

Evanston Land Use Commission
2100 Ridge Avenue
Evanston, Illinois 60201

Response to Connections for the Homeless Special Use Application No. 22ZMJV-0078

This response is submitted on behalf of BCH1555, LLC (“BCH1555”), an objector to the Special Use Application submitted by Connections for the Homeless (“Connections”), Application No. 22ZMJV-0078 (the “SUP”), seeking a special use permit to continue to operate at the Margarita Inn located at 1566 Oak Avenue. As set forth herein, the SUP should not be recommended for approval; rather, Connections should be ordered to cease its operations at the Margarita Inn, as they currently constitute a nuisance under applicable law.

I. Special Use Permit – Generally – City of Evanston

The standards for granting a special use are provided in Section 6-3-5-10 of the City of Evanston Code of Ordinances, Title 6 - Zoning (the “Zoning Ordinance”). This provision states:

The Land Use Commission [“LUC”] shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district:

- (A) It is one of the special uses specifically listed in the zoning ordinance;
- (B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;
- (C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;
- (D) It does not interfere with or diminish the value of property in the neighborhood;
- (E) It can be adequately served by public facilities and services;
- (F) It does not cause undue traffic congestion;
- (G) It preserves significant historical and architectural resources;
- (H) It preserves significant natural and environmental features; and
- (I) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

Pursuant to Section 6-3-5-12 of the Zoning Ordinance, if the criteria for granting a special use permit is satisfied, City Council, upon recommendation of the LUC:

[M]ay impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this Ordinance upon the premises benefited by a special use as may be necessary or appropriate to prevent or minimize adverse effects upon

other property and improvements in the vicinity of the subject property or upon public facilities and services. However, such conditions shall not be used as a device to authorize as a special use that which is intended to be temporary in nature. Such conditions shall be expressly set forth in the ordinance granting the special use permit. Violation of any such condition or limitation shall be a violation of this Ordinance and shall constitute grounds for revocation of the special use permit pursuant to Section 6-3-10-6 of this Chapter.

In this instance, should the LUC consider recommending the SUP for approval, necessary limitations and conditions must be in place. As further set forth herein, for example, no alcoholic consumption should be permitted at the property, no illicit drug use, and proper screening of residents so that violent criminal offenders and registered sex offenders are not placed at the facility alongside children and/or other vulnerable populations. Connections should be required to permit inspections of the facility at both regular intervals as well as upon reasonable demand of the City or law enforcement, if criminal activity is reported.

II. Special Use Permit - Analysis

The Zoning Ordinance is clear that each of the factors below must be satisfied before a SUP may be granted. The burden is on the Applicant, in this case, Connections, to show that each of the factors weigh in favor of approving the application. The LUC shall make written findings of fact with regard to each of these standards, and it may approve, approve with conditions, or disapprove the special use upon review.

(A) It is one of the special uses specifically listed in the zoning ordinance

Connections' proposed use is not permitted by the Zoning Ordinance.

Under Section 6-18-3 of the Zoning Ordinance, a “rooming house” is defined as “A building or portion thereof containing lodging rooms that accommodate more than three (3) persons who are not members of the keeper’s family, and where lodging, excluding food service, is provided for compensation, whether direct or indirect.”

The “rooming house” definition anticipates that there is a “keeper” and that guests are not members of the keeper’s family. Connections’ use of the Margarita Inn does not involve a “keeper” who lives at the Margarita Inn with their family. Connections operates and manages the property as a not-for-profit organization with hired staff. Secondly, under the “rooming house” definition of use, lodging must be provided for compensation, whether direct or indirect. Cash or credit payment by guests to Connections would be direct compensation. Indirect compensation encompasses non-cash compensation or benefit. Here, no compensation, direct or indirect, is provided by any individual residing at the Margarita Inn. According to Connections, it receives donations and grants which allow it to serve the homeless population, but there is no transaction taking place as between Connections and any individual residing at the Margarita Inn. In other words, there is nothing of value being provided by the guest to the keeper. Additionally, a “rooming house” excludes establishments which provide food services. Connections acknowledges that meals are provided at the Margarita Inn. Connections further acknowledges that other social services are provided to the

individuals residing at the Margarita Inn, which go far beyond typical services a keeper would provide at a rooming house.

For these reasons, Connections' use of the Margarita Inn does not meet the definition of a "rooming house." According to the Zoning Ordinance, Section 6-4-1-1, Allowable Uses of Land and Buildings:

The following types of uses of land and buildings, and no others, are allowed in the zoning districts established by this Ordinance: (A) Permitted uses specifically listed in the various districts or specifically permitted in all districts. (B) Special uses specifically listed in the various districts or specifically provided for in all districts, but only in accordance with the standards and procedures for special uses set forth in Section 6-3-5, "Special Uses," of this Title. (C) Unique uses as authorized pursuant to the standards and procedures for unique uses set forth in Section 6-3-7, "Unique Uses," of this Title. (D) Uses lawfully existing on the effective date hereof, subject to all the provisions of Chapter 6, "Nonconforming Uses And Noncomplying Structures," of this Title.

In other words, if a specific use is not listed as a permitted use, a special use, a unique use, or lawfully existing nonconforming use, the proposed use is not permitted. Connections' proposed use does not meet the definition of a "rooming house," therefore, the proposed use is not permitted.

Even if a more lenient interpretation of the Zoning Ordinance were applied, the rooming house designation is not appropriate to Connections' proposed use. Instead, the "transitional shelter" definition is more appropriate. Transitional shelter is defined as "a building, or portion thereof in which sleeping accommodations are provided on an emergency basis for the temporarily homeless". Section 6-18-3. In her March 17, 2022 determination, the Zoning Administrator did not see "transitional shelter" as a suitable category for Connections' use of the Margarita Inn because Connections provides long-term care for the homeless rather than shelter on a nightly basis. This conclusion ignores the fact that the Zoning Ordinance does not define "emergency basis" as a nightly basis.

Because it is not supported by the Zoning Ordinance, the Zoning Administrator's explanation for why Connections' use does not meet the definition of a "transitional shelter" is arbitrary and unreasonable. Connections' proposed use in no manner resembles a rooming house. Looking at the realities of Connections' proposed use and the defined uses in the Zoning Ordinance, transitional shelter is much closer and appropriate fit for the proposed use. Pursuant to Section 6-3-5-11 of the Zoning Ordinance, there are additional standards for a special use for transitional shelters, and at the very minimum, those standards should be followed here. If the City identifies Margarita Inn as a rooming house, under no circumstances may Connections legally operate there without satisfying the special use standards for a transitional shelter.

(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time

Connections has failed to show that the proposed use of a “homeless shelter” under the guise of a “rooming house” is supported by the City’s Comprehensive General Plan.

The Comprehensive General Plan (the “CGP”) is the City’s guiding document for planning and development. It provides land use goals and objectives to support responsible development. A CGP is not the law, but it is looked to when deciding whether a municipality’s zoning decision was reasonable.

In the SUP, Connections fails to show how the proposed use is in keeping with the purposes and policies of the adopted CGP. Connections unilaterally concludes that the CGP is outdated and instead references the City’s HUD Consolidated Plans for “detailed discussion of policies regarding housing and homelessness.” They also cite the City of Evanston’s “Heading Home: Working to End Homelessness - A Five-Year Plan for the City of Evanston.” The CGP is a governing land use plan, while the plans cited by Connections relate to public policy. Connections’ failure to find support in the CGP or the Zoning Ordinance for its SUP should be fatal to the SUP. Connections’ reliance on other documents is irrelevant to consideration of the SUP.

Section 6-3-5-10(B) requires the applicant to demonstrate that the proposed use is in keeping with purposes and policies of the CGP, not any other plan. Neither of the documents referenced by Connections are the CGP, as required by the Zoning Ordinance. Although the CGP is about 15 years old, it remains the guiding document which provides applicable land use policies and goals. A decision which strays from the adopted plan is susceptible to being overturned as arbitrary and unreasonable.

The CGP does not support the proposed use. According to the CGP, 1566 Oak Avenue is located within the Central Business District (*See* p. 52). The CGP emphasizes the goal of maintaining an “economically vital Downtown that is an attractive and convenient center of mixed activity” (p. 52). In the Central Business District, the CGP encourages a mix of uses, including restaurants, varied retail goods and service, hotel uses, and entertainment activities. (p. 54). Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity (p. 11). A strong priority should be placed on retaining Evanston businesses (p. 23). The City should make a point of retaining existing employers and attracting new ones. (pg. 23). Evanston must promote growth while maintaining its special character (p. 23). The value of Evanston property is enhanced by both new development and by the preservation of the community’s desirability. (pg. 23). Many policies in the CGP emphasize redevelopment within the context of the physical character of the surrounding neighborhoods. (p. 23).

Another goal identified in the CGP is to “help to enhance the existing assets of neighborhoods while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston.” (p. 25). This includes preserving neighborhood character while supporting redevelopment efforts that add to neighborhood desirability (p. 25). An important objective should be to maintain the appealing character of Evanston’s neighborhoods while guiding their change. (p. 25). A balance is needed between preserving the character inherited from the past with meeting the demands of the present and the future. When opportunities for positive new

development or redevelopment emerge, the City should (1) encourage creative ideas and adaptive reuses (placing new uses in existing structures), and (2) guide change to enhance the quality of life of neighborhoods. (pp. 30-31).

Connections' proposal to continue to operate the Margarita Inn as a homeless shelter under the guise of a rooming house is not supported by the CGP. Based on the police data and valuable input from residents and business owners, the Margarita Inn does not promote growth and vitality of the Downtown area. Rather, it deters business activity and reduces the quality of life in Evanston. While a hotel use would be supported by the CGP in the Central Business District, a rooming house use for a homeless shelter is not.

(C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole

Connections has failed to establish that the proposed use will not cause a negative cumulative effect on the immediate neighborhood.

Unlike a typical special use request where the City and the community rely solely on the content of the application to understand the proposed use and operation, here, the City and the neighbors do not need to speculate. For three years, Connections has operated at the premises and has had a tremendously negative impact on the surrounding area.

- The Valbridge Property Advisors Impact Study Report submitted herewith identifies numerous incidents of criminal activity associated with the Margarita Inn since Connections' occupancy, (*See* p. 58 and Report Addendum at pp. 72-75) The Valbridge Report further demonstrates the impact of this criminal activity on the neighborhood. (p. 59)
- The Statement of Evanston's former Chief of Police, Richard Eddington, asserts that Connections prevents the enforcement of any kind of code of conduct or enforcement of the law and that Connections does not maintain rule and order.
- The attached police reports include allegations which demonstrate repeated criminal activity at the Margarita Inn since Connections began its operations there, these include:
 - Forcible Sodomy/Sexual Assault
 - 11/23/20 (Police Case No. 20-010364), a resident of the Margarita Inn sexually assaulted/sodomized another resident at the Margarita Inn. When the police were investigating and needed to see the layout of the building, Connections refused entry into the building without a warrant.
 - Man with a Gun
 - 12/23/20 (Police Case No. 20-011423), a person was reported waving a gun at the Margarita Inn. Connections employee refused to allow the police access beyond the lobby area without a warrant.
 - Battery

- On 7/4/21, resident of the Margarita Inn followed another person for approximately 20 steps west from the Margarita Inn while yelling at her. The Margarita Inn resident produced a knife and swung it at the victim. The resident then punched her in the back of the head and hit her with his backpack. Connections staff told the police that they had an idea who the alleged offender was and that they would speak with the offender but “per policy” they would not release his name without a warrant.
- Human Trafficking Investigation
 - On 7/7/21 (Police Case No. 21-005593) DCFS sent a fax to Evanston Police for an allegation of human trafficking of a child. No charges filed. This underscores the inappropriate housing of children with adults with no barriers to entry, exposing these children to violence and victimization.
- Thomas Whitehead
 - On 10/5/21 (Police Case No. 21008286), Thomas Whitehead, a resident of Margarita Inn, was charged with two counts of battery at the Margarita Inn for allegedly punching a person in the face with a closed fist without provocation. He also allegedly pushed another victim against the wall and held his face against the wall. Mr. Whitehead was located in his room with a bottle of alcohol and appeared to be under the influence of alcohol.
 - On 10/6/21 (Police Case No. 21008325), Thomas Whitehead allegedly attempted to set fire to the Margarita Inn. He allegedly attempted to set a pile of papers on fire near the elevator as well as a mattress. Mr. Whitehead was found at the Margarita Inn and taken into custody on two counts of criminal trespass and for investigation of arson.
- Death by overdose
 - 12/3/21 (Police Case No. 21010075), A Margarita Inn resident overdosed and died at the Margarita Inn. Syringes/Fentanyl test strips and white powdery substance was found in the person’s room.
- Domestic Battery
 - On 2/25/22 (Police Case No. 22-001454), a Margarita Inn resident was witnessed by cleaning staff beating her child to a point where they thought she would kill him. The call for help came from a DCFS fax to police and not a call to the police by cleaning staff or the Margarita Inn manager.
- Battery
 - 5/16/22 (Police Case No. 22-003767) a Margarita Inn resident threw a brick at another Margarita Inn resident. Staff allegedly told the victim to not call the police because they did not want noise and the police presence. Rather than getting medical care, the resident “slept it off”

until the morning and then came into the police station to make a report and get a medical check.

- Death by Overdose
 - 5/17/22 (Police Case No. 22-003842), A Margarita Inn resident overdosed at the premises and was found unconscious.
- Domestic Battery
 - On 7/13/22 (Police Case No. 22-005685), a Margarita Inn resident assaulted his roommate. The roommate asked staff to be moved to another room but was refused due to “staff shortages”.
- Assault
 - 7/18/22 (Police Case No. 22-005871), a person came into the police station and reported that a Margarita Inn resident confronted him at a post office shouting “I will fuck you up”.
- Domestic Disturbance
 - 7/23/22 (Police Case No 22-006010), a woman was heard screaming at the Margarita Inn from the second floor “Get off of me.” When the police came, she came out with suitcases and had a bloody hand. Her boyfriend is a resident of Margarita Inn.
- Battery
 - On 8/4/22 (Police Case No. 22-006382), a person who cleans rooms at the Margarita Inn was struck in the face with a phone. He did not want to press charges.
- Assault
 - On 9/7/22 (Police Case No. 22-007500), a person was allegedly physically attacked in front of the Margarita Inn while waiting to get inside.
- Overdose
 - On 9/29/22 (Police Case No. 22-008176), a resident was found unresponsive in his room from a fentanyl overdose and was transported to the hospital.
- Criminal damage
 - On 11/17/22 (Police Case No. 22—9683), a Margarita Inn resident was arrested and charged with criminal damage to property for breaking the window at a currency exchange.

The Shared Housing Licensing scheme, as codified by Ordinance No. 4-O-23, will not mitigate the negative cumulative effect that the proposed use will have.

The City of Evanston created a new licensing scheme in response to poor management by Connections at the Margarita Inn. The Shared Housing Licensing scheme does not solve the problems that currently exist at the Margarita Inn. Connections does not have safety issues under

control, and as documented by police reports, they do not cooperate with the police. As part of the new licensing scheme, Connections will be required to submit an operating agreement, which will need to be approved by the City Council. Section 5-2-7-2. The Shared Housing Licensing scheme does not provide adequate guidance on what needs to be addressed in the operating agreement. There is no standard operating agreement, and the City's approach of negotiating and approving operating agreements on a case by case basis creates an opportunity for arbitrary rules and unfair treatment of prospective licensees.

Furthermore, regarding Connections' SUP, no operating agreement can be expected to serve as an overhaul of the safety policies or practices at the Margarita Inn. It is unlikely to include a commitment by Connections to cease allowing individuals with a propensity for violence to stay at the premises. And, it is unlikely to include a commitment to discontinue allowing alcohol and drug use at the premises or a commitment to cooperate with the police. To the extent that Connections' proposed operating agreement does not address these issues, it is inadequate.

(D) It does not interfere with or diminish the value of property in the neighborhood.

As set forth in the Valbridge Property Advisors Impact Study Report, Connections' operations at the Margarita Inn has already adversely impacted the value of neighborhood properties.

(E) It can be adequately served by public facilities and services.

The current operations at the Margarita Inn is already a strain on local resources. Between March 1, 2020 and March 1, 2022, there have been nearly 400 calls to the 1500 block of Oak Avenue; 187 of those calls were made explicitly for police assistance required at the Margarita Inn. During the same time, there have been 168 calls for EMT/Fire services to the 1500 block of Oak Avenue. Of those EMT/Fire calls, 73 were directly for the Margarita Inn. In total, 260 calls were made for emergency services directly for the Margarita Inn between March 2020 and March 2022.

There are other high-needs locations nearby, including the methadone clinic, Albany Care, Greenwood Care, and the Rise Center. At the Human Services Committee meeting on November 7, 2022 - former Evanston Police Chief, Richard Eddington spoke and said that the police department is already short-staffed and the police may not be able to sustain support for another high-needs location. He made comments about the Margarita Inn having a hard time maintaining rules and order. The most recent calls for service and police narratives demonstrate that Connections does not have a handle on the violence and drug and/or alcohol use at the Margarita Inn. As a result, it is a dangerous place for the residents, staff, police, EMT/Fire, and the community. It has been demonstrated that Connections' operations cannot be adequately served at the Margarita Inn.

(F) It does not cause undue traffic congestion.

The 10 parking spaces for a facility with 6-10 staff on site at any given time and up to 70 guests are not adequate to serve the needs of the site. Presumably, the cleaning crew, maintenance

crew, and other service providers will be coming and going on a regular basis. There is no clear parking policy for residents with cars. Connections was encouraged by City staff to lease additional parking, but there has been no indication that that has occurred. Moreover, the increased calls for emergency services will create traffic congestion on Oak Avenue. First responder vehicles may stall traffic on and around Oak Avenue. The SUP fails to adequately address this issue which militates denial of the SUP.

(G) It preserves significant historical and architectural resources

Connections has not proposed exterior alterations, so this is not an issue.

(H) It preserves significant natural and environmental features

Connections has not proposed to significantly change any natural or environmental features, so this is not an issue.

(I) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

1566 Oak Avenue is in the R6 Zoning District. The structure was built in 1927 and the conditions on the property such as setbacks, lot size, and parking are deemed legal but non-conforming with the zoning district standards. In addition to the zoning district regulations, the Margarita Inn must comply with “other applicable ordinances.”

“Other applicable ordinances” includes the City’s nuisance ordinance and Connections has not demonstrated that it is in compliance with the City’s nuisance ordinance.

Under City of Evanston Code of Ordinances, Title 9 – Public Safety (“Public Safety Ordinance”), Section 9-5-4(G) “Any premises with one or more aggravated offenses at any time or two (2) or more non-aggravated offenses in a twelve-month period is hereby declared to be a nuisance premises.” (emphasis added). “Evidence of criminal activity or citation issued to constitute a qualifying aggravated offense or non-aggravated offense does not require criminal conviction. An arrest or citation issued, supported by admissible corroborating evidence that activity in violation of the above provisions occurred, for a described violation is sufficient evidence of a violation of this Section.” Sec. 9-5-4(G)(2).

Aggravated offense includes: One (1) or more of the following criminal offenses supported by underlying proof of the specified activity beyond an arrest listed below occurred at the premises during any given period: 1. Homicide, 720 ILCS 5/9-1; 2. Aggravated assault, 720 ILCS 5/12-2; 3. Aggravated battery, 720 ILCS 5/12-3.05; 4. Criminal street gang recruitment, 720 ILCS 5/12-6.4; 5. Unlawful contact with street gang member(s), 720 ILCS 5/25-5; 6. Criminal offense involving a deadly weapon, 720 ILCS 5/24; 7. Kidnapping and related offenses, 720 ILCS 5/10-1 *et seq.* 8. Armed violence as defined in 720 ILCS 5/33A-2. 9. Theft, 720 ILCS 5/16-1 *et seq.* 10. Mob Action,

720 ILCS 5/25-1 *et seq.* and 11. Possession of explosives or incendiary devices, 720 ILCS 5/20-2 *et seq.*

Non-aggravated offenses include: Two (2) or more of the following offenses supported by underlying proof of the specified activity occurred beyond an arrest or citation issued during any twelve (12) month period, as a result of any two (2) separate and distinct events: 1. 2012 International Fire Code Section 107.5 and Section 202, “Overcrowding,” as adopted and amended by City Code Section 4-4-1; 2. 2012 International Property Maintenance Code, as adopted and amended by City Code Section 5-1-1; 3. City Code Section 9-4-3-2, “Limitation On Number Of Dogs”; 4. City Code Section 9-4-14, “Cruelty To Animals,” including animal fighting; 5. City Code Section 6-5-7, “Prohibited Home Occupations” and/or City Code Section 6-5-4 for Home Occupations, “General Requirements and Performance Criteria”; 6. City Code Section 9-4-17, “Dangerous Dogs”; 7. City Code Section 9-5-18-4, “Resisting or Interfering With Police”; 8. Manufacture or selling controlled substances, 720 ILCS 570/401; 9. City Code Section 9-5-6, “Disturb The Peace”, of this Chapter; 10. Prostitution, 720 ILCS 5/11-14. 11. City Code Section 9-5-20, “Noises Prohibited”; 12. City Code, Chapter 6, Zoning Code violations; 13. Any other offense that constitutes a felony or Class A misdemeanor under state or federal law.

In the SUP application, Connections asserts that “fewer than ten incidents in any one year [were] identified as Class 1 crimes by the Evanston Police Department.” Under the City of Evanston’s Code of Ordinances, the type and number of crimes identified by Connections within that period are sufficient to establish the existence of a nuisance. Under Public Safety Ordinance, Section 9-5-4(F), “Any person who is an owner, property manager, occupant, or tenant has rightful possession or possessory control, individually or jointly with others, of any premises, has an affirmative duty to control and not encourage nor permit activity which constitutes a criminal aggravated offense or a non-aggravated offense of the City Code on the premises.” Many of the crimes included in the police reports constitute aggravated or non-aggravated offenses (e.g., assault, battery, criminal damaging) covered by the nuisance ordinance.

