

02/17/99

**13-R-99
A Resolution**

**Supporting Application Of 630 Davis LLC
To The Office of Cook County Assessor
For Class L Designation Of The
Chandler Building, 630-632 Davis Street,
Which Has Evanston Landmark Status**

WHEREAS, the Chandler Property, which includes a five-story structure and a three-story structure, has been vacant and in a state of deterioration for over three years; and

WHEREAS, the Chandler Property is on one of the most visible corner locations in downtown Evanston, and, as a long-term blight negatively affecting the downtown, has been a topic of great community concern and;

WHEREAS, the five-story structure, which shall continue to be called the Chandler Building, has been declared an Evanston Landmark by Ordinance 21-O-99, based on the findings and recommendations of the Evanston Preservation Commission, will be substantially rehabilitated by 630 Davis LLC and used as a commercial building; and

WHEREAS, the developer will incur extraordinary costs due to the demolition of the existing three-story structure which is functionally and economically obsolescent and an impediment to successful rehabilitation of the five-story structure; and

WHEREAS, the developer will incur extraordinary costs caused by the substantial rehabilitation of the existing five-story structure, including the creation of a new facade on the west side of the structure and;

WHEREAS, the City of Evanston is recognized as a Certified Local Government by the Illinois State Historic Preservation Office; and

WHEREAS, three previous attempts to redevelop the property have failed in the past four years; and

WHEREAS, the Class L Incentive, a program of tax incentives for landmark properties, is necessary for substantial rehabilitation consistent with the Standards of the Evanston Preservation Commission's binding review process and the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration and Reconstruction of Historic Properties; and

WHEREAS, the Class L Program is designed to preserve Landmarks such as the Chandler Building and stimulate revitalization and make desired projects economically feasible and;

WHEREAS, the Economic Development Committee at its meeting of January 27, 1999 recommended unanimously that the City Council support the Class L Designation; and

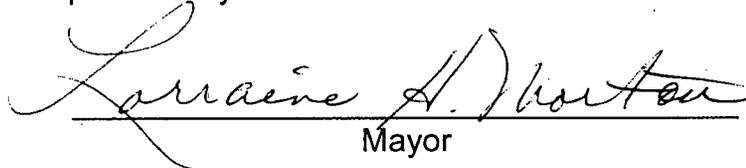
WHEREAS, support for the application for Class L designation is in the best interest of the City of Evanston, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the City Manager is hereby authorized to transmit a letter of support for the Class L designation for the subject property and to transmit a copy of this Resolution as required by the Class L Designation Program.

SECTION 2: That the City Manager, and the City Clerk, respectively, are hereby authorized to execute, attest, and deliver such other documents, agreements and certificates as may be necessary.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.



Mayor

ATTEST:



City Clerk

Adopted: February 22, 1999

