

8/3/2015

80-R-15

A RESOLUTION

**Endorsing the Application of Little Beans Café Evanston LLC to
the Cook County Assessor for 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, an Illinois limited liability company (the "Applicant"), is the lessee of certain real estate, located at 430 Asbury

Avenue in the City, with the PINs 10-25-203-011-0000; 10-25-206-007-0000; and 10-25-206-008-0000 (the "Subject Property"); and

WHEREAS, the Subject Property is improved with a building that was vacant for more than twenty-four (24) continuous months prior to the Applicant opening for business in February 2015; and

WHEREAS, the Applicant has rehabilitated and redevelop the Subject Property in order to operate a commercial use thereon, namely an indoor playground and café (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 is designated by the City of Evanston as blighted and in need of increased commercial development and exhibits factors associated with properties included for TIF designation as included in the Illinois TIF Act; (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 needs commercial development, the Subject Property will remain underutilized without Class 7a status and the incentive benefits provided with the Class 7a status is appropriate for the commercial development that Applicant completed at the Subject Property in the winter 2015.

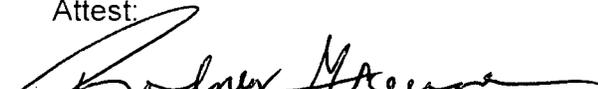
SECTION 3: The City Council hereby supports and consents to the Applicant's request to the Cook County Assessor for Class 7a status for the Subject Property, made pursuant to the Cook County Real Property Classification Ordinance.

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

SECTION 5: This Resolution 80-R-15 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: August 17, 2015