Even though Connections did not own the Margarita Inn at the time of the criminal conduct, as an occupant or tenant, it has an “affirmative duty to control and not encourage nor permit activity which constitutes a criminal aggravated offense or a non-aggravated offense. There are multiple instances, captured by police reports, that demonstrate that the Margarita Inn staff either acquiesced to criminal conduct or failed to cooperate with the police in the investigation of the criminal conduct.

Furthermore, Connections’ operation of the Margarita Inn likely constitutes a public nuisance under common law. “A public nuisance has been defined as “the doing of or the failure to do something that injuriously affects the safety, health or morals of the public, or works some substantial annoyance, inconvenience or injury to the public.” *Village of Wilsonville v. SCA Services, Inc.*, 86 Ill. 2d 1, 21-22 (1981), quoting W. Prosser, Torts § 88, at 583 n.29 (4th ed. 1971)” *City of Chicago v. Beretta USA Corp.*, 213 Ill.2d 351, 370 (2004). At the November 30, 2022 hearing on the SUP, the City Attorney dismissively stated that the City considered whether the Margarita Inn constituted a nuisance and determined that it did not. We disagree with that unfounded

determination. The City can, and should, take action under its ordinance and/or pursuant to common law.

Instead of issuing the SUP and licensing Connections' use of the Margarita Inn, the City has an obligation to its residents and its emergency responders to enforce the existing law and abate the nuisance pursuant to City Code Section 9-5-4(H). Since Connections cannot operate at the premises without a SUP, the clearest path to resolving the existing nuisance which poses a serious threat to the health, safety, and welfare of the Evanston community, is to shut down Connections' operations by not granting the SUP. If, on the other hand, the SUP is granted, the City is effectively acquiescing to Connections' maintenance of a nuisance.

Because Connections has failed to meet each of the requirements for the issuance of its requested SUP, the LUC should not recommend it for approval to the City Council, under any circumstances.

EVANSTON COMPREHENSIVE GENERAL PLAN

Adopted by the Evanston City Council May 8, 2000

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CITY OF EVANSTON STAFF

James Wolinski, Director, Community Development Department
Dennis Marino, Assistant Director, Planning
Christopher Wonders, General Planner
Jay Larson, General Planner
Al Tyler, Draftsman

EVANSTON COMPREHENSIVE GENERAL PLAN

Table of Contents

Introduction / Vision Statement	Page 1
1. Population.....	Page 11
I. General land Use	Page 15
2. Neighborhoods	Page 21
3. Housing.....,	Page 27
4. Business, Commercial & Industrial Areas.....	Page 33
5. Central Business District.....	Page 41
6. Institutions.....	Page 47
II. Public Facilities.....	Page 51
7. City Buildings.....,	Page 53
8. Parks & Recreation Areas	Page 59
9. Community Utilities.....	Page 67
III. Circulation	Page 75
10. Streets & Traffic Management.....	Page 77
11. Parking System.....	Page 85
12. Transit Systems, Bicycles & Pedestrians	Page 91
IV. Community Environment	Page 99
13. Community Design & Landscaping	Page 101
14. Historic Preservation.,	Page 105
15. The Arts.....	Page 111
16. Environment	Page 115
Appendix. Survey of Residents.....	Page 123

COMPREHENSIVE GENERAL PLAN

List of Maps and Exhibits

Maps

Comprehensive General Plan land Use Map vii

1. Existing General land Use Pattern	Page 18
2. Potential Areas for Redevelopment & land Use Modifications	Page 20
3. Primary Areas of Commercial Activity & Employment	Page 36
4. Downtown Evanston Area	Page 43
5. Major (Non-Municipal) Institutions in Evanston	Page 49
6. City-owned Buildings in Evanston	Page 55
7. Parks and Recreation Areas in Evanston	Page 61
8. Evanston Water System	Page 70
9. Evanston Sewer System	Page 71
10. Evanston Street Classification System	Page 79
11. Traffic Volumes.....	Page 82
12. Public Transit System: Train and Bus Routes	Page 94
13. Designated Bicycle Routes & Facilities	Page 97
Appendix. Survey Subareas	Page 125

Exhibits

1. Evanston Population, 1910-1990.....	Page 11
2. Population & Households, 1970-1990	Page 11
3. Racial Composition, 1980 & 1990	Page 12
4. Age Groups, 1970-1990.....	Page 12
5. Comparative Rates of Higher Education	Page 13
6. 1989 Household Income (% of Households)	Page 13
7. Evanston land Use Distribution, By Type	Page 15
8. Housing Units	Page 29
9. Housing Unit Occupancy: 1950, 1970, 1980	Page 29
10. Value of Owner-Occupied Units: Non-condominium Units, 1990	Page 30
11. Monthly Contract Rent, 1990	Page 30
12. Comparative Housing Costs, 1990	Page 30
13. Evanston CBD land Use Profile.....	Page 42
14. Public Parks and Recreation Spaces	Page 64
15. Primary locations of Recreation Facilities	Page 65-66
16. Vehicles Available.....	Page 80
17. Transportation to Work	Page 80
18. Model Design Guidelines.....	Page 103

Appendix

Table 1. Respondent Demographics	Page 127
Table 2. Why Choose Evanston	Page 128
Table 3. Shopping Destinations.....	Page 129
Table 4. Moving Plans	Page 130-131
Table 5. Satisfaction with Evanston.....	Page 132

Comprehensive General Plan land Use Map Definitions

RESIDENTIAL AREAS

SINGLE-FAMILY:

Single-family areas have a predominance of single-family homes and generally contain only a limited number of other land uses. Densities are less than 9 units per acre and average about 7 units per acre.

MIXED Low-DENSITY:

Single-family homes also make up a substantial portion of the housing stock found in mixed low-density areas. However, these areas include many duplexes, townhouses, two- and three-flats and a scattering of multifamily buildings as well. Densities average about 15 units per acre.

MEDIUM-DENSITY:

Medium-density areas are characterized by apartment buildings and a few older single-family homes. Densities average about 45 units per acre.

HIGH-DENSITY:

The highest densities found in Evanston are approximately 100 units per acre. Such densities are found in certain residential, business and university districts. Most of the high density is on the periphery of the Central Business District.

COMMERCIAL AND MIXED-USE AREAS

RETAIL & MIXED-USE:

Retail goods and services establishments. Some areas comprise mixed-uses wherein dwelling-units can be found above ground floor commercial activity. Others are single-use commercial.

CENTRAL BUSINESS DISTRICT:

A mixture of office, retail, entertainment, institutional and residential uses.

OFFICE:

Major office buildings without associated retail goods and services.

INDUSTRIAL:

Manufacturing uses, warehousing, and large areas devoted to transportation yards and other utilities.

PUBLIC AREAS

PARKS:

Parks owned or operated by the City of Evanston, Ridgeville Park District, Lighthouse Park District, Cook County Forest Preserve, and the Community Golf Course. (Some parks, due to their small size, are generalized into adjacent land uses.)

SCHOOLS:

Public Schools operated by School District 65 and District 202.

OTHER PUBLIC:

City of Evanston facilities, school district administrative headquarters, and facilities operated by other governmental agencies.

PARKING: larger municipally operated parking facilities. Smaller parking lots have been generalized in adjacent land uses.

INSTITUTIONAL USES

UNIVERSITIES & COLLEGES: Includes the campuses of Northwestern University, Kendall College, Seabury-Western Theological Seminary, Garrett-Evangelical Theological Seminary, and National College of Education.

NON-PUBLIC SCHOOLS: Includes Evanston's independent and parochial schools.

HOSPITALS: Includes the grounds of Evanston and Resurrection/St. Francis Hospitals.

RETIREMENT HOMES:

Because of their substantial grounds, Presbyterian Home and the Swedish Retirement Home have been identified on the land use map. Smaller retirement and nursing homes have been generalized into adjacent land use patterns.

OTHER INSTITUTIONAL USES:

Includes churches, non-profit headquarters, and museums.

CIRCULATION

MAJOR STREETS: Carry at least 10,000 vehicles per day and rely on traffic signals at major intersections to control traffic flow.

COLLECTOR STREETS: Bring traffic out of the neighborhood to a major street. Volumes can run from about 2,000 to about 8,000 vehicles per day.

DISTRIBUTOR STREETS: Deliver traffic to final destinations in the Central Business District.

LOCAL STREETS: Provide direct access to residential property.

CUL-DE-SAC:

A non-through street found primarily in residential areas. Designed to reduce traffic flow through neighborhoods.

SPECIAL INDUSTRIAL TRUCK ROUTE:

Provide access to industrial areas and keep industrial employee, patron, and delivery traffic out of adjacent residential areas.

COMMUTER RAIL:

Chicago Transit Authority elevated rail and Union Pacific/Chicago and Northwestern Railroad used by

Metra.

INTRODUCTION

"For a full half century Evanston has had a character. People have thought of it as a place distinct, somehow, from the other suburbs of Chicago. . . ."

-1917, *Plan of Evanston*

Evanston Plan Committee

Daniel H. Burnham, Jr., Chairman

VISION STATEMENT

The above quotation introduced the 1917 *Plan of Evanston*, a document prepared more than eighty years ago. Evanston has maintained its distinct quality over the years by preserving the past while encouraging and accepting new ideas. Adapting to change is important because Evanston is not isolated from the social and economic changes that shape the world.

✓ *The primary theme of the Comprehensive General Plan is the recognition that Evanston must allow growth to occur while enhancing the community's special character.*

For example, as has happened nationwide, transportation and land use policies within the Chicago region have led to a decentralized path of development. Over the past fifty years, competing centers of commerce have emerged outside the region's traditional core, and suburban development has sprawled over what was once outlying farmland. Another example of change is occurring globally. Presently, rapid innovation in information technology is affecting the traditional relationships among places of living, learning, and working.

Because change is constant, it is prudent for any community to consider its own future in order to remain vibrant. The purpose of the Comprehensive General Plan is to shape long-range planning for Evanston's future. Its themes relate to building on Evanston's strengths within the context of regional change. In order to proceed successfully into the twenty-first century, Evanston should recognize and capitalize on its relative assets, which include but are not limited to the presence of Northwestern University and an educated, diverse population.

Evanston's distinct character is derived from its physical, economic and cultural strengths. People are drawn to Evanston's location along Lake Michigan as well as its unique business districts, attractive homes on tree-lined streets, and pleasant public parks. The street layout and convenient mix of land uses promote walking, bicycling, and mass transit ridership. Evanston's economy includes employers from many sectors, such as education, health care, manufacturing, high-technology research and the arts. Furthermore, the strong transit linkage to Chicago makes Evanston an ideal home for workers commuting to the Loop.

In many ways, the character of Evanston mixes the charm of a suburb with the dynamics of a city. Ironically, after building homogeneous auto-oriented suburbs for many decades, some planners and developers are attempting to emulate the character that older communities like Evanston typify. *Neo-traditional* communities, as these new developments are called, recognize and recreate the benefits of such amenities as sidewalks, front porches, alleys, and neighborhoods with diverse land uses.

Evanston's Relative Strengths and Challenges

Although the community's assets are many, there are certain challenges Evanston must face. The Comprehensive General Plan identifies both strengths and challenges in considering the general context of Evanston's future.

Strengths

- ✓ The presence of outstanding higher learning institutions, including Northwestern University.
- ✓ Proximity to Chicago and the presence of excellent public transportation linking the two cities.
- ✓ Cultural amenities and unique identity of an "independent city", not an ordinary bedroom community.
- ✓ A diverse economy in which 43 percent of Evanston residents who are employed work within the community.
- ✓ Relative competitive advantage as a location for high-technology-based enterprise.
- ✓ A diversity of housing types, styles and prices that accommodates buyers and renters.
- ✓ A comparatively high rate of property value appreciation.
- ✓ A "traditional" pedestrian and transit oriented pattern of neighborhoods with tree-lined streets and convenient business districts, including a diverse Downtown area.
- ✓ Location adjacent to Lake Michigan and strong commitment to public lakefront parks. ,/ Parks and recreation programs that offer residents a wide selection of leisure activities.
- ✓ An appealing community aesthetic that includes distinctive architecture and landscaping and noteworthy historic preservation efforts.
- ✓ Public commitment to high quality services, safety protection, and facilities (including a state-of-the-art main library.)
- ✓ A system of quality public education that invests significant resources in students.

Challenges

- ✓ Fully built land area leads to high land costs and limits opportunities for expanding the supply of public facilities, such as recreation areas, open space, and off-street parking.
- ✓ High property taxes relative to other mature Chicago-area communities necessitating economic development initiatives to improve the equalized assessed valuation (EAV) of Evanston land.
- ✓ A housing market perceived as comparatively expensive necessitating efforts to promote housing affordable for low-, moderate-, and middle-income households.
- ✓ Loss of regional competitive advantage as a manufacturing and corporate office location due to the shift of commercial growth centers toward regional highway corridors.
- ✓ Proximity of Lake Michigan limits the eastern extent of the market area for the Central Business District (off-set by a higher population density than other suburbs).
- ✓ Aging infrastructure-most notably railroad overpasses--requiring both structural and cosmetic attention.

New developments should be integrated with existing neighborhoods to promote walking and the use of mass transit. Additions to the housing stock should continue to offer a broad range of styles and prices. Shopping centers and business districts—including Downtown Evanston--should be places of convenience to residents as well as destinations for shoppers from outside the community. Existing businesses should be retained and new firms established through the implementation of an effective economic development strategy. That strategy should recognize Evanston's relative desirability as a location for companies working in the fast growing high-technology sector. It should promote locally-based businesses as well as regional and national chains.

Parks and recreation areas should be of the highest quality with safe, modern equipment and environmentally sound landscaping. It is important that Evanston remain a "green" community, committed to protecting its natural environment and open spaces. A commitment to quality design should be reflected in the architecture of new buildings as well as existing ones. Historic preservation should also continue as a commitment. When economically feasible for historic buildings in jeopardy of being lost, *adaptive reuse*--creating new uses in old structures--should be encouraged

There are also certain changes that will help make Evanston an even more vibrant place. New land development can take advantage of renewed interest in pedestrian and transit orientation. For example, slightly higher density residential and residential/commercial mixed-use buildings can be desirable additions along major corridors already very accessible to mass transit. Corridors such as Chicago Avenue, Green Bay Road, Central Street and Howard Street should be vibrant and attractive gateways to Evanston. Downtown Evanston can become an even more desirable mix-part residential neighborhood, part Central Business District, and part regional shopping/entertainment destination.

Development within low- and moderate-income neighborhoods, especially Evanston's west side, should be a priority for private and public investment to enhance the investments of current residents. Commercial districts in these areas tap the purchasing power of both the immediate neighborhoods as well as that of those passing-through. Retail goods and services targeting broad-market consumption should be attracted/retained as anchors to create and sustain demand for small businesses owned and operated by Evanston residents.

Priorities for new housing and commercial development should include increased job training and employment opportunities for residents. This is a matter further addressed in Chapter 2: Neighborhoods and also in another official City document, the HOD Consolidated Plan.

The Comprehensive General Plan's vision also includes important public capital improvements that will make Evanston a more efficient and attractive place. Railroad overpasses that are presently worn should be structurally and aesthetically improved. Whenever the opportunity arises and is deemed feasible, overhead utility lines, both unattractive and susceptible to bad weather, should be buried underground. Evanston's public buildings should be modernized, cost efficient, and easily accessible places. Access to information will also be improved through a collaboration of local businesses, government and Northwestern University now underway. This collaboration will help to build an Evanston "Technopolis"--a broadband computer communications network that will make high-speed Internet connection available to every home and business in the community.

Improved regional mass transit investments can help increase the efficiency and the geographic area of transit service so that residents are better linked to employment centers throughout the region. Where possible, bicycle circulation, already prevalent in Evanston, should be improved through designated bike-lanes placed on certain streets. Bicycle parking facilities should be placed for maximum convenience and safety. At the same time, the needs of drivers should be supported through both effective traffic management and creative neighborhood-based strategies to ease parking difficulties.

The Plan Commission believes the individual aspects of this vision build upon Evanston's current strengths. The changes this vision encourages are seen as ways of strengthening the community and the value of property, thereby helping to maintain the high quality of life that is already enjoyed.

ABOUT THE COMPREHENSIVE GENERAL PLAN

The Comprehensive General Plan is both a statement of community values and a list of recommendations for interpreting those values into future land use and capital improvement decisions. While the document is not intended to be all-inclusive in its consideration of local public policy, it aims to be comprehensive in addressing how physical aspects of the community affect social, economic, and environmental issues.

This document is to be a statement of municipal government policy and should act as a guide for administering other local policies including the Zoning Ordinance and the Capital Improvement Program. It should also help shape future neighborhood plans, corridor plans, and park improvements. The Comprehensive General Plan does not specifically address social services, but it makes references in several instances to City programs that do, including the *HUD Consolidated Plan* for funding social service programs through federal *Community Development Block Grants*.

This Plan is a revision of Evanston's earlier Comprehensive General Plans, primarily the one adopted in August 1986. In 1995, the Plan Commission decided that the 1986 Plan should be updated in order to reflect changes and accomplishments of the past decade. One important change was clear when data from the 1990 Census became available: the population decline experienced in Evanston between 1970 and 1980 slowed significantly.

Highlights from the list of major accomplishments related to the 1986 Comprehensive General Plan include the following: the implementation of significant infrastructure investments such as the completion of the new street lighting system (1986) and the initiation of the substantial sewer system improvement project; the successful redevelopment of several former manufacturing sites as commercial shopping centers (1993-1995); the completion of the *Plan for Downtown Evanston* (1989), increased residential construction in the downtown area, completion of the new main public library (1994) and implementation of streetscape improvements (1997) in the area; and the landscaping enhancement of Union Pacific railroad embankments along Green Bay Road (1996).

As was the case with the 1986 Plan, this document is the product of several years of work on behalf of the Plan Commission. In the spring and summer of 1996, the Commission hosted three public meetings and two roundtable discussions regarding thoughts about the future of Evanston. The Commission also conducted a telephone survey of residents (the results of which are presented in the appendix of this document). Following completion of the preliminary public participation phase, a committee of the Plan Commission spent many months meeting with other boards, commissions, and groups as it undertook a careful, chapter-by-chapter review and revision of the policies presented in the 1986 Comprehensive General Plan. Much of that previous Plan is relevant today, and this plan therefore incorporates its general spirit.

- ✓ *The guiding Principle was then, and continues to be, encouraging new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community*

DEVELOPMENT IN EVANSTON: PAST, PRESENT, & FUTURE

Evanston, like any community, has changed over time. During the 1850's and 1860's, with the lakefront being a major geographic asset, Evanston's settlers came here for clean air and open space not found in rapidly growing Chicago twelve miles south. The establishment of Northwestern University in 1851 helped attract many to Evanston and gave the community its unique identity. But over time, other factors have greatly contributed to that identity--first and foremost being its people. For many generations, Evanston's population has been ethnically, culturally, and economically diverse.

Along with social character, Evanston's unique identity is represented by tree-lined streets and fine architecture. Evanston has maintained an ongoing commitment to quality architecture made real through the work of master designers like Daniel H. Burnham, Frank Lloyd Wright, Walter Burley Griffm, Earnest Mayo, Thomas Tallmadge, George W. Maher, William Holabird, and Dwight H. Perkins. The cumulative achievement of these and other architects give Evanston a physical character found in few other communities and one that is worthy of being preserved and promoted.

Evanston has experienced waves of physical and economic change that have greatly shaped its land use pattern. Much of the growth of the community can be attributed to its important economic and cultural links to Chicago, strengthened by convenient rail access. As it grew, Evanston established a vibrant Downtown area and, starting in the 1920's, became a regional shopping center in its own right. In the same period, a boom in apartment construction brought increased residential density to certain parts of the community. Evanston's development also included the growth of manufacturing businesses, located primarily on the west side along the length of the Mayfair Railroad spur. Smaller pockets of manufacturing activity grew along the Chicago and North Western Railroad farther east.

Following the Depression and the Second World War, the building boom of the 1950's and 1960's brought about the development of most of Evanston's remaining vacant land. This period also saw, however, the rise of suburban shopping malls which precipitated a decline in traditional Downtown shopping areas. Evanston's Central Business District shifted its focus to include more office uses, including numerous corporate headquarters, reflecting a national growth in the economy's service sector. Through the 1980's, multiple sites of retail activity were redeveloped as modern office buildings. During that decade, in light of rapid growth in the information technology sector, 24 acres of the Downtown area were designated for redevelopment as *the Northwestern University/Evanston Research Park*. This area was the focus of a master plan which called for the development of a high-technology research and development office park.

Suburbanization-facilitated by improved highway access to the west and northwestern portions of the Chicago region--has continued to affect Evanston's land use planning. While the land use pattern of Evanston's residential neighborhoods has remained generally stable, several corporate and manufacturing entities have left the community. Subsequently vacant sites on Evanston's southwest side have been redeveloped as new shopping centers. While public sector financial incentives have played a role in accomplishing these redevelopments, public support for redevelopment has also aided the expansion of one manufacturer, c.£. Niehof Incorporated, and the relocation within Evanston of another, Ward Manufacturing.

