
<tr>
<td>E2 Retail</td>
<td>1890 Maple</td>
<td>2</td>
<td>Space on maple available.</td>
</tr>
<tr>
<td>Lumen Optical - Closed</td>
<td>809 Church</td>
<td>1</td>
<td>Owner seeking new tenant for vacant space</td>
</tr>
<tr>
<td>Falcon Eddy's - Closed</td>
<td>825 Church</td>
<td>1</td>
<td>Owner seeking new tenant for vacant space</td>
</tr>
</tbody>
</table>

### HOWARD STREET

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Grange</td>
<td>128-130 Chicago</td>
<td>8</td>
<td>Due diligence ongoing for redevelopment of former parking lot and auto repair shop into mixed use residential development with garden center retail / education space.</td>
</tr>
<tr>
<td>Mobil</td>
<td>140 Chicago Ave</td>
<td>8</td>
<td>Owners upgrading gas station</td>
</tr>
<tr>
<td>Laynor Monument</td>
<td>222 Chicago Ave</td>
<td>8</td>
<td>Building demolished. Owner to determine potential reuse</td>
</tr>
<tr>
<td>CJEE Senior Life Expansion</td>
<td>999 Howard</td>
<td>8</td>
<td>CJEE Senior Life plans an affordable senior housing development. Howard Ridge TIF expansion study underway.</td>
</tr>
<tr>
<td>Vacant lot next to Theo Ubique</td>
<td>717 Howard</td>
<td>8</td>
<td>Parking lot complete</td>
</tr>
<tr>
<td>729 Howard Street</td>
<td>727-729 Howard</td>
<td>8</td>
<td>City owned property for lease. - Approximately 2,000 sq ft.</td>
</tr>
<tr>
<td>633 Howard</td>
<td>633 Howard</td>
<td>8</td>
<td>Lease proposal to go to Economic Development Committee in 9/25/19. Interest by owner of Liberatad restaurant in Skokie</td>
</tr>
<tr>
<td>Palmhouse (Event space)</td>
<td>611-21 Howard</td>
<td>8</td>
<td>7A status request to go to Economic Development Committee on 9/25/2019</td>
</tr>
<tr>
<td>Caribbean Shipping - 705 Howard</td>
<td>705 Howard</td>
<td>8</td>
<td>Monitoring</td>
</tr>
<tr>
<td>Howard Street Business Association</td>
<td>N/A</td>
<td>8</td>
<td>2019 Great Merchant Grant application approved. Open House on 9/5/2019 was successful. The group is planning a Halloween walk.</td>
</tr>
<tr>
<td>747 Howard</td>
<td>747 Howard</td>
<td>8</td>
<td>Monitoring</td>
</tr>
<tr>
<td>Montelimar Bread Co.</td>
<td>1731 Howard</td>
<td>8</td>
<td>Montelimar Bread Co. is going through the Food License application to open in Evanston.</td>
</tr>
</tbody>
</table>

### MAIN DEMPSTER MILE

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1 Redevelopment</td>
<td>South &amp; Hinman</td>
<td>3</td>
<td>Public meeting planned to consider development options</td>
</tr>
<tr>
<td>Main/Chicago</td>
<td>347 Chicago</td>
<td>3</td>
<td>Stone Heath retail broker actively pursuing tenants for remaining retail space</td>
</tr>
<tr>
<td>Project</td>
<td>Address</td>
<td>Ward</td>
<td>Latest Update</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------</td>
<td>------</td>
<td>--------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Former ORT Space</td>
<td>915 Chicago</td>
<td>3</td>
<td>Ten Thousand Villages now open</td>
</tr>
<tr>
<td>Main Street Metra Station</td>
<td>800 Main</td>
<td>3</td>
<td>Union Pacific hiring broker to market vacant space.</td>
</tr>
<tr>
<td>Vacant Paramour Bungalow Space</td>
<td>812 Dempster</td>
<td>3</td>
<td>Seeking tenants. Space 900 taking over half of the remaining space.</td>
</tr>
<tr>
<td>710 Main Street</td>
<td>710 Main</td>
<td>4</td>
<td>Reprise Coffee now open</td>
</tr>
<tr>
<td>Herein</td>
<td>910 Dempster</td>
<td>4</td>
<td>Coordinate with Hewn for potential production expansion.</td>
</tr>
<tr>
<td>Dard Property</td>
<td>912 Custer</td>
<td>4</td>
<td>New townhomes approved by City Council</td>
</tr>
<tr>
<td>Autobahn</td>
<td>1034 Chicago</td>
<td>3</td>
<td>Public Meeting to present opportunity/seek community input</td>
</tr>
<tr>
<td>Connoisseur Rugs property</td>
<td>1000 Chicago</td>
<td>3</td>
<td>Public Meeting to present opportunity/seek community input</td>
</tr>
<tr>
<td>Main Street Streetscape</td>
<td>Main Street, Hinman to Maple</td>
<td>3 &amp; 4</td>
<td>Construction expected in 2021. Ongoing public meetings and coordination with staff/and merchants</td>
</tr>
<tr>
<td>Sketchbook</td>
<td>821 Chicago</td>
<td>3</td>
<td>Construction underway to expand into space formerly occupied by Evanston Family Dental.</td>
</tr>
</tbody>
</table>

### WEST END / WEST VILLAGE

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
<th>Ward</th>
<th>Latest Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>West End Business Association</td>
<td>N/A</td>
<td>2</td>
<td>2019 Great Merchant Grant application approved. Spring planters to be installed by the end of March. The group is planning manufacturing day tour for high school students and their annual block party.</td>
</tr>
<tr>
<td>West Village Business Association</td>
<td>N/A</td>
<td>2</td>
<td>2019 Great Merchant Grant application approved.</td>
</tr>
<tr>
<td>EZ Spuds</td>
<td>2223 Washington</td>
<td>2</td>
<td>EZ Spuds relocated to Melrose Park. Space will be available soon</td>
</tr>
<tr>
<td>Art District</td>
<td>Florence/Greenleaf</td>
<td>2</td>
<td>Working with artists in neighborhood on art district planning concept</td>
</tr>
<tr>
<td>1108 Dodge (Former Evanston Auto Glass)</td>
<td>1108 Dodge</td>
<td>2</td>
<td>For lease</td>
</tr>
<tr>
<td>Reed Biedler Building</td>
<td>1275 Hartrey</td>
<td>2</td>
<td>Pursuing tenants for limited vacancies</td>
</tr>
<tr>
<td>2222 Oakton Street</td>
<td>2222 Oakton</td>
<td>8</td>
<td>Clark Street Real Estate conducting due diligence</td>
</tr>
<tr>
<td>Oakton Car Wash</td>
<td>2425 Oakton</td>
<td>9</td>
<td>Plan Commission Recommended for approval</td>
</tr>
<tr>
<td>Evanston Plaza</td>
<td>1924-26 Dempster</td>
<td>2</td>
<td>Kids Empire (kids activity center) under construction Blink Fitness opens Sept 20</td>
</tr>
<tr>
<td>1335 Dodge Ave. (CNE)</td>
<td>1335 Dodge</td>
<td>2</td>
<td>Commercial property for sale</td>
</tr>
<tr>
<td>1917 Greenleaf</td>
<td>1917 Greenleaf</td>
<td>2</td>
<td>For sale</td>
</tr>
<tr>
<td>1917 Greenleaf</td>
<td>1917 Greenleaf</td>
<td>2</td>
<td>For sale</td>
</tr>
</tbody>
</table>