

8/26/2014

64-R-14

A RESOLUTION

**Endorsing the Application of Little Beans Café Evanston LLC to
the Cook County Assessor for Class 7a Status Designation
for Commercial Development of the Vacant Property
Located at 430 Asbury Avenue, Evanston, Illinois**

WHEREAS, the City of Evanston, Cook County, Illinois (the "City"), is a home rule unit of government pursuant to the Illinois Constitution of 1970; and

WHEREAS, there exists, within the borders of the City, a recognized need for economic development, business expansion, and employment; and

WHEREAS, there exists the need to aid in financing the cost of commercial development projects in order to relieve conditions of unemployment and to encourage an increase in commerce within the City, thereby reducing unemployment and to provide for the increased welfare and prosperity of the residents; and

WHEREAS, the City Council desires to promote new commercial development within its borders; and

WHEREAS, the Cook County Assessor operates under an ordinance, known as the Cook County Real Property Classification Ordinance, which the Cook County Board of Commissioners enacted in order to encourage industrial and commercial development in Cook County; and

WHEREAS, Little Beans Café Evanston LLC., an Illinois corporation (the "Applicant"), is the sub-leaser of certain real estate, and 430 Asbury Partnership is the ownership of property located at 430 Asbury Avenue in the City, with the PINs 10-25-

203-011-0000 and 10-25-206-007-0000 and 10-25-206-008-0000 (the "Subject Property"); and

WHEREAS, the Applicant has no financial interest in the seller of the Subject Property; and

WHEREAS, the Subject Property is improved with a building that has been vacant for more than twenty-four (24) continuous months; and

WHEREAS, the Applicant intends to rehabilitate and/or redevelop the Subject Property in order to operate a commercial use thereon, namely a café open to the general public and an indoor playground for children and families (the "Project"); and

WHEREAS, the Applicant has applied or is applying for Class 7a property status pursuant to the Cook County Real Property Classification Ordinance; and

WHEREAS, the City finds that the Subject Property meets the eligibility requirements set forth in the Class 7a, specifically: (a) the Subject Property has been immediately located next to an area identified by the Department of Housing and Urban Development (HUD) as a Neighborhood Revitalization Strategy Area (NRSA); (b) real estate taxes within said area, during the last six (6) years, have declined, remained stagnant, or are not fully realized due to the depressed condition of the area; (c) the Project is both viable and likely to proceed on a reasonably timely basis, thereby contributing to the economic enhancement of the area; (d) Class 7a status will materially assist re-development or rehabilitation of the area and the Project would not proceed without the incentive offered under Class 7a; and (e) Class 7a status for the Subject Property, and therefore the Project, is reasonably expected to ultimately result

in an increase in real property tax revenue and employment opportunities within the area,

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

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby finds that the Subject Property and surrounding area are in need of commercial development, the Subject Property will remain underutilized without Class 7a status, and the incentive benefits provided for pursuant to Class 7a status are necessary for commercial development of the Subject Property to occur.

SECTION 3: The City Council hereby supports and consents to the Applicant's request to the Cook County Assessor for Class 7a status for the Subject Property, made pursuant to the Cook County Real Property Classification Ordinance.

SECTION 4: The City Manager is hereby authorized and directed to sign any documents necessary to implement this resolution.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this resolution, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest".

SECTION 6: This resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.


Elizabeth B. Tisdahl, Mayor

Attest


Rodney Greene, City Clerk

Adopted: September 8 2014