In Downtown Evanston, redevelopment emphasis has focused on creating a more diverse center of activity that will support the area's commercial base. This emphasis has brought about increased residential uses--both through new construction and the adaptive reuse of one-time retail and office buildings--as well as increased entertainment destinations. This latter focus is reflected in a growing number of dining establishments and, most recently, an attempt to diversify a portion of the Research Park by developing it as a mixture of retail space, housing, a new hotel, multi-screen cinemas, and the construction of new senior and performing arts centers.

VALUES AND GOALS OF THE COMPREHENSIVE GENERAL PLAN

The chapters that appear in the four main sections of this document begin with a table stating a broad *goal*, recommended *objectives* that target the goal, and a list of guiding *policies* and specific *actions* for implementation. The resulting vision is reflected in the Plan's goal statements. These goals are summarized below as values the Plan Commission recommends as a foundation for thinking about Evanston's future. Following each statement, the corresponding chapter number is listed.

I. LAND USE

- ✓ Neighborhood assets should be enhanced while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston (CH.2).
- ✓ Evanston's housing stock should continue to offer buyers and renters a desirable range of choice in terms of style and price (Ch.3).
- ✓ Evanston should maintain a diverse range of business and commercial areas, all of which will be viable locations for business activity (Ch.4).
- ✓ Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity (Ch. 5).
- ✓ The growth and evolution of Evanston's institutions should be supported so long as the growth does not have an adverse impact upon the residentially zoned adjacent neighborhoods.

II. PUBLIC FACILITIES

- ✓ The City of Evanston's public buildings should be fully accessible, modernized buildings that serve civic needs and interests of residents. (Ch. 7)
- ✓ City Parks and recreation areas should be of the highest quality in order to meet residents' various recreation and leisure interests (Ch. 8)
- ✓ Utility systems in Evanston should provide reliable, quality service and support future development throughout Evanston (Ch. 9).

III. CIRCULATION

- ✓ Evanston's streets should safely, conveniently, and efficiently link neighborhoods to the rest of the community and to the metropolitan area (Ch. 10).
- ✓ Evanston's Parking system should serve the needs of residents, commuters, employees, shoppers, and visitors to Evanston's neighborhoods and business districts (Ch. 11).
- ✓ Transportation providers should offer safe, convenient, affordable, and easily accessible transit alternatives to the automobile (Ch. 12).
- ✓ The safety and convenience of pedestrians and bicyclists should be a priority (Ch. 12).

IV. COMMUNITY ENVIRONMENT

- ✓ Buildings and landscaping should be of attractive, interesting and compatible design (Ch.13).
- ✓ The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents (Ch. 14).
- ✓ The creation of art and arts activities should be recognized and promoted as a vital component of the local economy (Ch. 15).
- ✓ Locally and regionally, natural resources should be preserved and public health should be promoted through a clean environment (Ch.16).

Looking ahead, the market for "urban housing" --townhouses, condominiums, and commercial/residential mixed-use buildings--has become strong in recent years. As discussed in the Land Use section of the Comprehensive General Plan, such development could be desirable in various parts of Evanston and should be encouraged as a viable improvement to the community and its real property tax base. This Plan's recommendation is that such development should be oriented toward Evanston's strong mass transit links and sensitively incorporated into existing neighborhoods. Other future developments are presented below and in *Part 1: Land Use*.

IMPLEMENTING THE COMPREHENSIVE GENERAL PLAN

Implementing the Comprehensive General Plan will occur in various ways. First, the Plan recommends undertaking specific actions in terms of capital improvements or further land use/capital improvement studies. Included under this heading are projects already underway that relate to the overall context of the Plan but which were not conceived as part of the Plan's preparation.

A major project that fits this description is "Technopolis Evanston," an initiative that seeks to make high-speed Internet access available to every home and business in the community. The broad-based group planning this endeavor is comprised of representatives from local businesses, institutions and government agencies, all of whom have recognized the benefits of having high-tech research and development activities occurring at the University and in the Research Park. Evanston has a relative advantage over other nearby communities in terms of attracting new high technology firms as a way in which to add value to its existing tax base.

Palo Alto, California, and Blacksburg, Virginia, are models of university and community partnerships that have brought about similar technological investments. Like Stanford University and Virginia Tech, located respectively in those two communities, Northwestern University, the "second most wired" university in the nation, provides an asset for Evanston in terms of making it an ideal place in which to create a thriving "*technopole*." By providing high-speed Internet access citywide, Evanston will build on its comparative advantage to become even more attractive to new firms emerging within the fast growing high-technology sector. But this endeavor is not strictly an economic development tool. The Technopolis project will serve as a resource for all citizens through greatly enhanced access to a world of information made available via computers.

A second important activity already underway is the preparation of a broader economic development strategy for Evanston. This task has been undertaken by the City's Economic Development Committee to help target critical steps for maintaining and enhancing the local economy.

At the neighborhood level, numerous planning activities that relate to the themes of the Comprehensive General Plan are already in motion. In South Evanston, an extensive collaboration between residents and the City has developed a comprehensive neighborhood plan for the neighborhood north of Howard Street, bounded by Oakton Street to the north, Ridge Avenue to the west, and the CT A El tracks to the east. Simultaneously, a collaboration of business owners and stakeholders on both the Evanston and Chicago sides of Howard Street is implementing a redevelopment plan for that corridor east of Ridge Avenue. Efforts have also been made to bring a new community resource center to the neighborhood south of Oakton Street and east of Ridge Avenue.

On Evanston's east side, an extensive corridor planning project has brought together residents, businesses, City officials and members of the Plan Commission to identify redevelopment goals for the future of Chicago Avenue between Lake Street and South Boulevard. Likewise, a task force of residents, business owners, institutional leaders and City officials is addressing concerns about the business district at Church Street and

Dodge A venue. Also on the west side, historic preservation interests are being addressed through research and planning for a *conservation district* that will identify and promote the area's historic assets. Meanwhile, new historic districts have been proposed for two locations. The first district would recognize the architectural history of northeast Evanston. The other, a proposed *Women's Historic District*, will honor the numerous women in Evanston's history who were important local and national figures.

Along with the high-speed Internet access mentioned earlier, other significant capital improvements are either in the planning stages or already underway. The City continues the extensive improvements to Evanston's sewer system, a project discussed in the 1986 Comprehensive General Plan. City parks will be the subject of master-planned improvements in coming years to modernize equipment and enhance landscaping. In some neighborhoods, traffic calming devices are being installed to help slow traffic passing through residential areas.

As for public buildings, the City is evaluating the renovation needs of the Civic Center (2100 Ridge Avenue). The goal of this project is twofold. First, the City must determine the overall cost of making this building a viable facility for long-term public use. Second, options need to be assessed for possible relocation, if maintaining the present Civic Center proves less than cost effective.

Each of these ongoing projects has been summarized above to reflect the current climate of public/private partnerships in which the Comprehensive General Plan has been prepared. Other subjects discussed in this document require more detailed analysis. For the future, the Plan proposes several specific follow-up studies and strategic planning measures.

It is recommended that future corridor plans be undertaken to evaluate growth patterns and land use changes that may occur along Evanston's major streets. ("Major streets" are defined in *Chapter 10: Streets and Traffic Management*). Corridors worthy of future analysis include Green Bay Road and portions of Dodge A venue and Central Street. This matter is discussed more fully in the introduction to *Part 1: Land Use*.

While the Plan encourages the development of new multi-family residential developments along corridors where access to mass transit can be maximized, it also acknowledges the need for parking. An analysis of required parking ratios established by the Zoning Ordinance should be specifically undertaken to determine if current parking requirements for multi-family housing meet actual needs.

New development may provide an opportunity to enhance the appearance of certain parts of Evanston. Some changes will be minor, other changes may be significant. The concern for quality design in new developments should be recognized by an assessment of the benefits and costs of a binding appearance review process. The formal investigation will be undertaken by the Plan Commission which will gather the input of City staff and various design and development interests in the community.

In 1989, the Plan Commission presented the *Plan for Downtown Evanston*. In light of changes occurring in that area, it is recommended that a revised plan carefully examine the future development priorities of Evanston's Central Business District. *Chapter 5: Central Business District* gives a brief overview of the Downtown area, but a more thorough analysis is desirable.

Evanston is known as a place where bicycles are a major form of transportation. The high rate of bicycle ridership in Evanston indicates the possible benefit of enhanced facilities for riders. The Plan recommends that the City investigate the feasibility of designating bicycle lanes on certain streets and improving access to bike-racks and locking facilities in different parts of Evanston.

The Comprehensive General Plan recommends that a gateway enhancement study be undertaken. Landscaping improvements along Green Bay Road have added to the sense of arrival when entering Evanston from the north. Similar "gateway" landscaping strategies would be beneficial at major points of entry on Evanston's west and south sides.

The above recommendations are specific. In a more general sense, the Comprehensive General Plan should be used to guide private development in Evanston. In the first pages of *Part 1: Land Use* (starting on page I-I), there is a discussion of several areas in Evanston where opportunities for redevelopment might emerge in coming years. The nature of development and types of new uses that may arise will ultimately be the subject of private market forces, some of which can be presently assumed and many others that will emerge over time.

In this sense, implementing the Comprehensive General Plan has much to do with helping find a balance between potentially conflicting ideas for how best to enhance the community.

Although it cannot provide specific answers for every zoning conflict that may arise, the Comprehensive General Plan lists and explains goals that should help guide future land use decisions. Upon its adoption, statements found throughout the Plan will become general planning principles of the City. Ideas such as promoting economic development, protecting open space, and preserving neighborhood character while encouraging new development form the basis of the Plan.

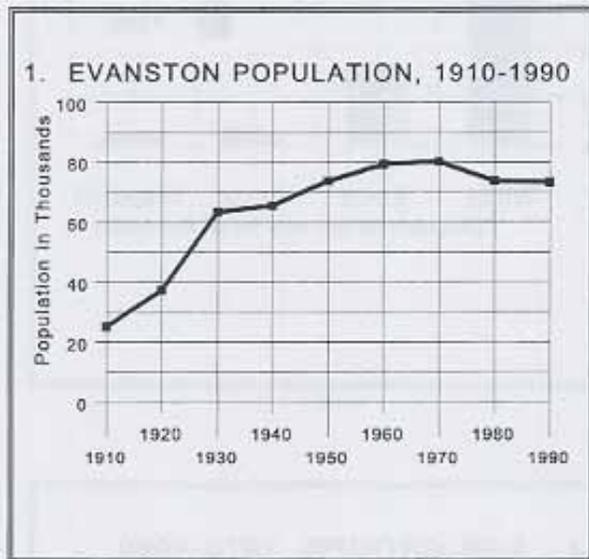
To be sure, carrying out the Comprehensive General Plan's recommendations involves more than controlling and guiding private development in the community. Putting plans into action often means spending public dollars. One should not be surprised to find that the need for physical improvements frequently exceeds resources. Therefore, a careful evaluation of needs and available funds is required. This is usually accomplished through the Capital Improvement Program (CIP). Such a program attempts to set investment priorities by taking a complete overview of all needs, comparing those needs with existing resources, and then scheduling improvements over a brief period of time, usually five years. The CIP is one of the principal tools through which recommendations from *Parts II* and *III* of the Comprehensive General Plan are implemented.

Policies and actions recommended in *Chapters 2* through *16* provide choices to consider in an effort to maintain Evanston's livability. Collaboration is a path often recommended. The City's numerous boards, commissions, and committees play significant roles in improving the quality of life in the community. It is also imperative that stakeholders outside of the City's official organizations be willing to take part in working toward future goals. Institutions, businesses, neighborhood groups and other interest groups must all be involved in keeping Evanston the outstanding community it is today.

CHAPTER 1

POPULATION

Changes in a population over time-- in its size, composition, and patterns of work and play--influence how a community is developed and redeveloped. What follows is a basic overview of population statistics, mostly taken from the U. S. Census, that will be the starting point for policy discussions in this document.



POPULATION CHANGES

Exhibit 1 traces Evanston's total population as it has changed in size through the twentieth century. In 1990, the U.S. Census counted 73,233 people living in Evanston. Although Evanston's population has decreased from a peak of 80,113 in 1970, its rate of decline slowed during the 1980's (-0.6 percent) as compared to that of 1970's (-8.0 percent). Evanston's population change during this period can be attributed in part to a decrease in household size at the same time that the number of households was increasing (see *Exhibit 2*).

Declining household size has been a national trend. The 1990 Census reported that the average American household size stood at 2.6 people at the start of the decade. This figure was down from a national average of 3.01 people 20 years earlier. In Evanston's case, the 1990 average household size of 2.31 people, falls below the national average.

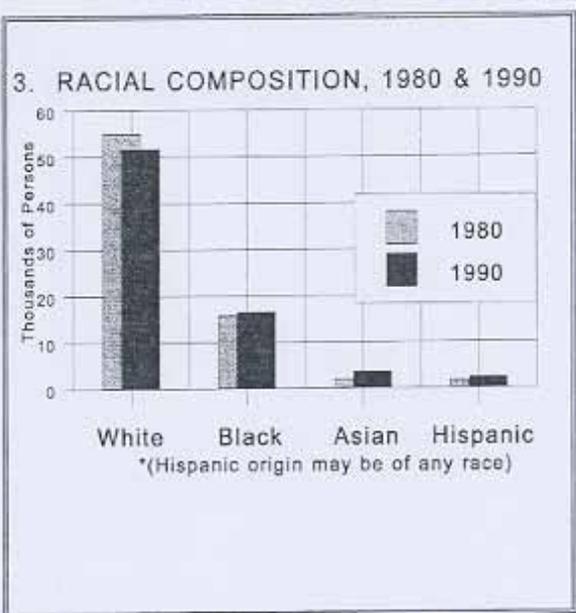
In 1990, 56 percent (15,628) of Evanston households were family-households, meaning that individuals in the household were related by birth, marriage or adoption. As also happened nationwide, the number of households that fit the family definition was smaller than in previous decades. (In 1970, nearly 20,000 Evanston households were families.) Of those Evanston families with children

under the age of 18, nearly 20 percent were headed by a single-parent in 1990. Also in 1990, nearly 6,500 residents lived in college dormitories and 1,500 in nursing homes.

2. POPULATION & HOUSEHOLDS, 1970-1990

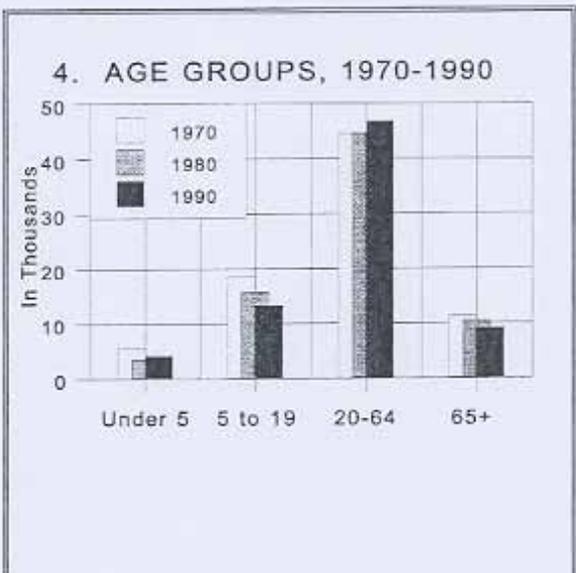
	TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE
1970	80,113	27,173	2.71 persons
1980	73,706 (-8.0%)	27,907 (+3.0%)	2.35 persons
1990	73,233 (-0.6%)	27,954 (+0.2%)	2.31 persons

In a survey of residents conducted by the Evanston Plan Commission in the summer of 1996, residents rated racial and ethnic diversity high among Evanston's many attractive characteristics. The 1990 Census reported Evanston's racial composition as follows: 70.7 percent white, 22.7 percent African-American, 4.8 percent Asian and Pacific Islander, and 3.3 percent Hispanic. Changes in Evanston's racial composition that occurred during the 1980's are shown in *Exhibit 3*.



According to the Census, Evanston's minority racial groups grew in number and percentage of the total population between 1980 and 1990. Fastest growing among them were Asians (+76 percent) and Hispanics (+57 percent). In 1990, almost 13 percent of Evanstonians over the age of five spoke a language other than English at home. Nearly one-quarter of those households spoke Spanish and one-fifth an Asian or Pacific Island language.

The median age of Evanston residents rose slightly from 30.6 years of age in 1980 to 31.9 years of age in 1990. Changes in populations under five years of age, between 5 and 19 years, between 20 and 64 years, and over 65 years are traced in *Exhibit 4*. As the baby-boom generation (the large population group born between 1945 and 1965) grows older, its size is reflected in an older average age. Furthermore, as it enters retirement age, the size of this generation can be expected to increase the demand related to retirement lifestyles. An example of this may occur in housing markets as retirees increase the demand for smaller living arrangements such as townhouses and condominiums, which require less maintenance.



5. Comparative Rates of Higher Education

Community	Persons 25 Years and Older	Percent with Bachelors Degree	Percent with Graduate Degree
EVANSTON	46,901	30%	28%
Skokie	43,268	22%	15%
Wilmette	18,395	32%	32%
Glenview	25,109	29%	18%
Highland Park	20,867	31%	25%
Chicago	1,746,997	12%	7%
National Average	158,868,436	13%	7%

6. 1989 Household Income (% of Households)

	EVANSTON	Metropolitan Area
Less than \$5,000	5%	6%
\$5,000 to \$9,000	6%	7%
\$10,000 to \$24,999	18%	21%
\$25,000 to \$49,000	31%	34%
\$50,000 to \$99,999	28%	25%
\$100,000 to \$149,000	7%	4%
\$150,000 or more	5%	2%

EDUCATION, INCOME, OCCUPATION

Evanston has a highly educated population due largely to the presence of Northwestern and other universities within the community. The percentage of people over the age of 25 who live in Evanston and who possess a Bachelor's degree or higher is compared to the same percentage in surrounding communities in *Exhibit 5*.

The per capita income for Evanston's total population based on 1989 income figures was \$22,346. In *Exhibit 6*, household income is grouped into seven income categories (ranging from under \$5,000 to \$150,000 and

above). Evanston's percentages are compared to percentages of households in the metropolitan area. The Census reported that, in 1989, the median household income in Evanston was \$41,115. The median income for families was higher (\$53,625). On average, married couple families with children made \$85,483, while single, female-headed families with children made significantly less (\$26,149).

Of 61,411 Evanstonians over the age of sixteen, 42,222 (69 percent) were in the civilian labor force in 1990. Over 20 percent of employed persons 16 years of age and older worked in *educational services*, again not a surprising statistic considering the large employment base resulting from Northwestern University and other schools in Evanston.

Journey to work patterns are of particular interest because of their impact on residential location and shopping tendencies. According to the 1990 Census count, 43 percent of Evanston workers worked within Evanston. This number is high compared to many other suburban communities, such as Skokie (24 percent), Glenview (20 percent) Highland Park (26 percent), Oak Park (21 percent), or Naperville (33 percent). While over 59 percent of workers drove to work, nearly 21 percent took public transit. Nearly 14 walked to work and four percent worked at home. These percentages again are high in comparison to other suburbs.

POPULATION FORECASTS

Averaging nearly 9,400 persons per square mile. Evanston is less densely populated than Chicago (12,400 persons per square mile) but more densely populated than many other suburbs in the region. Among other North Shore communities, Skokie and Wilmette average 5,000 to 6,000 persons per square mile respectively; Glenview under 3,000. Highland Park and Northbrook are populated between 2,000 and 3,000 per square mile. Planners in the past have estimated 90,000 people to be the maximum population possible in Evanston before overcrowding would become a problem. Today, however, number below 75,000, Evanston residents are concerned about the need for protecting open space and maintaining a population density that will not negatively impact the high quality of life.

While it is not likely for the near future that Evanston's population will rise to its 1970 level of 80,000, some population increase is likely. Population forecasts adopted by the Northeastern Illinois Planning Commission (NIPC) in November 1997 indicate that Evanston will experience modest growth during the next twenty years as a function of overall growth in the Chicago region.

Regional population growth is anticipated by NIPC as a product of employment growth comparable to that experienced between 1970 and 1990. In those decades, however, a changing age distribution and an expanding number of women and minorities in the work force filled labor demand. Therefore, in those decades, regional population growth was low--approximately 4 percent. In the future, increased labor demand will have to be met by an overall increase in the size of the population. According to the forecast, Evanston's population could increase to roughly 77,000 by the year 2020 with the number of households increasing to approximately 29,000 and the number of jobs to nearly 50,000.

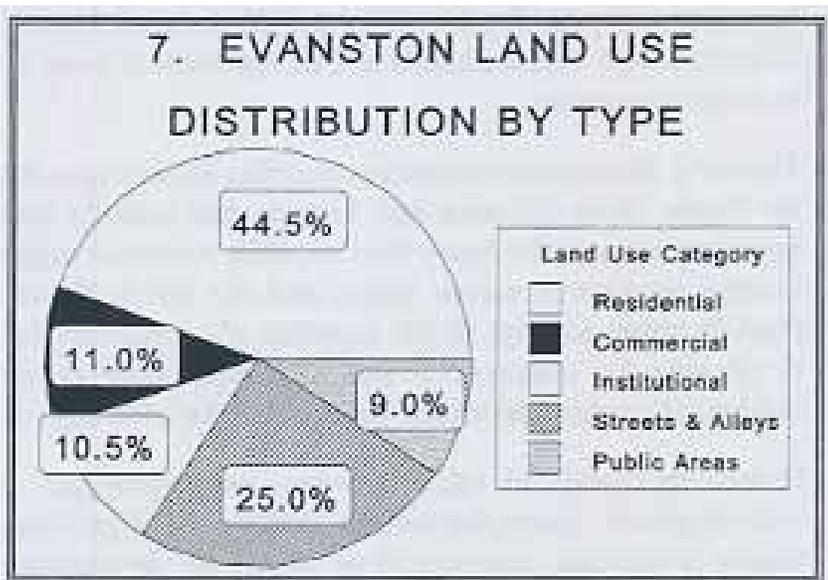
NIPC's forecasting models relate to a broad range of local and regional land use decisions that could affect job growth in existing employment areas and in the number of households. These variables could be realized in any number of ways over the next twenty years. As has happened historically, Evanston's population growth most likely will relate to (1) growth in its own employment sectors, and (2) job growth in places for which Evanston is a bedroom community. The forecasted population and employment growth should have minimal impact on land use. However, there are areas where housing and employment growth will be most feasible and encouraged. An overview of opportunities for new development is given in the introduction to *Part I: General Land Use*. Chapters 2 through 6 address development patterns for neighborhoods, housing, business/commercial areas, Downtown Evanston, and institutions.

GENERAL LAND USE

NEIGHBORHOODS
HOUSING
BUSINESS, COMMERCIAL, & INDUSTRIAL AREAS
CENTRAL BUSINESS DISTRICT
INSTITUTIONS

The following chapters address planning topics related to Evanston's general land use pattern. Included under this heading are goals, objectives, and policies for the long-range preservation, maintenance, and redevelopment of *neighborhoods, housing, business, commercial, industrial areas, the Central Business District, and institutions*. Land dedicated for public purposes such as parks, City buildings, or streets and alleys are treated separately in *Parts II and III* of the Comprehensive General Plan.

The land area within Evanston's corporate limits equals nearly 5,450 acres, the last large vacant tracts of which were developed in the 1950's. This Plan anticipates that the physical layout of the community will be subject to moderate change concentrated in specific areas where redevelopment opportunities may become available.



Evanston's land use pattern was established nearly a century ago. Housing takes up nearly 45 percent of the land area, making it the largest component of the overall land area. The 1,200 acres of land that comprise the transportation system (roads, alleys, and railroads) make rights-of-way the second largest category of land use—approximately 25 percent of Evanston's total acreage. The 11 percent of land designated for commercial use is dispersed throughout Evanston in the form of neighborhood business districts, commercial corridors, industrial areas, and the Central Business District.

Institutional and public land uses combined equal just under 20 percent of the total acreage. (The category of institutional land includes universities and colleges, hospitals, homes for the elderly, places of worship, and cemeteries. Meanwhile, public land includes such uses as parks, schools, City buildings, and public parking facilities.) *Exhibit 7* shows the distribution of land uses by general categories. *Map 1* on the following page shows Evanston's existing land use pattern.

Although Evanston has little vacant land, the land use pattern is continually adjusting through redevelopment. This includes sites that may be the focus of future redevelopment or *adaptive reuse*, whereby the use of an existing structure is changed to meet contemporary needs in a way that retains the structure's character and architectural integrity.

Redevelopment of certain sites could occur in the future in a number of different ways—depending upon the economic climate and market forces at that time. Generally speaking, few significant changes are recommended for Evanston's land use pattern. However the text below and the corresponding locations depicted on *Map 2* identify a number of potential redevelopment opportunities for the future.

✓ *Several of Evanston's major corridors have potential for increased housing and residential/commercial mixed-use development.*

Along Chicago Avenue, parcels of land are presently available for redevelopment and others may become so in the future. The strong mass transit service along the corridor makes multifamily housing a strong possibility for redevelopment. Such housing will be desirable to both young professional households as well as retirees. Careful design considerations will be important in order to respect the current pedestrian scale of the area and to avoid congestion.

Similarly, future redevelopment occurring along Green Bay Road (in segments between Emerson Street and the North Shore Channel and Lincoln and Isabella Streets) should include commercial uses which are appropriate due to the heavy flow of traffic along this major corridor. West of the segment of Green Bay Road located between Emerson Street and the North Shore Channel, is an area of warehousing and light manufacturing activity. While retention of businesses should be a general economic priority of the City, there is capacity for commercial and residential infill development in the area. Closer to Central Street, residential/commercial mixed-uses could take advantage of close proximity to bus service and a Metra station.

Follow-up studies of other corridors are encouraged to identify more specific priorities for potential redevelopment. Examples include portions of Dodge Avenue and Central Street. The potential for new multifamily residential, commercial or mixed-use development along these corridors should be given careful consideration. Scale and design should be compatible with surrounding neighborhoods, particularly low-density, single-family areas.

Neighborhood enhancement could also result from bringing new business and residential activity to the Church Street/Dodge Avenue business district. A planning task force is in place to bring together residents, businesses, and officials from Evanston Township High School and the City of Evanston to prioritize redevelopment strategies for the area.

The residential areas surrounding the Church and Dodge business district will benefit from careful attention to property standards and new housing development. The relatively high presence of moderate-income households, combined with a relatively high rate of rental housing plus the cost of owning and maintaining property in Evanston, indicates special attention be given to this area. New development and renovation should be supported as should maintaining the supply of affordable housing and the strong character of the community. Although there is a limited supply of vacant land in the area, there are opportunities for growth.

Further south on Dodge Avenue, commercial redevelopment of the Evanston Plaza (at Dodge and Dempster) should be encouraged. The development of a large grocery store at this site has been a welcome addition for the surrounding community and Evanston overall. Likewise, the commercial center known as the Main Street Commons (located at Main Street and McDaniel Avenue) will become a site for commercial redevelopment with the departure of *Builders Square*.

There is potential for redevelopment along Howard Street. In light of improvements being made on the Chicago side of Howard Street, namely the Gateway Shopping Center at Clark and Howard Streets, commercial activity could be enhanced. Likewise, current efforts target beautification and business enhancement to revitalize the Howard Street business district east of Ridge Avenue. Residential/commercial mixed-uses along this portion of the street could lead to a desirable increase in pedestrian activity and “eyes on the street,” which would in turn benefit the surrounding neighborhood.

☐ *Downtown Evanston is an area undergoing frequent change.*

There is potential for increased residential activity within the area. New housing development will bring residents close to both the Downtown’s variety of businesses and strong mass transit connections to the city of Chicago. In keeping with the pedestrian character of the Central Business District, new developments and adaptive reuses should include ground floor retail spaces when located on primary retail blocks. Growth and change in the Downtown and the adjacent Research Park area is discussed in *Chapter 5: Central Business District*.

- ❑ *A strong priority should be placed on retaining Evanston businesses, particularly its remaining manufacturers.*

This is especially true in the West Evanston Industrial District where manufacturers may seek to expand in the future. Their expansion should be encouraged to take place in a way that will strengthen the quality of surrounding neighborhoods.

Trucking and delivery routes should continue to use non-residential streets to the extent possible. Landscaping and cul-de-sacs should be used strategically to separate manufacturing activities from residential neighborhoods. Finally, as part of a larger Economic Development Strategy, discussed in *Chapter 4: Business/Commercial/Industrial Areas*, local manufacturers should be strongly encouraged to provide job training and employment opportunities for Evanston residents.

As part of its economic development strategy, the City should make a point of retaining existing employers and attracting new ones. If reuse of existing manufacturing land for manufacturing purposes is not feasible, current sites should be replaced by uses that will be consistent with the surrounding land use pattern. For this reason, commercial or residential redevelopments are probable for sites located on major streets. On local or collector streets, residential redevelopment is appropriate. (Street classifications are defined in *Chapter 10: Streets and Traffic Management*).

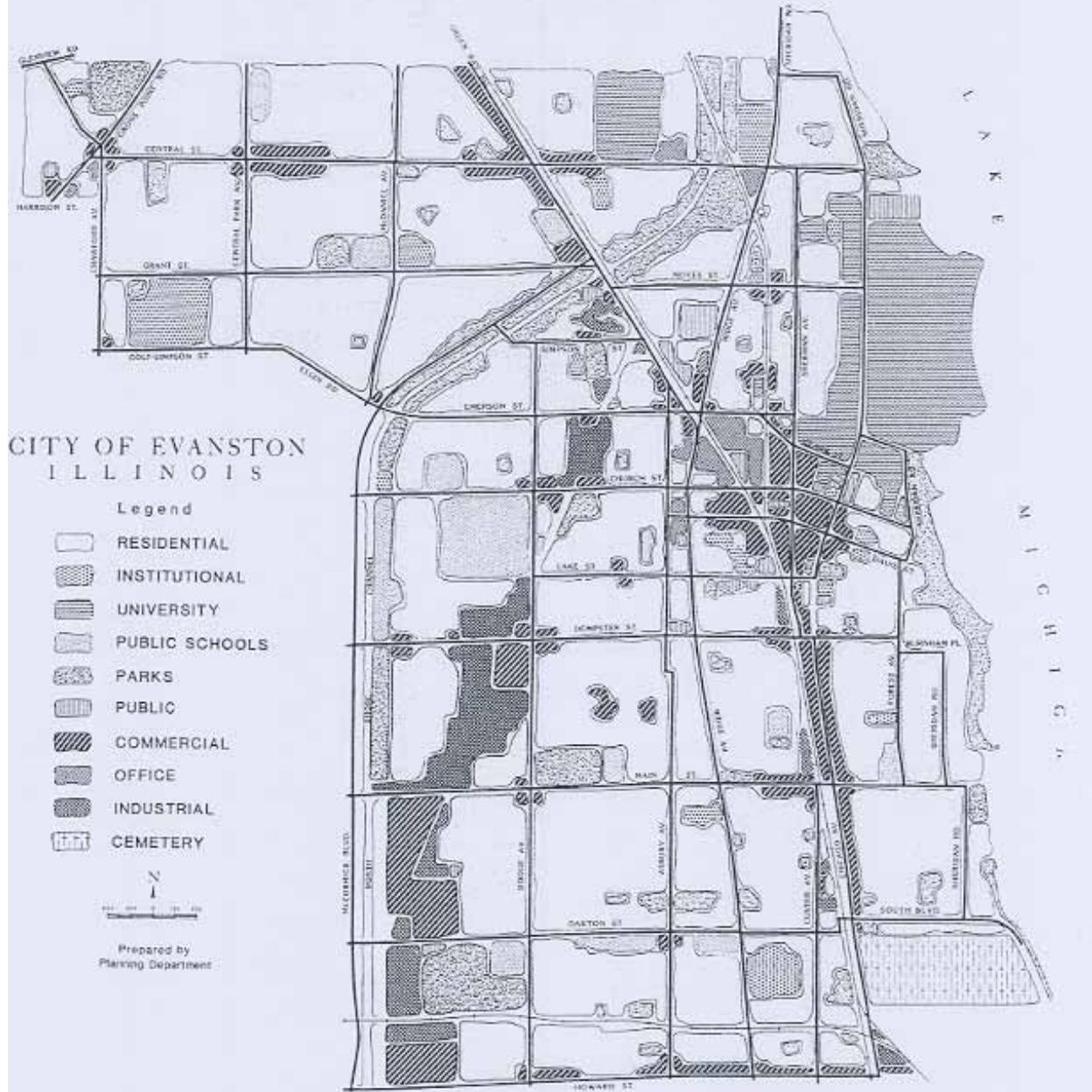
In conclusion, as is emphasized in the Comprehensive General Plan's *Vision Statement*, Evanston must support and promote growth while maintaining its special character. Financing essential public services is directly connected to continually increasing the value of Evanston property. The value of Evanston property in turn is enhanced both by new development and by the preservation of the community's desirability. In recognition of the combined benefit of growth and preservation, many of the policies found throughout the Comprehensive General Plan emphasize redevelopment (such as that considered above) within the context of the physical character of surrounding neighborhoods.

Increased density of development is likely in many locations as a function of relatively high land values and high property taxes. Throughout the Plan, multi-family, residential/commercial mixed-use developments are discussed as beneficial to the property tax base and also to the community overall by bringing more business to local merchants. The Plan Commission believes that much of Evanston's strength of character lies in its historic diversity of both land uses and neighborhood densities. This urban/suburban mix, which makes Evanston distinct from other suburbs, will also benefit from new developments as recommended in the Comprehensive General Plan.

To be sure, whenever changes in the type or scale of land use are proposed, concerns can arise over compatibility with surrounding uses. Potential adverse "spillover effects," such as parking and traffic congestion or aesthetic conflicts, can detract from the quality of any neighborhood. On the other hand, well-planned redevelopments in any neighborhood can benefit that area and Evanston overall. To evaluate and improve compatibility in the redevelopment planning process, the City's Zoning Ordinance--which regulates land use, building height and bulk--and the *Site*

Plan and Appearance Review Process (discussed in *Chapter 13: Community Design & Landscaping*) must be combined with the general vision of this document to stimulate growth and preserve the quality ambience for which Evanston is known.

Map 1: Existing General Land Use Pattern



NEIGHBORHOODS
Chapter 2

GOAL: HELP TO ENHANCE THE EXISTING ASSETS OF NEIGHBORHOODS WHILE RECOGNIZING THAT EACH NEIGHBORHOOD CONTRIBUTES TO THE OVERALL SOCIAL AND ECONOMIC QUALITY OF EVANSTON.

OBJECTIVES:

POLICIES/ACTIONS:

Maintain the appealing character of Evanston's neighborhoods while guiding their change.

- Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability.
- Encourage creative adaptive reuse of properties available for redevelopment using zoning standards and the Site Plan and Appearance Review process to protect historic character.
- Encourage new developments to complement existing street and sidewalk patterns.
- Encourage the preservation and creation of neighborhood open and green space.
- Maintain and improve neighborhood infrastructure and public amenities through capital improvement budgeting.

Recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.

- Work with community stakeholders in attracting and supporting businesses located in neighborhood business districts.
- Minimize the adverse effects of such circumstances as traffic and parking congestion or incompatible hours of

operation as part of City technical assistance or zoning/site plan review of businesses and institutions proposing expansion or relocation to sites adjacent to residential areas.

- Promote employment linkages and open communication between neighborhood residents and local employers.

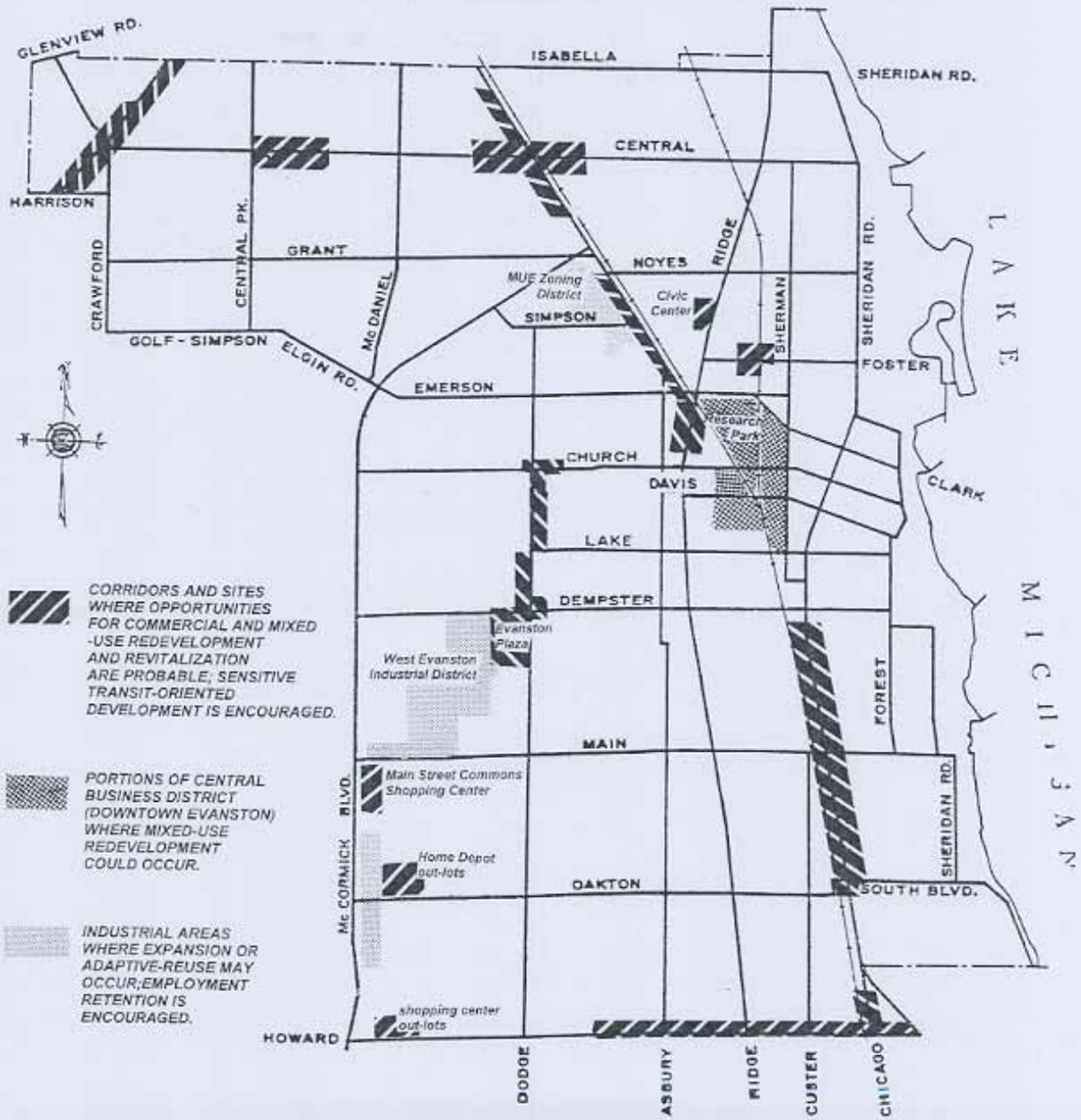
Promote activities that help strengthen communities and improve neighborhood quality of life.

- Encourage the formation of neighborhood associations, neighborhood watch groups and block clubs as well as the use of "place signs" to promote neighborhood identity and ownership.
- Continue to connect City officials with residents to address issues identified as adversely affecting neighborhood quality of life.
- Where appropriate, support the use and monitor the effectiveness of capital improvements, such as traffic calming devices (e.g., speed bumps, traffic circles, and cul-de-sacs), that promote neighborhood safety
- Promote safety through design by employing the principles of *Crime Prevention Through Environmental Design* (CPTED) in the Site Plan and Appearance Review Process.
- Continue assisting neighborhoods to recognize and preserve their own

historically significant assets.

- Collaborate with schools in offering strong educational programs and constructive recreational activities.
- Recognize the effect of housing on the quality of neighborhoods.
- Support efforts aimed at improving Evanston's housing stock.
 - Target corrective action toward properties that are negatively affecting surrounding neighborhoods.
 - Inform tenants, owners, and property managers of their rights and responsibilities in maintaining multi-family rental properties that experience high rates of turnover.

Map 2: General Areas of Future Redevelopment, Revitalization, and Land Use Modifications



NEIGHBORHOODS

- ✓ *As a goal, the existing assets of neighborhoods should be enhanced, recognizing that each neighborhood contributes to the overall social and economic quality of Evanston.*

Although a neighborhood's boundaries may vary with each resident's personal sense of place, many of the values attached to a neighborhood are shared. Shared values--including safety, reasonable protection from disturbances such as traffic, noise and pollution, access to public amenities and conveniences, and preservation of desirable physical surroundings--can in many ways be supported through public policies, including those presented in the Comprehensive General Plan. Policies and programs, such as zoning, building and housing codes, community policing, recreation programs, and parking and traffic management, are ways to support a high quality of life in neighborhoods.

In providing a general view of planning priorities for Evanston, this document applies a broad brush to community issues. In so doing, it recognizes that the specific concerns of individual neighborhoods require a more detailed focus in order to be resolved. The success of public policy at the neighborhood level results from community awareness and participation. The City should continue to encourage activities of neighborhood groups (block clubs, neighborhood watches, etc.). The use of identifiers that indicate the names of neighborhoods and active neighborhood groups in the area can help foster a sense of pride and ownership among residents. The City should also continue the practice of assisting residents to address quality of life concerns through neighborhood-based planning activities.

GUIDING GROWTH, CHANGE & QUALITY OF LIFE

Evanston's neighborhoods vary in character. Some are "suburban" in style--single-family homes on quiet tree-lined streets, with or without a nearby neighborhood shopping district. Others are more "urban"--low to mid-rise multi-family housing, higher population density, busier streets, and mixed-use buildings with commercial and residential activities under one roof. This diversity offers dynamic alternatives that many claim to be part of Evanston's charm.

Development and redevelopment of land can create opportunities for interesting additions to a neighborhood and to Evanston overall. They can also replace deteriorating buildings or incompatible land uses with ones more sensitive to the needs of adjacent residential neighborhoods. Of course, new developments that bring about changes in land use types or in the scale of existing uses can also generate conflict and controversy. Even though the present, well-defined land use pattern is likely to remain largely the same, some change is inevitable.

- ✓ *An important objective should be to maintain the appealing character of Evanston's neighborhoods while guiding their change.*

A balance is needed between preserving the character inherited from the past with meeting the demands of the present and the future. When opportunities for positive new development or redevelopment emerge, the City should (1) encourage creative ideas and adaptive reuses (placing new uses in existing structures), and (2) guide change to enhance the quality of neighborhoods.

- ✓ *A second objective should be to recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.*

The distinct quality of many neighborhoods rests in their historic diversity of land uses. Evanston differs from many newer suburbs where uses are isolated from one another and where a car is the only way to get from home to work and to shopping. Because businesses, institutions, and housing often sit adjacent to one another in Evanston, however, the expansion of one land use can cause concern for another.

Those buying property adjacent to a different classification of land use should anticipate that the future could bring a change in the scale or nature of activity at that location. Likewise, those intending to develop property adjacent to different zoning districts are encouraged to be sensitive to the impact of their designs, particularly if they will adjoin single-family residential areas. As a policy, the City should work to offset adverse effects (such as traffic and parking congestion or incompatible hours of operation) as part of its technical assistance, zoning regulation, and site plan review for businesses and institutions proposing expansion or relocation to sites adjacent to residential areas. The matter of adjoining land uses also is discussed in *Chapter 4: Business/Commercial/ Industrial Areas* and *Chapter 6: Institutions*.

THE ROLE OF NEIGHBORHOODS IN THE COMPREHENSIVE GENERAL PLAN

The Comprehensive General Plan supports neighborhoods in that it views the quality of Evanston as a function of the vitality of its parts. The chapters of this Plan address many of the issues that ultimately impact neighborhoods. For example, *Chapter 3* discusses housing. *It emphasizes both encouraging new development and enforcing high property standards as part of an objective of recognizing the effect housing has on the quality of neighborhoods.*

Deteriorating housing detracts from the sense of well-being in a neighborhood. Neighborhoods with a large number of multi-family rental housing units can be particularly susceptible to deterioration due in part to the higher rate of tenant turnover than typically occurs with owner-occupied housing. Tenants, owners, and property managers need to be informed about their rights and responsibilities in such instances in order to promote the health of the entire neighborhood.

As stated in the introduction to *Part I: General Land Use*, some major streets could experience demand for increased residential density in the future. While such development is encouraged, sensitive consideration of scale and design are important to preserve the quality of surrounding neighborhoods. As discussed further in *Part III: Circulation*, increased housing density should be oriented toward mass transit to help reduce automobile traffic. Parking requirements should be sufficient to meet the needs of new residents and to prevent a shortage of on-street parking.

Meanwhile, *Chapter 4: Business, Commercial & Industrial Areas* recognizes the benefit of maintaining and enhancing neighborhood business districts as places that can support the convenience needs of nearby residents while also attracting visitors to Evanston. *Chapter 6* relates to institutions in Evanston, including Northwestern University and the two hospitals, and their relationships with surrounding neighborhoods. Concerns about traffic and parking that arise in neighborhoods are discussed in *Part III* of this document.

Because one of the assets of Evanston is its appealing physical character, *Chapter 13* discusses the importance of quality building design and landscaping in Evanston. In general, building designs and site plans should be consistent with the feel of existing neighborhoods. Green space in neighborhoods should be preserved as much as possible, whether it is in a public park, a parkway along a street, or in private front and side yards. Green space is a critical component of a livable community because it helps to soften the feel of the urban environment.

Finally, while the Comprehensive General Plan does not specifically address public safety, it recognizes that it is a concern best addressed through collaboration. First, designing urban spaces to emphasize safety may be achieved by employing the methods of *Crime Prevention Through Environmental Design* (CPTED). Dark corners and blind spots should be avoided. Likewise, the overuse of curbcuts should be discouraged as it increases the frequency at which pedestrians and automobiles cross paths.

As discussed in *Chapter 9: Utilities*, increasing the brightness of existing streetlights is desirable. In general, though, addressing root causes of crime begins with good schools, improved economic opportunity, strong communities, and effective law enforcement. Together, community policing, planning and economic development, active neighborhood groups, and effective recreation programs offered through schools, park districts and the City help strengthen the livability and desirability of Evanston's neighborhoods.□

HOUSING
Chapter 3

GOAL: MAINTAIN AND ENHANCE THE DESIRABILITY AND RANGE OF CHOICE (IN TERMS OF STYLE AND PRICE) THAT THE HOUSING STOCK OFFERS BOTH BUYERS AND RENTERS.

OBJECTIVES:

POLICIES/ACTIONS:

Maintain and enhance property values and positive perceptions of housing in Evanston.

- Encourage both new housing construction and the conversion of underutilized non-residential buildings to housing in order to increase housing variety and to enhance the property tax base.
- Actively collaborate with local realty firms, the Chamber of Commerce, and others in marketing Evanston housing and neighborhoods to promote awareness of their desirability as places to live.
- Encourage collaboration among neighborhood stakeholders (e.g., property owners, residents, businesses, and institutions) and City staff to improve housing conditions that are negatively impacting surrounding property values.

Address concerns about cost and affordability.

- Conduct a study of the Evanston housing market with a focus on determining low-, moderate-, and middle-income household affordability issues.
- Encourage proposals from the private

sector that will maintain the supply of moderately priced housing, both rental and owner-occupied.

- ❑ Package and promote the availability of assistance programs that provide resources for home acquisition and repair.
- ❑ Encourage cooperation and collaboration with surrounding communities so that they will share the responsibility of providing for the needs of the homeless and special needs populations.

Address high property tax concerns.

- ❑ Seek creative means of increasing Evanston's property tax base to maintain the provision of quality services while relieving some of the tax burden placed on homeowners.

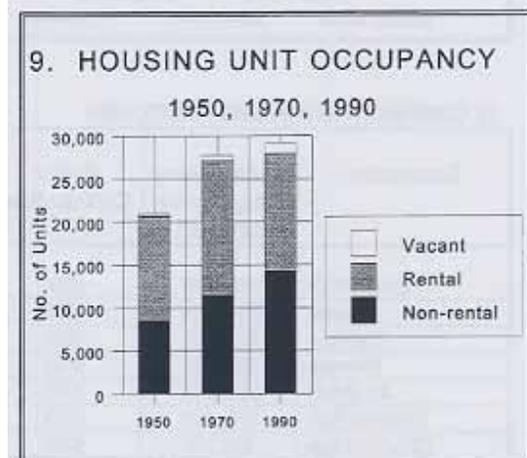
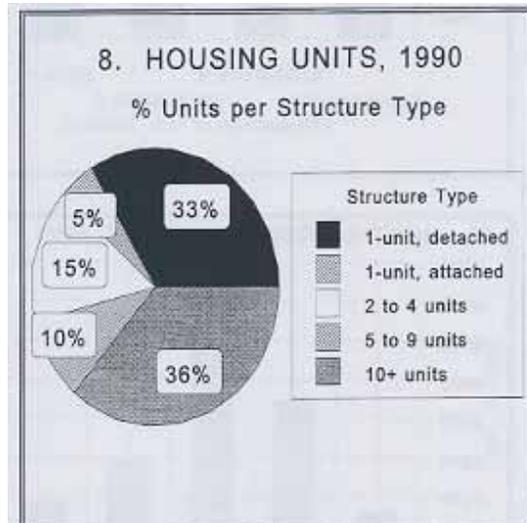
Preserve Evanston's historic residential architecture and ambience.

- ❑ Continue to support and recognize private efforts to restore and preserve Evanston's architectural heritage.
- ❑ Support efforts that maintain the architectural integrity of Evanston's large historic properties.

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| | <ul style="list-style-type: none">❑ Encourage the preservation of large front and side yards around properties that are under consideration for subdivision and redevelopment. |
| Address poor housing conditions which detract from neighborhood quality of life. | <ul style="list-style-type: none">❑ Maintain high property standards and assist in rehabilitation when possible.❑ Aggressively pursue corrective action for below-standard housing that negatively affects surrounding neighborhoods.❑ Focus attention and rehabilitation incentives on multi-family housing structures in areas of high rental turnover.❑ Provide maintenance assistance to owners meeting low- and moderate-income guidelines.❑ Support individual owners and neighborhood-based organizations engaged in efforts aimed at improving Evanston's housing stock.❑ Continue to inform tenants and property managers about their respective rights and responsibilities in the maintenance of multi-family rental properties. |
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HOUSING

- ✓ *As a goal, Evanston should maintain and enhance the desirability and range of choice that the housing stock offers both buyers and renters. Increasing the value of property as well as the positive perceptions of housing in Evanston should be a primary, ongoing objective.*



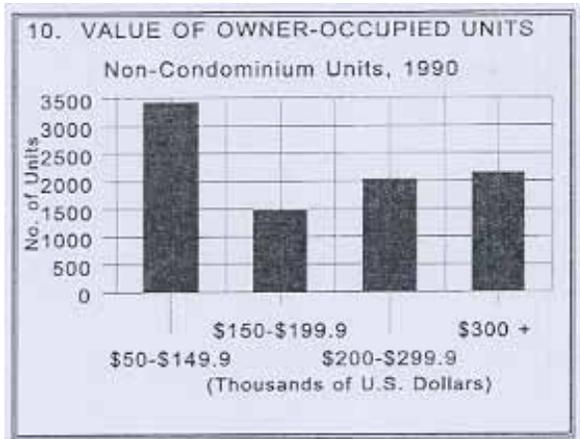
Evanston has multiple housing markets all of which generally offer owners and renters high quality and a broad range of styles, types, and prices. The close attention paid to residential property maintenance throughout the community adds significantly to Evanston's appeal.

HOUSING STOCK COMPOSITION

According to the 1990 Census, Evanston housing units numbered 29,164. *Exhibit 8* shows how those units were distributed between single-family and multi-family housing structures citywide. A special study conducted by the City of Evanston in 1992 determined the number of housing units to be 30,316. The study inventoried housing structures as follows: 9,261 single-family homes, 1,626 two-flats, 331 three-flats, and 661 buildings with four or more units. The study reported a total of 3,593 condominium units and 3,452 college dormitory units. Between 1992 and 1997, the Evanston Building Division reports the addition of another 570 housing units, 36 of which were single-family structures. Also, 283 of those units are located in the new *Park Evanston* high-rise apartment building constructed in Downtown Evanston on the former site of the Washington National Insurance Company building.

As of the 1990 Census, the split between renter-occupied and owner-occupied housing units was nearly even (50.2 percent rental and 49.8 percent non-rental). This balance is an historically notable part of Evanston's housing stock as shown in *Exhibit 9*. The conversion of rental units to condominiums has increased the share of owner-occupied housing in Evanston. For the future, Evanston should support both rental and non-rental residential development to serve the needs and choices of different segments of the population.

Housing units for Evanston's elderly residents and for those residents with special needs are important components of the housing stock. The City annually updates an application to the federal government for assistance in funding the community's priority housing needs. This document, the *HUD Consolidated Plan*, is the product of extensive discussion among multiple City departments and social service agencies throughout Evanston. The Consolidated Plan should be referred to for a more detailed analysis of housing market vis-a-vis housing Evanston's special needs populations and policies for addressing homelessness in the community.



Community	Median Value (Single-family detached)	Median Contract Rent
EVANSTON	\$184,800	\$584
Skokie	\$149,400	\$575
Glenview	\$235,600	\$694
Wilmette	\$280,000	\$723
Northfield	\$296,000	\$793
Highland Park	\$257,000	\$629
City of Chicago	\$78,700	\$377

HOUSING VALUES

Along with offering a myriad of styles, Evanston's housing stock offers a broad range of prices. The citywide median value for a detached single family house as reported by the 1990 Census was \$184,800. Evanston's citywide median contract rent was \$584. *Exhibit 12* compares median values and contract rents of surrounding communities including the city of Chicago as reported by the 1990 Census. More recent housing values can be gathered through the Multiple Listing Service (MLS) of Northern Illinois. Based on data gathered from 1997 real estate transactions, the median sales price for detached single-family properties was \$294,000.

One gets a better sense of the wide range of prices found in different parts of Evanston by looking at data for individual census tracts. For example, the census tract located in Evanston's northeast corner had a median housing value of \$450,000 in 1990. Meanwhile, in an example taken from the west side, census tract 8092 bounded by McCormick Boulevard, Green Bay Road and Church Street had a median of \$82,600. The range is broad for rental housing as well. Median contract rents at the census tract level ranged throughout the community from \$446 per month (tract 8092, mentioned above) to \$1,001 per month (tract 8090 in northwest Evanston).

- ✓ *Evanston should make an objective of working to address concerns about cost and affordability.*

Programs that offer assistance for homeowners, such as a first time home buyer programs offered through the Evanston Housing Corporation, should continue to be supported in order to address concerns about housing affordability in Evanston. (The Evanston Housing Corporation is a joint program of participating financial institutions and the City of Evanston that works to provide low-cost affordable mortgage financing to Evanston's moderate-income first-time homebuyers.)

Programs such as these help to strengthen the community by making home ownership a reality for a larger segment of the population. One segment of Evanston's population is particularly affected by housing costs; for those making below the region's median family income, paying any more than one-third of their income for housing makes it difficult to afford the cost of other necessities. The *Consolidated Plan* should also be referred to for a comprehensive housing affordability analysis for low- and moderate-income Evanston residents.

- ✓ *Evanston should also work to address concerns about high property taxes.*

Along with purchase price, a high property tax rate increases housing costs. In recent years, while the City's portion of the overall real estate tax bill has not increased, other components of the tax bill, such as the school districts' tax levies, have gone up. Residents have become increasingly concerned about the tax burden they face. Economic development efforts to increase the tax base and relieve some of the homeowner's burden are critical. Like other municipalities in the region, the City of Evanston should continue to encourage discussions at the State and County levels that target relief through property tax and school finance reform.

PRESERVATION, MAINTENANCE & REHABILITATION

- ✓ *Evanston should work to preserve its historic residential architecture and ambience.*

Widely varied architectural styles (from Dutch Colonial to Classical Revival, Italianate to Prairie Style, Tudor to Contemporary) and sizes (mansion to bungalow, townhouse to mid-rise apartment building) make Evanston's housing stock unmatched by many other suburban communities. Historic preservation efforts have underscored the value Evanston places on its architectural heritage and, as such, should be praised and encouraged. Historic preservation is further discussed in *Chapter 14*.

Evanston is fortunate to have many large properties that contribute to the distinctive architecture of the community and to provide "borrowed" green space by virtue of large front and side yards. The preservation of these properties is an important policy for the future. When questions arise over an individual's property's future as a single-family residence, and conversion to multiple units should be guided to preserve the existing structure and landscaping. In general, the Zoning and Preservation Ordinances should be used together to protect those properties that particularly contribute to the historic character of neighborhoods.

- ✓ *Because deteriorating housing affects the quality of neighborhoods, an objective of City housing policies should be to remediate poor housing conditions.*

Aggressive efforts at maintaining Evanston's housing stock (over one-half of which was built before 1940) and at targeting the rehabilitation of properties that have fallen into disrepair will help guarantee the future strength of the housing market. Constant vigilance and enforcement of strict housing standards can identify problem areas early and bring about corrective action.

The costs associated with home maintenance (time, energy, and money) are high and typically increase with the age of the structure. City- and community- sponsored services aimed at assisting those who cannot afford maintenance costs should continue because quality housing strengthens the community. Such services include the City Housing Rehab Division's revolving home improvement loan fund, painting assistance program, and graffiti removal grants; the Human Service Department's senior citizens handy-man program; and CEDA/Evanston's Neighbors-At-Work minor repairs and painting programs.

NEW HOUSING DEVELOPMENT

Changes in population and the economy impact housing demand. A strong economy in recent years has seen new single-family and multi-family housing construction throughout Evanston. In particular, there has been an increase in demand for "urban" housing styles, i.e., townhouses and condominiums. The approaching retirement of a large segment of the population known as the "baby boom" generation is anticipated to add to this demand as "empty nesters" seek to move from larger to smaller homes requiring less maintenance and located closer to urban amenities. Young professionals working in Chicago and commuting from Evanston via CTA and Metra are also seen as a strong market for multi-family housing. Developments that fit this demand are therefore viewed generally as a healthy addition to Evanston's housing stock.

As presented in the opening of *Part I: General Land Use* (starting on page I-1), increased residential density should be supported along major mixed use corridors such as Chicago Avenue or Central Street where it can also be oriented towards mass transit service. As such redevelopment occurs, sensitivity to the surrounding neighborhoods will be essential to prevent over-congestion and incompatible design. Ultimately, as proposals for new housing emerge, the City should encourage developments that will meet changing markets while protecting the high-quality and design standards that are characteristic of housing built in the past.

BUSINESS, COMMERCIAL & INDUSTRIAL AREAS Chapter 4

GOAL: RETAIN AND ENHANCE A DIVERSITY OF BUSINESS, COMMERCIAL, AND INDUSTRIAL AREAS AS DESIRABLE LOCATIONS OF ECONOMIC ACTIVITY.

OBJECTIVES:

POLICIES/ACTIONS:

Promote the growth and redevelopment of business, commercial, and industrial areas.

- Encourage the location of new or expanding businesses in existing commercial and mixed-use locations that would benefit from redevelopment, including the Evanston Plaza at Dodge Avenue and Dempster Street.
- Continue to promote the revitalization of the Howard Street corridor through the collaborative planning efforts of merchants, concerned citizens, and representatives of agencies from the City of Evanston and the City of Chicago.
- Monitor Central Street and Chicago Avenue (between Dempster Street and South Boulevard), in the appropriate locations encouraging residential and residential/commercial mixed-use developments in order to enhance the existing character of the neighborhood.
- Work collaboratively with neighborhood residents and businesses, representatives from the high school, lending institutions, and City staff to enhance the Church Street /Dodge Avenue business area.
- Continue funding and promoting assistance

programs to help commercial property owners rehabilitate eligible storefronts.

Retain and attract businesses in order to strengthen Evanston's economic base.

- ❑ Market Evanston's unique qualities and advantages (such as the emerging "Technopolis" computer network, an educated work force, quality office locations, and access to Chicago) to attract new firms in growing high-technology and health care sectors.
- ❑ Examine issues that are potential disadvantages to doing business in Evanston (e.g., relatively high property taxes); enhance and promote relative strengths as a means of offsetting disadvantages.
- ❑ Support a cooperative marketing effort with the Chamber of Commerce, EVMARK, and others to attract new businesses to vacant storefronts and commercial spaces.

Recognize and support the strong role neighborhood business

- ❑ Protect and enhance the traditional character of neighborhood business districts; carefully examine proposed design changes using the Zoning and Sign Ordinances, and site plan and appearance

districts play
in Evanston's
economy and its
identity.

review.

- Develop strategies where feasible for addressing parking and circulation concerns of merchants and surrounding residents in areas of neighborhood business activity.
- Promote pedestrian oriented retail activity in Evanston's neighborhood business areas.

Support and
encourage
efforts at
employment
assistance and
linkages.

- Promote linkages between local schools and local employers that help Evanston students become competitive members of the work force.
- Negotiate commitments to employ Evanston residents with firms seeking redevelopment assistance.
- Promote and support job readiness and training programs as well as small business start-up assistance programs as part of a larger community development strategy outlined in the HUD Consolidated Plan.
- Support programs that provide affordable day care options for working parents and guardians.
- Continue to support home-based businesses while enforcing restrictions that minimize any adverse effect on surrounding neighborhoods.

- ❑ Encourage the incorporation of new telecommunications technology and infrastructure in new residential and commercial construction as well as rehabilitation and adaptive reuse of existing structures.

BUSINESS, COMMERCIAL & INDUSTRIAL AREAS

- ✓ *As a goal, Evanston should retain and enhance its diversity of business, commercial, and industrial areas as desirable locations of economic activity.*

The presence of nearly 40,000 jobs and over 2,000 businesses in Evanston makes it more than a residential suburb. While it is true that Evanston's desirable neighborhoods and varied housing choices make it a likely bedroom community for many who work elsewhere, it is also a center of business activity for both residents and commuters arriving from outside Evanston.

According to the 1990 Census, of the nearly 40,000 residents who were employed in 1990, 43 percent were employed in Evanston. This high percentage of workers who are employed in their community of residence stands out when compared to other nearby communities: Highland Park at 26 percent, Skokie at 24 percent, Oak Park at 21 percent, or Glenview at 20 percent. The Evanston employment base comprises firms of various sizes and types including manufacturers, retailers, corporate headquarters, and service providers. *Map 3* shows the various types and locations of business activity in Evanston, including the highly mixed-use Central Business District/Research Park area.

Unique from other Evanston commercial areas because of the scale and variety of its composition, Downtown Evanston is addressed separately and in more detail in *Chapter 5: Central Business District*. Also highlighted on the map are the locations of institutions such as Northwestern University, Evanston Hospital and Resurrection Health Care/St. Francis Hospital. These uses are among the community's largest employers. Institutions such as these are discussed in more detail in *Chapter 6*.

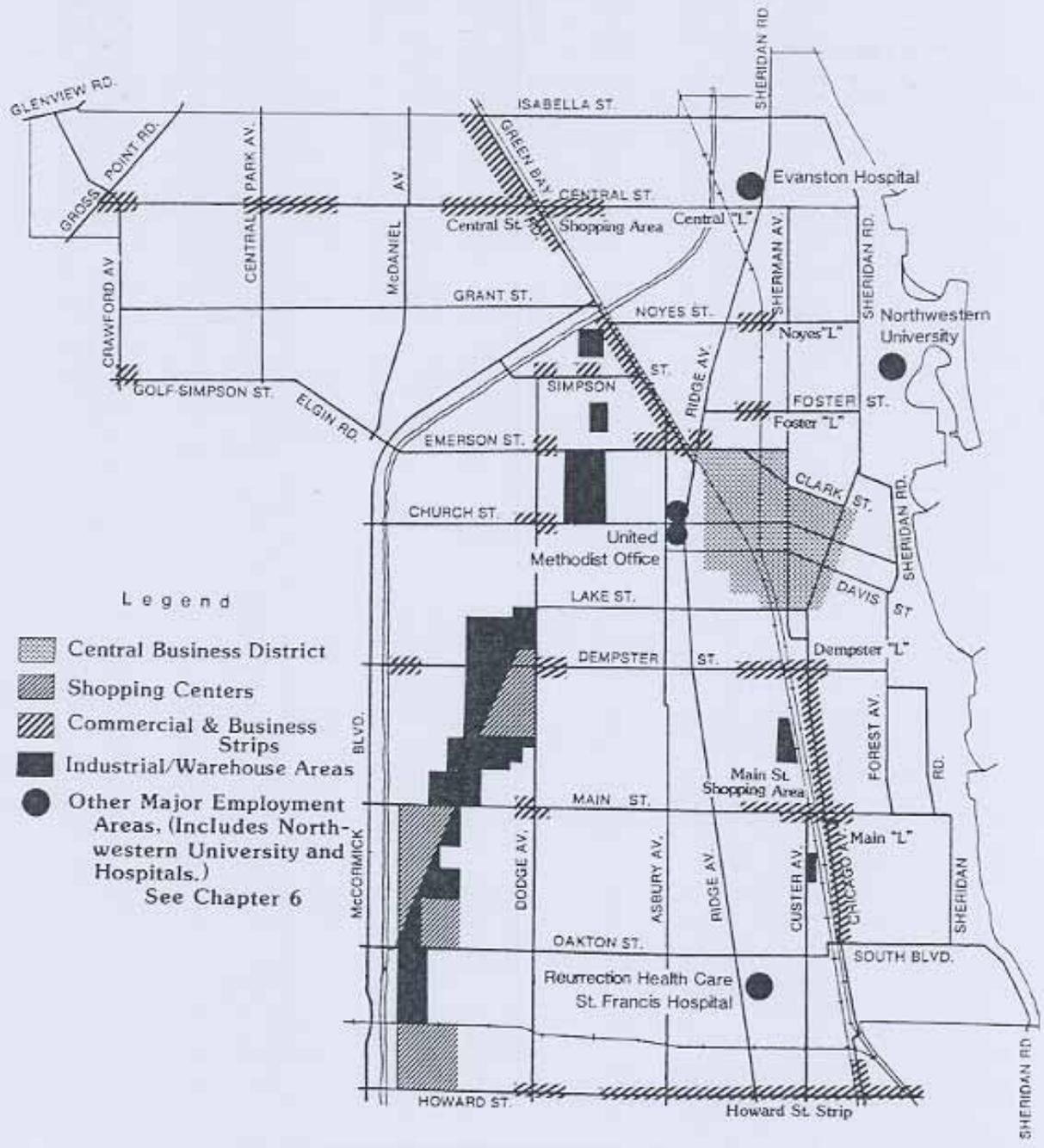
Not shown on the map is the high number of home-based businesses in Evanston. According to the 1990 U. S. Census, 4.2 percent of Evanston workers (aged 16 and older) worked at home. One of the benefits of the "Technopolis" project, a plan to install high-speed computer linkages between homes and businesses discussed more fully in *Chapter 9: Utilities*, will be the increased desirability of Evanston as a location for small, home-based enterprises. The City's Zoning Ordinance must be carefully enforced in order to prevent undesired spillover effects related to business activity located in residential areas.

NEIGHBORHOOD BUSINESS DISTRICTS

- ✓ *As an objective, Evanston should recognize and support the strong role neighborhood business districts play in Evanston's economy and its identity.*

Many of Evanston's neighborhood business districts are quite vibrant. Notable are the Central Street, Dempster Street and Main Street business districts each of which have successfully created an identity that combines small-town charm with an interesting mix of stores and restaurants. These areas include local, independent businesses as well as regional and national franchises. Although they have evolved into attractions for people outside the immediate neighborhoods, businesses in these locations support convenience needs of those living close by.

Map 3: Primary Areas of Commercial Activity & Employment



- ✓ *Evanston should also make an objective of promoting the growth and redevelopment of business, commercial, and industrial areas.*

Several of the community's business districts exhibit potential for redevelopment and revitalization. Programs providing assistance for facade rehabilitation and small business development should especially encourage revitalization in areas along Howard Street, at Church Street and Dodge Avenue, along Simpson Street between Green Bay Road and Dodge Avenue, and at Foster Street and Maple Avenue. In these areas, aggressive efforts are needed to attract businesses to empty storefronts.

Along Howard Street, Evanston is currently collaborating with the City of Chicago to implement a comprehensive redevelopment strategy to enhance the vitality of that portion of the street located east of its intersection with Ridge Avenue. The continued participation of local merchants, merchant associations, and concerned citizens is encouraged in order to develop a stable business market that serves the immediate neighborhood as well as destination shoppers.

The Comprehensive General Plan recognizes the importance of the continued vitality of neighborhood business districts for both the future of individual neighborhoods and Evanston as a whole. Future development and redevelopment in any neighborhood business district should maintain and enhance the existing streetscape character at the same time that it promotes vibrant commercial activity. Parking improvements should be considered to increase the supply of spaces and improve the quality of existing spaces where needed. Both parking and circulation, discussed further in *Part III* of the Comprehensive General Plan, should be the subject of further study and strategic planning in order to remedy traffic problems that may detract from the vitality of these business areas.

COMMERCIAL CORRIDORS & SHOPPING CENTERS

Outside of smaller neighborhood business districts, Evanston possesses several larger commercial corridors and shopping centers. The commercial corridor located along Green Bay Road (segmented between Emerson Street and McCormick Boulevard, and further north between Lincoln and Isabella Streets) is recommended for further analysis to assess and plan for potential changes in land use. This stretch of land, especially the southern segment, is closely related to the transitional manufacturing district located immediately to the west--an area that may experience land use transformation resulting from potential redevelopment of small warehouses and manufacturing spaces in the future. Further study should determine alternatives for new commercial uses and the feasibility of new housing development in the area.

The Chicago Avenue commercial corridor could experience its own changes in the future. The corridor intersects pedestrian-oriented neighborhood business districts found at Main Street and Dempster Street. In its entirety, the portion of Chicago Avenue that stretches between South Boulevard and Dempster Street includes two large grocery stores, a small strip retail center, several auto dealerships, and pockets of storefront retail goods and services establishments with upper story dwelling units. Changes in current market economics, especially for the auto sales

industry, could lead to land use changes when large parcels along the corridor become available for new uses. Already, the avenue is undergoing change and has attracted interest from developers for residential and mixed-use projects.

The current zoning regulations for certain segments of the Chicago Avenue corridor allow increased density of residential activity mixed with storefront uses at the ground floor. This increased density would take advantage of the excellent mass transit access by bus, three CTA stations, and one Metra station in the corridor. However, just as economic development priorities should seek redevelopment to replace lost tax revenues, so too should design priorities be considered. New uses and developments along Chicago Avenue, when evaluated on a case-by-case basis at the Site Plan and Appearance Review Committee (or in, the case of required zoning amendments or variations, by the Plan Commission, Zoning Board of Appeals, and the City Council), should be held to high design standards. Such standards should seek to enhance the corridor's appeal and to incorporate creative design to minimize the potential adverse impacts of increased density.

Larger shopping centers include the *Evanston Center* at Howard Street and Hartrey Avenue, *Home Depot* on Oakton Street, and *Sam's Club* at Main Street and McDaniel Avenue. Each of these centers are redevelopment success stories that have brought back property and sales tax revenues and also jobs that were lost when several large companies, such as Bell & Howell and Rustoleum, left the community .

Continued redevelopment potential within areas already zoned for commercial uses exists at the *Evanston Plaza* shopping center at Dodge Avenue and Dempster Street, as well as at other commercial properties in that vicinity. Marked by increased vacancies, the shopping center has suffered tenant losses relating to corporate decisions made outside of Evanston. Bringing new life to this commercial center will involve evaluating its potential market niche(s) and attracting new tenants to meet that demand. While such a redevelopment effort is primarily the concern of the property's owners and their management and leasing agents, Evanston as a whole has an interest in the success of this important intersection and should support redevelopment plans that will enhance the commercial area.

MANUFACTURING AREAS & THE RESEARCH PARK

Manufacturing and industrial areas include the small "transitional" manufacturing areas (found in the proximity of Ashland Avenue and Green Bay Road and also along Custer Avenue in the area of the Union Pacific and CTA railways) as well as the larger industrial districts found in west and southwest Evanston. The *transitional manufacturing districts* are areas that have successfully mixed residential uses with light manufacturing, warehousing, and office activities. The *industrial districts* generally exhibit more intense manufacturing activities. These areas face an ongoing need to minimize adverse effects (such as noise pollution and traffic congestion) on nearby residential areas.

Although not often recognized as a manufacturing location, Evanston is host to more than one hundred manufacturing firms. As employers and contributors to our diverse economy, these manufacturers should be supported if and when they seek to expand their facilities. Expansion is

often difficult due to the lack of available land and zoning standards that aim to minimize the intrusion of manufacturing and its related activities into residential neighborhoods and business districts. When expansion opportunities do emerge, however, the City should work with business owners seeking help in addressing zoning, infrastructure, and, when feasible, financing concerns related to extraordinary redevelopment costs.

✓ *Evanston should make an objective of retaining and attracting businesses in order to strengthen its economic base.*

Regarding the attraction of new, light industries to Evanston, high-technology firms in particular should continue to be recruited to the Northwestern University/Evanston Research Park. This area, located within the Downtown area, should continue to be marketed for high-tech research activities, especially north of Clark Street and University Place. The park's incubator facility should be supported and development opportunities promoted for the expansion of its graduates.

While the use of the Research Park as an office location fits the original plan for the triangle of land stretching from Emerson and Davis Streets, support should also be given to a mixture of uses in the area. As discussed in the following chapter, the entire Central Business District (CBD) could benefit from new developments that would increase entertainment activities, residential development and the overall convenience of this diverse neighborhood. In keeping with economic development priorities highlighted below, Evanston should support redeveloping the Research Park area in such a way as to enhance the overall market area and economic viability of Downtown Evanston.

Stimulating new construction of office and research space in the park involves addressing complex market factors, some of which are beyond Evanston's immediate control. In particular, high property tax assessment rates for commercial properties in Cook County put Evanston at a disadvantage relative to new office locations in other counties. Working with other communities to lobby for reform in property taxation is a slow-moving but important process that can positively impact Evanston's economic development of both the Research Park and the community overall.

ECONOMIC DEVELOPMENT STRATEGY

The Comprehensive General Plan addresses land use and infrastructure policies that aim to promote economic development. In the short term, Evanston's economic development activities (established and further elaborated upon in the City's *Economic Development Strategy*) prioritize several goals, including the following: retaining and expanding existing businesses; attracting new businesses and uses that will enhance economic development, especially the tax base; sustaining and enhancing Evanston's attractive environment and resources that will stimulate new business formation; and promoting and encouraging new housing development.

The Economic Development Strategy is essentially discussed throughout this chapter. The Strategy emphasizes retention and enhancement of Evanston's business, commercial, and manufacturing employment base. Most of its priorities address long term matters also discussed in *Chapters 4, 5, and 6* of the Comprehensive General Plan, including the need to revitalize

certain neighborhood business districts, to improve the Evanston Plaza (at Dempster Street and Dodge Avenue), and to participate in efforts to lower retail vacancy in Downtown Evanston. Other priorities include implementation of the aforementioned “Technopolis Evanston” project, long term development of the Research Park, and enhancement of the local tourism industry.

The Comprehensive General Plan also recommends the strong support and encouragement of employment assistance and job-linkage programs. Another City document related to this aspect of economic development is the City's *HUD Consolidated Plan*. The Consolidated Plan states the City’s plan for the distribution of block grant funds received from the federal Department of Housing and Urban Development (HUD). The Consolidated Plan is updated annually.

The Comprehensive General Plan encourages the allocation of federal funds to programs that provide day care, job training, and transportation assistance that help to make sure that all Evanstonians are competitive in the work force. Employment outreach programs that link Evanston schools with local employers are encouraged. Such programs are vital for the future because they help prepare young Evanston residents to become competitive in the modern work force.□

GOAL: PROMOTE A MIXED-USE CENTRAL BUSINESS DISTRICT THAT IS ATTRACTIVE, CONVENIENT AND ECONOMICALLY VIBRANT.

OBJECTIVES:

POLICIES/ACTIONS:

Implement strategies that enhance the economic vitality of Downtown Evanston.

- Support efforts to improve the variety of retail businesses in the Downtown to strengthen it as a regional shopping center; support the addition of mid-sized retail spaces (between 8,500 and 20,000 square feet) to attract retailers not currently present.
- Promote additional hotel space, entertainment-oriented businesses, and residential/commercial mixed-use development in Downtown Evanston in order to attract more people to the area.
- Encourage the continued collaboration between the many stakeholders (e.g., Evmark, the Evanston Chamber of Commerce, Evanston Inventure, the Research Park Board, and the City) who work for the betterment of Downtown Evanston.
- Identify and protect Downtown's historic landmarks.
- Promote Downtown Evanston as a viable tourist destination.
- Update the 1989 *Plan for Downtown Evanston*.

Encourage a compatible mix of land uses in the Downtown.

- ❑ Support adaptive reuse ideas that bring new life to existing buildings and which work to preserve the balance of uses (office, retail, residential) in Downtown Evanston.
- ❑ Assist in marketing Downtown office space to firms of all sizes; consider the CBD as a potential alternative for the site of City agencies currently located at 2100 Ridge Avenue.

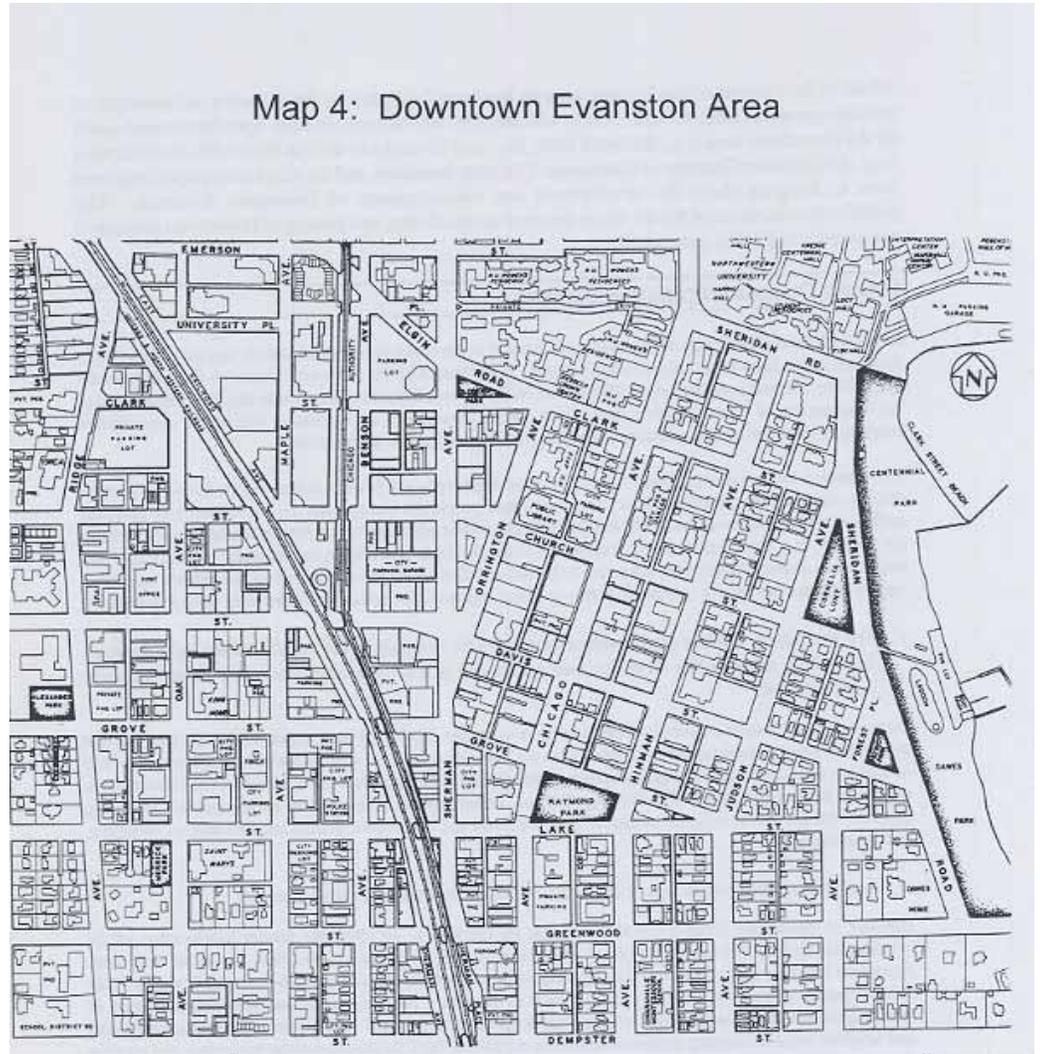
Preserve and enhance both access and ambience through Downtown capital improvements.

- ❑ Prioritize the continued public and private reinvestment in and renewal of streets, sidewalks, street lighting, landscaping, and other amenities.
- ❑ Promote and assist Downtown facade improvements.
- ❑ Support the creative redevelopment of the Sherman Avenue parking garage with attention to improving parking access and enhancement of the exterior streetscape appeal of the structure.

CENTRAL BUSINESS DISTRICT

✓ *The Comprehensive General Plan reemphasizes a goal of maintaining an economically vital Downtown that is an attractive and convenient center of mixed activity.*

In 1989, the Evanston Plan Commission presented the *Plan For Downtown Evanston*, a document that identifies a number of issues related to the future of the Central Business District (CBD). The Plan addressed the economic growth and competitiveness of the Downtown marketplace, increasing development activity in the Research Park subarea, improving the physical ambience of the entire Downtown, and addressing traffic and parking concerns.



EVANSTON' S DOWNTOWN: DESCRIPTION

For planning purposes, Evanston's CBD has been defined in the past as the area bounded by Ridge Avenue to the west, Hinman Avenue to the east, Lake Street to the south, and Emerson Street and Elgin Road to the north, (see *Map 4*). It is a 235 acre land area (111 of which are used as rights-of-way) that includes a core business area, the Research Park, the Davis Street businesses west of the railroad tracks, and several outlying areas in which the concentration of business activity lessens and residential activity increases thus blending into surrounding neighborhoods.

What makes Downtown Evanston different from neighborhood business districts elsewhere in Evanston is its size, higher density of development, and its more extensive mix of uses. *Exhibit*

13 depicts this mix, showing the share of floor area activity occupied by the different uses: retail, office, services, public/semi-public (e.g., the Evanston Public Library and several places of worship), and residential. The mix of uses in the area is characteristic of older cities, and it has helped to keep Downtown Evanston economically vibrant in a time when other Central Business Districts with a lesser mix of uses have not fared as well.

Starting in the 1950's, as suburban shopping malls drew people away from traditional Downtowns, the presence of both office users and residents in Downtown Evanston has helped to sustain the population density necessary to support the area's retail establishments. Efforts to attract new office users and residential development are important to further strengthen the area's market.

At the same time, the mix of businesses must remain diverse in order to provide attractions both for those already in the area and for those thinking about coming to Downtown Evanston. The mix should continue to include restaurants and varied retail goods and service establishments and should be augmented through the addition of more hotel space and entertainment activities. Such activities, including cinemas and a performing arts venue, would bring more activity to the area, particularly during evenings and weekends.

Much of the success of the Downtown area has been facilitated by the effective collaboration of multiple groups of stakeholders. Along with property and business owners, agencies focused solely on the Downtown area (i.e., Research Park, Inc., and Evmark) as well as those with citywide roles (e.g., the Evanston Chamber of Commerce, Evanston Inventure, and the City) have played important roles in bringing about the development and redevelopment of Downtown Evanston. This collaboration is essential for the future because the marketing and leasing of Downtown property is not coordinated by its own nature.

ONGOING CHANGES IN DOWNTOWN EVANSTON

Along with the desirable mix of uses and businesses, it is important to recognize that the appeal of Downtown Evanston also relates to its attractive appearance. In keeping with the *Plan for Downtown Evanston*, public and private interests invested nearly \$50 million in Downtown infrastructure. These improvements included the construction of a new transit center, a new public library, and an aggressive streetscape revitalization program to renovate streets, parking, sidewalks, lighting and public landscaping.

The attention to civic design found in each of these improvements helps to promote Downtown Evanston's distinct character and pedestrian feel. At a time when people are recognizing the homogeneity of shopping malls and are looking more favorably at distinctive Downtown shopping areas, their patronage cannot be taken for granted. In a Plan Commission survey of Evanston residents (featured in the appendix of this document), respondents indicated a stronger attraction to Downtown Evanston than to other shopping centers, averaging eight trips there per month compared to two or fewer trips to Old Orchard and other area shopping malls.

- ✓ *For the future, careful maintenance and periodic renewal of the area's public infrastructure (sidewalks, street lights, benches, and public art) is a critical objective of the Comprehensive General Plan.*

Perhaps the most important public facilities in the area are the City's parking garages, surface parking lots and metered on-street parking spaces. Current plans for renovating the Sherman Avenue Parking Garage, as well as making other parking and signage improvements, should be implemented. Parking in the Downtown is discussed further in *Chapter 11: Parking System*. Future capital improvement investment in Downtown Evanston should aim to enhance its appeal as a distinctive and convenient destination for business, shopping, and entertainment.

- ✓ *Evanston should encourage a compatible mix of land uses in the Downtown.*

Housing in Downtown Evanston is also an issue for the future. In 1996, the former headquarters of the Washington National Insurance Company was demolished and replaced by the *Park Evanston*, a 24-story apartment building with a Whole Foods grocery store and several smaller ground-floor retail spaces. This redevelopment project was an opportunity to both recapture property taxes lost after the departure of Washington National Insurance and to attract more residents to the area. While new residential development and adaptive reuse of existing structures should be supported, the City should support businesses and services that are amenities in a thriving neighborhood and a thriving business area. Likewise, the City should promote design standards for rehabilitation as well as new construction to maintain and enhance the existing visual context of the area.

✓ *The objective of ongoing strategies should be to enhance the economic vitality of Downtown Evanston.*

Regional economic changes have shifted the focus of many corporate headquarters from the Chicago region's core to locations in distant suburbs along interstate highway corridors. Since the depiction of Evanston as a "headquarters city" is no longer as accurate as it once was, economic development strategies should consider the role of existing office space. These properties should be marketed as locations for new firms of all sizes as well as candidates for adaptive reuse.

As mentioned in *Chapter 7: Public Buildings*, the Civic Center (2100 Ridge Avenue) may relocate in the near future, depending upon the final assessment of costs associated with renovating the current facility. Were the City to relocate its agencies, the Central Business District should be considered a viable location that would benefit from the addition of City employees to the population of office workers. Meanwhile, new office construction in the Research Park should be aggressively pursued as part of a strategic marketing, attraction, and incubation program for high-tech industry development in Evanston.

Finally, while the increased presence of restaurants in Downtown Evanston has strengthened the area's appeal in many ways, Downtown Evanston also needs to maintain a strong mix of retail goods and services. A balance of regional and national retail chains and distinctive local businesses is important for a healthy retail mix. The combined efforts of Evmark, the Chamber of Commerce Evanston Inventure, the City, and others to improve the retail mix in the Downtown area should continue.□

GOAL: Support the growth and evolution of institutions while recognizing that they are part of their mostly residential surroundings.

OBJECTIVES:

POLICIES/ACTIONS:

ASSURE THAT INSTITUTIONAL DEVELOPMENT ENHANCES SURROUNDING NEIGHBORHOODS AS WELL AS THE ECONOMIC DEVELOPMENT OF EVANSTON.

Support an outstanding

- Monitor institutional development and evolution using land use regulations to guide effects and limit negative impacts on the surrounding community and adjoining land uses.
- Enhance communication between the City and Northwestern University concerning long-range planning and development issues.
- Review zoning standards and parking regulations to work toward a balance between institutional needs and the quality of surrounding neighborhoods.
- Enhance discussions with local institutions to learn about their development plans; anticipate changes in institutional uses at specific sites and develop alternatives for their reuse.
- Encourage institutions to recognize their role in the greater community and to join with the City in neighborhood and community development initiatives.
- Seek to improve the dialogue with public schools on planning issues related to

educational system that provides a wide range of opportunities.

changing facility needs and resulting impacts on the community.

- Communicate with public schools on subjects of community-wide concern, such as public health, safety, and economic development.
- Collaborate with schools in offering strong educational programs as well as recreational activities that provide positive leisure alternatives for Evanston's youth.

INSTITUTIONS

Along with Northwestern University, many prestigious institutions are located in Evanston, including two large hospitals (Evanston and St. Francis), four other institutions of higher learning (Kendall College, National-Louis University, Garrett Evangelical Seminary, and Seabury-Western Episcopal Seminary), seventeen public schools, over eighty places of worship, and multiple housing establishments for the retired and elderly. *Map 5* shows the locations of Evanston's major educational, health care, and retirement institutions. (Places of worship are not shown.) Evanston City government is considered separately in *Part II: Public Facilities*.

- ✓ *As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods.*

As a general land use type, these institutions provide for the daily needs of Evanston and the region. They prepare residents for productive places in society. They provide health care to people coming from well beyond the borders of Evanston. They are centers of cultural activity, such as music, art, and performance. And certainly Evanston's institutions, as sizable employers, produce a significant economic effect crucial to Evanston's economic development strategies. Among the top ten employers in Evanston are Northwestern University, both Evanston Hospital and Resurrection Health Care/St. Francis Hospital, School Districts 65 and 202, and Presbyterian Homes. Charitable institutions, such as Rotary International and the United Methodist Pension Board, are also some of Evanston's largest office users.

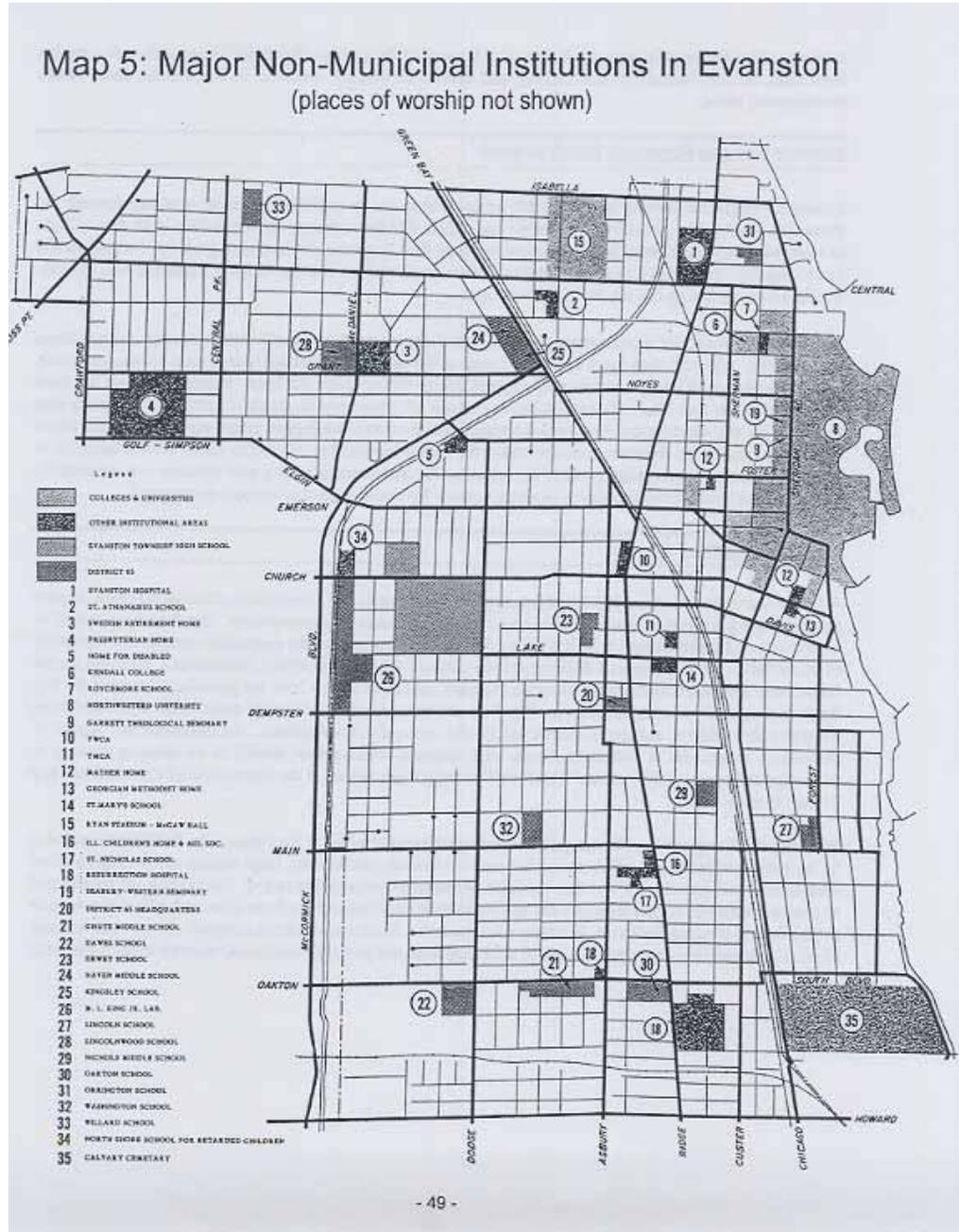
Since it is inevitable that some institutions will renovate, enlarge, or reduce in scale their operations in the future, it is important that the City maintain dialogue with the most sizable among them to be able to anticipate such changes. Although the City certainly cannot (and should not) prescribe policies to prevent such change from occurring, enforcing the standards of

the City's Zoning Ordinance is essential if proposed changes would disrupt the residential character and environment of surrounding neighborhoods. Special overlay districts for the hospitals or special zoning districts for university uses are the primary mechanisms for assessing and regulating such change.

✓ *As an objective, the City should work to assure that institutional development enhances surrounding neighborhoods as well as the economic development of Evanston.*

At times, the impacts of institutions, such as increased traffic and parking or unusual hours of operation, can encroach upon neighborhood quality of life. This imposition is often true of hospitals where the transition to greater outpatient treatment in recent years has resulted in an increased demand for parking. In general, a very difficult balancing act must be maintained between an institution's need for growth in order to remain viable and the interests of surrounding neighborhoods. While land use conflicts do emerge, it should also be recognized that institutions can be a great asset to the community. They have the ability to contribute resources toward

community and neighborhood development programs. The partnering of institutions with the City to solve social concerns is strongly encouraged.



Being the largest of community's institutions and the one that is most closely associated with Evanston's identity, Northwestern University deserves special attention. The City must of course recognize that part of maintaining this institution's high caliber lies in supporting its growth and capital improvement. As this occurs, University planning should take into account the character of the neighborhood west of Sheridan Road, east of Sherman Avenue, between Central and Emerson Streets. Development of University-owned property in this area should be respectful of the balance that exists between single-family homes, student housing, and institutional uses. Both the University and its neighbors have an interest in protecting the desirability of this primarily residential neighborhood. Kendall College, although a smaller institution, is also located in this vicinity and should be equally involved in discussions about future development plans.

I N S T I T U T I O N S A N D E C O N O M I C D E V E L O P M E N T

Evanston's larger institutions and charitable organizations are an engine of the local economy through the thousands of jobs they provide and the many consumers that they bring to the community each day. Efforts to work with these institutions to increase awareness of their long-term development goals or concerns should be an ongoing City policy. In those instances where an institution decides to leave a specific site, the City should assist marketing the site for alternative uses.

Also related to economic development, a contentious issue for some surrounds the tax-exempt status of these organizations. Although they use City services (e.g., police and fire protection), due to their tax-exempt status, institutions that own land do not directly support Evanston's property tax base. Finding methods for these institutions to pay their share of costs has become a topic of debate over the years. A portion of the burden may be off-set by the employment base and the significant economic multiplier effect supported by the larger institutions. However, there are concerns about the increasing number of smaller social service agencies in Evanston that have taken property off of the tax rolls. Discussion and planning with agencies and surrounding municipalities to share the provisions of social service for those in need is strongly recommended

P U B L I C E D U C A T I O N

A final issue to be addressed involves Evanston's public schools. *As an objective, Evanston should support an outstanding educational system that provides a wide range of opportunities.* The future reputation of Evanston as a desirable place in which to live depends in large part on the continued strength and reputation of its schools. While the school districts and the City are separate governing jurisdictions, planning for the future must recognize their shared concerns. Quality education affects land use planning because it is a key factor in household location decisions. The City and the schools should work collaboratively at designing programs that address matters of public safety and economic development. As discussed in *Chapter 4: Business, Commercial & Industrial Areas*, such ongoing collaboration should be an ongoing

strategy in enhancing the business district near Evanston Township High School at the intersection of Church Street and Dodge Avenue.

Planning for changes in enrollment patterns and subsequent changes in the demand for facilities should also be the subject of increased collaboration between the schools and the City. High quality educational facilities keep Evanston competitive with other communities as an attractive place to live. The schools are encouraged to continue their efforts at enhancing the quality of their buildings and to do so in as cost effective a manner as possible. It is recognized that, in a time when potential Evanston residents compare our services to those of other communities, our schools--both in their academic and physical excellence--must be state-of-the-art.□

Part II: Public Facilities

CITY BUILDINGS

PARKS AND RECREATION AREAS

COMMUNITY UTILITIES

This section of the Comprehensive General Plan focuses on sites and facilities that are primarily the responsibility of local government. Future needs and priorities of this type are grouped under the following headings: *City Buildings*, *Parks and Recreation Areas*, and *Community Utilities*.

One of the functions of local government is to provide a variety of buildings, outdoor recreation areas, utilities and services to assist its citizens in maintaining a high quality of life. Some facilities are highly visible such as parks and public buildings. Others are not as apparent. Water and sewer lines, for example, support existing development and allow for new physical growth while being hidden from general view.

Each year, as part of its annual budget preparation process, the City prepares a Capital Improvement Program (CIP). The CIP is a policy document that commits funds for public improvements during the fiscal year. It also establishes the direction for capital planning in the years that follow. CIP projects address the improvement of circulation infrastructure, public buildings and utilities, and parks and recreation facilities.

- ✓ *In general, the Comprehensive General Plan recommends that future investment in Evanston's public facilities focus on the strategic maintenance of existing assets.*

The Long Range Flood and Pollution Control Plan (discussed in *Chapter 9: Community Utilities*) is an example of an extensive investment undertaken to rectify a number of problems associated with Evanston's storm and sewer system. Another example is the installation of replica Tallmadge streetlights completed in the mid-1980's. Such significant public investments, once completed, must be preserved by an ongoing commitment to maintenance.

GOAL: MAINTAIN FULLY ACCESSIBLE, MODERNIZED PUBLIC BUILDINGS THAT SERVE THE VARIOUS NEEDS AND INTERESTS OF EVANSTON RESIDENTS.

OBJECTIVES:

POLICIES/ACTIONS:

Assess City buildings to determine cost-effective strategies for maintenance, renovation, and accessibility improvements.

Approach acquisition and construction of new public buildings in

- Systematically evaluate City-owned buildings in terms of their quality of service delivery; prioritize maintenance and renovation planning accordingly.
- Incorporate new computer and telecommunications technology into public buildings in order to improve time and cost efficiency of service delivery and to meet increasing demands of information access.
- Continue to bring all public buildings into compliance with the Americans with Disabilities Act (ADA).
- Establish a consolidated Police/Fire Department Headquarters at the 1454 Elmwood Avenue facility and include a secondary 9-1-1 Center.
- Renovate fire stations #3 and #5.
- Complete the evaluation of issues involved with maintaining and improving the current Evanston Civic Center; consider alternatives for reuse of the structure should relocation of City

- terms of improved quality of service and fiscal prudence.
- agencies prove a cost-effective alternative.
- ❑ Assess the feasibility of establishing a new full-service recreation center in South Evanston in order to improve access to recreation programs in that area.
 - ❑ Continue public investment in art, as per the direction of the *Public Art Ordinance*, and include consideration of art in the planning and design phase of public building projects.
 - ❑ Encourage highest quality design in new public buildings.

CITY BUILDINGS

The City of Evanston operates and maintains forty-five buildings totaling approximately 800,000 square feet of space designated for various functions (*see Map 6*). These buildings range in size from the 144,000 square foot service center, where the City maintains its fleet of vehicles, to multiple beach and field houses each less than 900 square feet in size. City buildings also range in age. The oldest wing of the Evanston Civic Center (2100 Ridge Avenue), formerly a residential parochial school, was constructed in 1901. The newest City-owned buildings are the recently completed Fire Station #1 (located at Emerson Street and Wesley Avenue) and the new public library which opened in 1994.

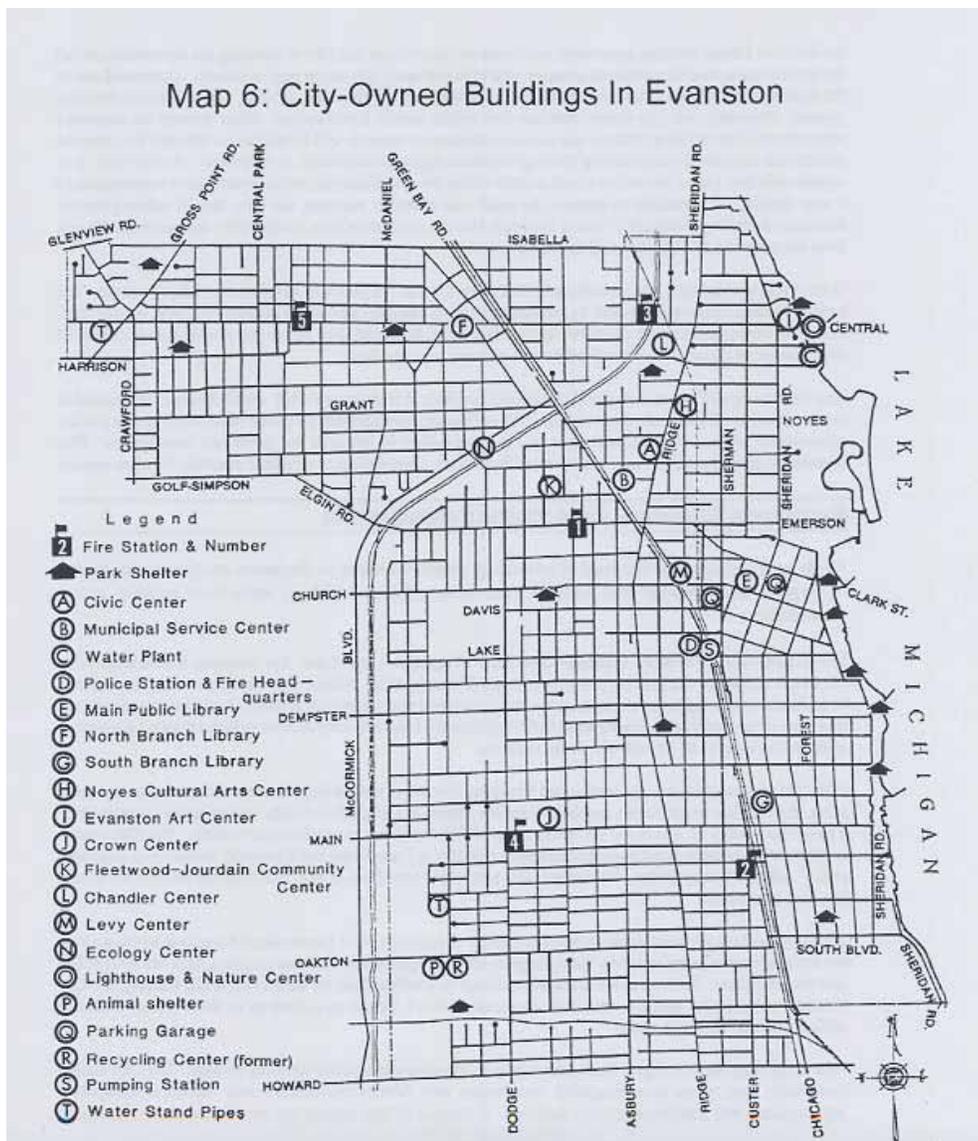
Along with those mentioned above, other City buildings include four community recreation centers (the Chandler-Newberger, Fleetwood Jourdain, Robert Crown, and Levy Centers), the Noyes Cultural Arts Center and the Evanston Art Center, two branch libraries, five fire stations, the police headquarters with substations in various locations, an animal shelter, the water plant and related facilities, the ecology center, and two parking garages. (Several of these facilities are also discussed elsewhere in the Comprehensive General Plan. For example, City parking facilities are discussed in *Chapter 11: Parking System*. The Noyes Cultural Arts Center and the Evanston Art Center are discussed in *Chapter 15: the Arts*.)

The City should systematically evaluate the types of services to be provided in these locations and conduct maintenance and renovation programs accordingly. It is important that the City

regularly examine the services provided by its different buildings and work toward meeting the changing needs of the public. Ideally, Evanston citizens as well as visitors should find the same modern conveniences and amenities they are accustomed to finding elsewhere. In some instances, this will involve renovating existing structures. In other cases, acquisition or construction of new buildings may be a cost-effective approach. To promote the aesthetics of the community, attention to the quality design of civic spaces is highly encouraged.

Recreation needs in south Evanston are a long term consideration for the City. Served by both the City Recreation Division and the Ridgeville Park District, the area of Evanston located south of Oakton Street would benefit from a full-service recreation center. While the Ridgeville Park District currently provides many recreation programs, what is missing is a sizable indoor center with flexible space for recreation activities. Current investigation of potential sites and opportunities for such a facility should continue.

Also of long term consideration for the City is the future commitment to maintaining the Civic Center on Ridge Avenue. The Civic Center serves not only as Evanston's City hall but also as the site of offices of state and U.S. legislators, several Evanston community groups, and the Lekotek Center--a company that conducts research into the development of educational toys for



children with special needs. Leading up to the City's decision to move to this location in 1979, a Mayoral commission was charged with the task of evaluating needs and potential sites. The decision to leave the former municipal building was the result of a much felt need for a larger facility that would bring together multiple departments scattered in a number of inefficient and aging structures. At present, the primary concern about the facility at 2100 Ridge Avenue relates to the long-term cost effectiveness of upgrading and continually maintaining this aging structure.

As the Civic Center building approaches one-hundred years of age, the City is assessing the investment needed for maintenance, building code compliance, and efficient space allocation improvements. Continued use of the building will require extensive rehabilitation of mechanical, plumbing, HVAC, life/safety and electrical systems. Ultimately, the City should consider how public benefit is maximized: either through the continued reinvestment into an aging property (an amount estimated at upwards of \$15 million) or through the potential investment associated with moving local government agencies elsewhere in Evanston. At this time, it is conceivable that such a relocation could include either the use of existing office buildings or construction of a new facility. If relocation is deemed the most cost effective measure, the City should assess potential locations--including Evanston's Central Business District, in terms of easy accessibility and maximum benefit from the presence of City Hall and its employees.

In the event of relocation, the building at 2100 Ridge Avenue is a potential candidate for adaptive reuse. The benefit of such a conversion would be the addition of this valuable land to the property tax rolls. At this time, in light of strong demand for multi-family housing, the existing building has strong potential as a residential use, depending on costs associated with any necessary construction.

Any construction of new public buildings should continue to trigger the *Public Art Ordinance*. Discussed in greater detail in *Chapter 15: the Arts*, this 1991 ordinance mandates that up to one percent of the cost of City construction projects costing more than one million dollars be set aside for public art installations. This investment should continue as a reflection of Evanston's commitment to a refined aesthetic for civic spaces.

MAINTENANCE, RENOVATION, AND ACCESSIBILITY IMPROVEMENTS

✓ *In order to achieve the goal of providing quality services to Evanston residents and guests, regular maintenance and periodic renovation of City buildings must be a primary policy objective.*

This is particularly true when buildings show signs of aging and heavy use. For example, it is estimated that the City's recreation facilities experience demand in excess of six million user hours annually. In response to such heavy use, aggressive maintenance and occasional renovation are critical. A thorough analysis and inventory of needed improvements at all buildings should be made in conjunction with the detailed assessment of future services to be provided at these locations.

In the list of municipal services, police and fire protection are of utmost importance to a community. In recent years, the City has undertaken a number of improvements in recognition of this, including the completion of a new Fire Station #1 located at the intersection of Wesley Avenue and Emerson Streets. The City should continue with its subsequent plans to renovate the facility at Lake Street and Elmwood Avenue as a combined police and fire headquarters. Evaluation and potential renovation of the Fire Stations #3 and #5 should likewise be pursued.

Technology plays a role in improving public safety. Evanston's 9-1-1 Center should continue to incorporate the latest advances in information technology in order to continually improve response time for both police and fire protection. Following the successful passage of a referendum for additional public funding, the City should continue with plans to establish a secondary 9-1-1 Center as a backup in the event of technical difficulties with the main center.

New technology and emerging innovations help to improve other public services as well. The City should continually seek ways to strategically incorporate new telecommunications and electronic computing infrastructure into traditional service delivery. Examples of this include the implementation of Evanston Geographic Information System (EGIS), which provides electronic access to information about land use and City engineering data, and a building permit and project tracking database. As discussed in *Chapter 9: Utilities*, the implementation of the "Technopolis Evanston" project will connect homes and businesses via a high-speed, broad band computer network. As the world moves toward increasing "on-line" connections, local government services should be examined in the context of creating a "virtual town hall" environment where functions such as permit and license applications can be done from remote locations and with increased efficiency.

Finally, accessibility to public buildings is also an important issue. The *Americans with Disabilities Act* requires that all public facilities be made accessible to all members of the general public. The City has completed an analysis of its properties and has identified seventeen facilities where modifications are needed. Implementation of these modifications should be a top priority. □

GOAL: A SYSTEM OF HIGH QUALITY PARK AND RECREATION AREAS THAT MEETS THE VARYING RECREATION AND LEISURE INTERESTS OF EVANSTON RESIDENTS.

OBJECTIVES:

POLICIES/ACTIONS:

-
- | | |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Preserve and enhance existing parks while seeking opportunities to increase the amount of park land in Evanston. | <ul style="list-style-type: none"><input type="checkbox"/> Preserve land dedicated as public park and open space while searching for ways to increase facilities, programs, and the amount of leisure space available throughout Evanston.<input type="checkbox"/> When feasible, retain the open space school grounds provide even if no longer needed for school purposes.<input type="checkbox"/> Continue to catalog in detail the conditions of existing park facilities; undertake strategic reinvestment in landscaping and infrastructure through park master planning efforts.<input type="checkbox"/> Protect and enhance lakeshore parks and beaches recognizing their particular importance to Evanston's distinct quality of life.<input type="checkbox"/> Continue to pursue private, federal and state grant money that is or may become available to local municipalities for park acquisition and development.<input type="checkbox"/> Work with the Metropolitan Water Reclamation District, the Villages of Skokie, Wilmette, and Lincolnwood, and |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

various park districts to plan for recreational use of the *North Shore Channel*.

Provide recreational programs to meet the leisure-time interests of all Evanston residents.

- ❑ Provide recreational programs that are within the financial means of all Evanston residents, including the search for opportunities for establishing a recreation center in South Evanston.
- ❑ Assess changing recreational interests and demands; improve facilities and redesign programs accordingly.
- ❑ Install recreation facilities and equipment that meet the highest standards for accessibility and safety.
- ❑ Work with other communities and institutions (e.g., other park districts, schools, religious organizations, social service agencies) to coordinate and share recreation programs and services for the general public.

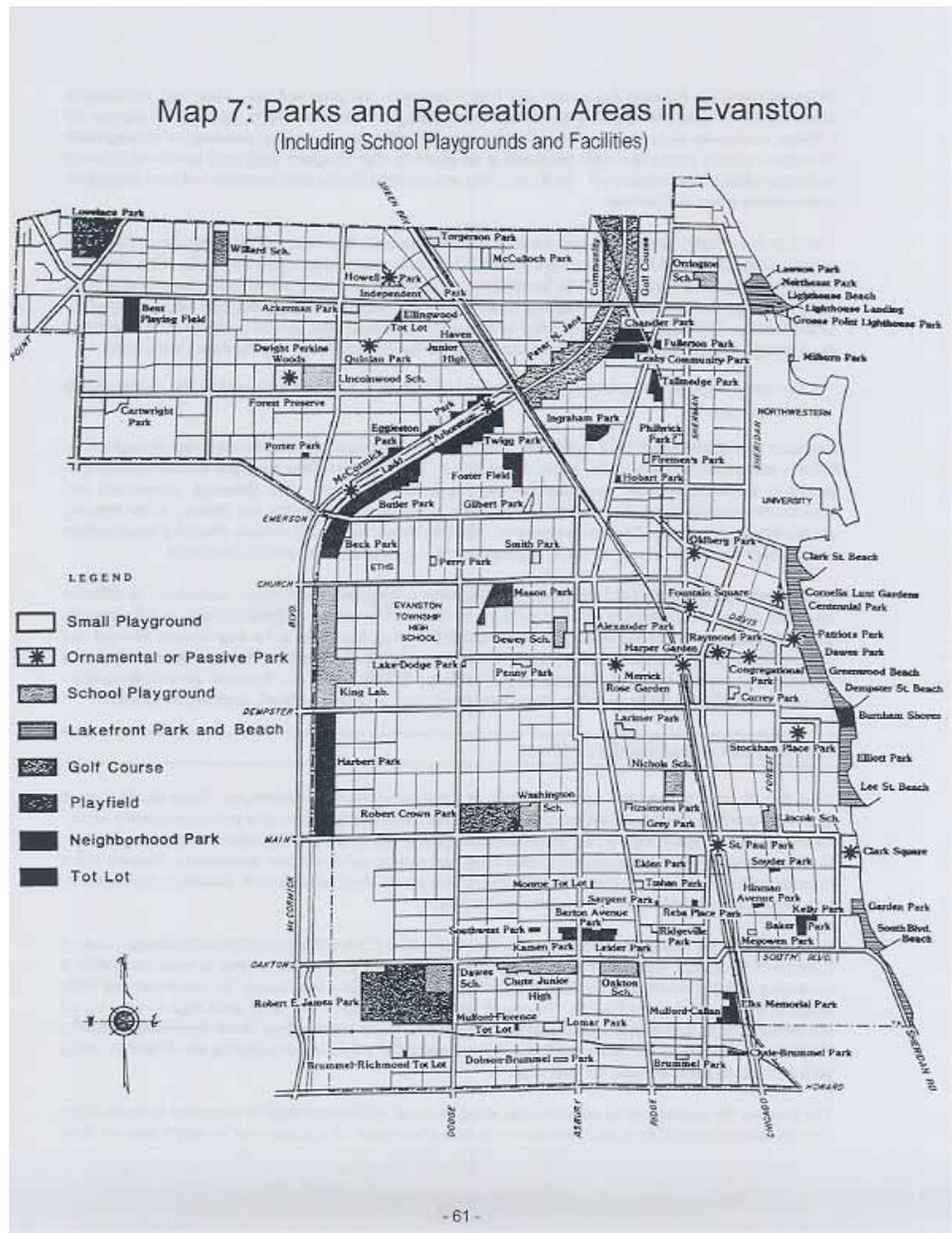
PARKS & RECREATION AREAS

- ✓ As a goal, Evanston should maintain existing park and recreational areas and continue to offer recreational services to meet the varying interests of Evanston residents.

Evanston has 91 parks totaling approximately 300 acres of land. Map 7 on the following page shows the location of parks and recreation areas in Evanston. The City of Evanston owns and maintains 67 of these parks and maintains eleven more on land leased from other entities. The Ridgeville Park District, the Lighthouse Park District, and the Cook County Forest Preserve (all separate units of government) operate the remainder. Exhibits 14 and 15, beginning on page II-14, outline information about park sizes, administrative organization, and types of recreation facilities.

- ✓ As a general policy, though, the City should evaluate all opportunities for adding more park space.

Parks and recreation facilities contribute considerably to the overall quality of life in a community. Evanston must continue to provide a high level of park and recreation service in order to remain a desirable place in which to live. Because Evanston is a fully-built community, there are limited opportunities for future acquisition and dedication of



public leisure space. It must be recognized that any marketable land will be sought for development to enhance the tax base.

Existing parks vary in size and type as indicated in the following list: three large playing fields--James Park, Crown Park, and Lovelace Park; a fifty-four-acre public golf course (the Peter N. Jans Community Golf Course operated by the Evanston/Wilmette Golf Course Association); multiple neighborhood parks (averaging two to six acres in size); lakefront parks and beaches; passive or ornamental parks; and finally small parks and tot lots (typically the size of a building lot). Roughly one-third of Evanston's parks are less than one acre in size.

Public recreation buildings, including five recreation centers, an ecology center, two art centers, and numerous field and beach houses, are located throughout the City Parks System. These buildings are the sites of most of the City's recreation programs. Long term policies for the maintenance and improvement of City-owned buildings are discussed in *Chapter 7: Public Buildings*. The City should continue preparing and maintaining an inventory and strategic improvement plans for recreation spaces and facilities.

QUALITY PARKS AND RECREATION PROGRAMS

✓ *Evanston should make an objective of enhancing the quality of existing parks and recreation facilities.*

Over the long term, the City and other park agencies need to focus on qualitative improvements of existing parks. National standards for parks and recreation space from nearly a decade ago establish a desirable ratio of ten acres of park space for every one thousand people. With nearly 75,000 people and only 300 acres of park land, Evanston obviously falls far below this standard. Unfortunately, at a time when there is little land available for rededication as public space, it is unlikely that there will be many opportunities for expansion of park acreage. The focus should fall therefore on the quality of existing parks and recreation programs.

In recent years, the National Recreation and Park Association has proposed that, along with an adequate amount of park space, quality park systems need to be built upon a process of open planning that engages the different viewpoints and cultures of their communities. Whether they are taking advantage of playing fields for various athletic events or simply appreciating the presence of green space, park users need to be involved in shaping their public landscapes. Such principles are essential for the implementation of long-range park improvement plans in Evanston.

The City is currently working toward a master planning process that will establish specific and strategic objectives for improving all of Evanston's parks. While basic maintenance of all City parks will continue as a priority, major improvements will be focused on one to two parks over a two to three year period of time. This is an alternative approach to making minor, short-term improvements in multiple parks every year. Coordination of planning and implementation

efforts of this master plan should begin by including active involvement of users and nearby residents, the Parks and Recreation Board, and the Plan Commission.

- ✓ *Evanston should also continue to provide recreational programs to satisfy the community's leisure interests.*

Evanston historically has offered a wide range of recreation programs targeting preschoolers through senior citizens with interests in arts, crafts, athletics, and fitness. For the future, these programs should continue with particular emphasis on teen programs that provide Evanston's youth with important recreational and educational opportunities. An important contributor to neighborhood quality and stability is the ongoing opportunity for constructive recreation programs. The City should continually monitor changing demographics and recreation interests to ensure that an appropriate mix of programs and services is offered.

Particular recreational demands have grown in recent years and should be addressed. Specifically, as reflected in a 1995 *Attitudes and Interest* survey conducted by the City Department of Parks/Forestry and Recreation, greater recreation services should be provided in south Evanston, especially in the area between Howard and Oakton Streets, Ridge and Chicago Avenues. Current investigation of potential sites and opportunities for a full-service recreation center in this area should continue. Efforts should also be made citywide to increase the number of playing fields available for popular sports such as soccer, softball, baseball, and football.

SPECIAL PARK AREAS AND OPEN SPACE

More than 40 acres of Evanston's park land is found along the shore of Lake Michigan. These lakefront parks include five public beaches as well as picnic areas, bike trails, tennis courts, and passive relaxation areas. Lakefront parks require high levels of maintenance due to heavy use and lakeshore weather conditions. Continuing capital investment should be made to counter erosion and to enhance landscaping. Because of the important role lakefront parks play in contributing to Evanston's desirable character, protection, maintenance, and occasional refurbishing is an important policy priority.

Another area of particular planning concern is the North Shore Channel/Sanitary District Drainage Canal on Evanston's west side. Although less intensely used than the lakefront parks, interest in canal land parks is increasing with the decision of the Skokie Park District to construct a boat launch for non-motorized boats along its portion of the canal banks. Increased recreational access to the canal rated high in a survey of recreation attitudes and interests in Evanston. In the future, if the Metropolitan Water Reclamation District (MWRD), which owns the canal land, implements plans for relocating or adapting the Wilmette locks, probably will increase demand for boat slips.

The potential for boating and an inland marina along the canal, while promising for recreation interests, raises concern about erosion of the canal banks due to increased boat traffic. A balance

must be sought between those who wish to use the canal actively and those who are interested in preserving it as a more passive, natural habitat. Such concerns should be addressed cooperatively through a joint review process that brings together the Metropolitan Water Reclamation District (from whom the land is leased) and local communities which lease the land, such as Evanston and Skokie. Non-motorized boating should be supported, with motorized boat ramps being restricted for maintenance purposes only.

Alongside the canal is the Ladd Arboretum. The Arboretum plays a unique role as a demonstration site for residential landscape trees and shrubs. The Arboretum should continually be maintained and enhanced as an easily accessible, multi-specie habitat important to the community.

Finally, it is also important to underscore another classification of parks. Throughout Evanston, passive or *ornamental parks* (such as the Merrick Rose Garden or Oldberg Park) enhance quality of life by providing points of beauty, quiet reflection, and simple green space in both busy areas and quiet neighborhoods. Ongoing maintenance and delicate landscaping of these spaces by the City and the voluntary support of private groups, garden clubs, and all citizens should be a priority.

Likewise, a high degree of sensitivity to maintaining all public and private green spaces (parks as well as parkways and private yards), must also be an ongoing policy priority in order to preserve Evanston's visual appeal. Included in such a policy priority is the aggressive protection of the more than 28,000 trees along Evanston streets, many of which are historic, old growth species.

In *Chapter 13: Community Design & Landscaping*, further consideration is given to policies and actions related to the importance of physical beautification through landscaping and urban forestry in Evanston. Maintaining current open space as open space is beneficial to the community. Even private property such as front, side or rear yards contributes to the quality of a neighborhood. As stated in *Chapter 3: Housing* and again in *Chapter 14: Historic Preservation*, the use of existing private open space for redevelopment should be weighed very carefully when large lots are proposed for subdivision and redevelopment. □

<u>City Parks</u>		<u>Acres</u>			<u>Acres</u>
1.	Ackerman Park	1.254	51.	Lunt, Cornelia Gardens	1.758
2.	Alexander Park	1.032	52.	Mason Park	5.155
3.	Baker Park	1.372	53.	McCormick Park*	3.000
4.	Beck, Eugene Park*	5.500	54.	McCulloch, Catherine Waugh Park*	1.703
5.	Bent, Horace E. Park	3.239	55.	Megowen, Vera Park	0.585
6.	Brummel-Richmond Tot Lot	0.163	56.	Merrick Rose Garden	0.535
7.	Burnham Shores Park	5.015	57.	Monroe Tot Lot	0.040
8.	Butler, Dr. Isabella*	11.060	58.	Morris, Jennifer Park	0.040
9.	Canal Lands (Greenleaf to Dempster)		59.	Oldberg, Arne & Mary Sloan Park	0.330
*6.900			60.	Patriots' Park	0.475
10.	Canal Lands (Payne to Green Bay Road)*		61.	Penny Park	1.139
4.180			62.	Perry, Adam Park	0.551
11.	Cartwright, Charles M. Pk	2.250	63.	Peter Jans Community Golf Course	54.00
12.	Centennial Park	10.550	64.	Philbrick Park	0.652
13.	Chandler Park	3.210	65.	Porter, Harry Hibbert Park	0.253
14.	Clark Square	4.896	66.	Quinlan Park	0.399
15.	Clyde-Brummel Park	0.478	67.	Raymond Park	1.746
16.	Congregational Park	0.670	68.	St. Paul Park South*	0.563
17.	Crown, Robert Park	14.714	69.	Sargent, Celia Park	0.083
18.	Curry, J. Seymour Park	1.580	70.	Smith, Elinora Park	1.065
19.	Dawes Park	12.392	71.	Snyder, Thomas E. Park	0.254
20.	Dobson-Brummel Park	0.458	72.	South Boulevard Beach Park	2.579
21.	Eggleston, Edward Park*	1.837	73.	Southwest Park	0.566
22.	Eiden, Charles B. Park	1.110	74.	Stockham Place Park	0.364
23.	Elks Memorial Park	0.189	75.	Tallmadge, Thomas Eddy Park	3.660
24.	Ellingwood Tot Lot	0.150	76.	Torgerson, Frank S. Park	0.599
25.	Elliot Park	7.624	77.	Trahan, Benjamin Park	0.483
26.	Firemen's Park	0.542	78.	Twiggs, William H. Park*	9.050
27.	Fitzsimon's Park	0.126	<u>Lighthouse Park District</u>		
28.	Foster Park	5.128	<u>Acres</u>		
29.	Fountain Square	0.087	79.	Bates Park	0.122
30.	Garden Park	1.355	80.	Fullerton Park	0.528
31.	Gilbert Park	0.435	81.	Grosse Point Lighthouse Park	1.586
32.	Grey Park	1.557	82.	Northeast Park	2.506
33.	Harper Park	0.083	<u>Ridgeville Park District</u>		
34.	Harbert, Elizabeth Boynton Park*	6.660	<u>Acres</u>		
35.	Hinman Avenue Park	0.196	83.	Brummel Park	0.872
36.	Hobart, Marcus A. Park	0.143	84.	Elks Park	2.954
37.	Howell Park	1.147	85.	Kamen Park (East)	1.895
38.	Independence Park	1.412	86.	Kamen Park (West)	2.500
39.	Ingraham, Samuel Gilbert Park	11.640	87.	Leider Park	3.000
40.	James, Robert E. Park	45.590	88.	Mulford-Callan Tot Lot	0.382
41.	Kelly Park	0.327	89.	Reba Park	0.338
42.	Ladd Arboretum*	17.361	90.	Ridgeville Park	1.971
43.	Lake-Dodge Park	0.122	<u>Cook County Forest Preserve</u>		
44.	Larimer Park	1.427	<u>Acres</u>		
45.	Lawson, Lawrence O. Park	1.647	91.	Dwight Perkins Woods	7.102
46.	Leahy Community Park	3.966			
47.	Lighthouse Landi ng	6.449			
48.	Levinson Tot Lot	0.277			
49.	Lomar, Leah Park	1.705			
50.	Lovelace, Walter S. Park	17.844			

*Park land leased by the City of Evanston

15. PRIMARY LOCATIONS OF CITY RECREATION FACILITIES

(PARK NAME)	Baseball / Softball	Basketball Courts	Beach	Bike Path	Boat Ramp	Community Center	Formal Garden	Garden Plots	Golf	Gym	Ice Skating
Ackerman											x
Baker	x										x
Bent	x	x									
Burnham Shores			x	x	x						
Cartwright		x									
Centennial			x	x							
Chandler		x				x				x	
Clyde-BrummeI		x									
Crown	x	x				x				x	x
Dawes				x							x
Eggles ton		x									
Elliot t			x	x							

dge											
Twigg	x	x		x				x			

15 (CONTINUED). PRIMARY LOCATIONS OF RECREATION FACILITIES

(PARK NAME)	Jogging Path	Nature Trail	Picnic Areas	Playground Equipment	Racquetball	Rest-rooms	Shelters	Sledding	Soccer Fields	Tennis
Ackerman				x		x	x			x
Baker				x		x	x			
Bent				x		x	x			x
Burnham Shores	x		x	x		x	x			x
Cartwright				x				x		x
Centennial	x					x	x			
Chandler					x	x				
Clyde-Brummi										
Crown						x			x	x
Dawes	x		x			x	x			
Eggleston				x						

Elliot t	x		x			x				
Fleetw ood Jourda in				x		x				x
James				x		x	x	x	x	x
Ladd Arbore tum	x	x				x				
Lari me r				x			x			
Leahy			x	x		x	x	x		x
Li ghth ouse Landi n g		x				x	x			
Lovel a ce			x	x		x	x	x	x	x
Mason	x		x	x		x	x	x	x	x
Merri c k										
Penny				x				x		
Peter Jans Gol f Course						x				
South Boul ev	x			x		x	x			

ard										
Tal I ma dge				x		x				
Twigg	x		x	x						

COMMUNITY UTILITIES Chapter 9

GOAL: TO MAINTAIN AND ENHANCE UTILITY SYSTEMS THAT
 ENABLE BOTH QUALITY COMMUNITY SERVICE AND
 ECONOMIC DEVELOPMENT THROUGHOUT EVANSTON.

OBJECTIVES:

POLICIES/ACTIONS:

Maintain a streetlight system that provides adequate illumination for pedestrian and driver safety.

- Study the costs, benefits, and desirability of increasing the illumination of neighborhood streetlighting throughout Evanston.
- Provide ongoing standard maintenance for the streetlight system.

Invest in annual maintenance of Evanston's water and sewer systems.

- Initiate a study of the current water system to establish the most efficient measures for maintenance and improvement.
- Complete the ongoing sewer improvement strategy, stressing preventive maintenance as an ongoing policy for the future.

- Maintain Evanston policies and agreements relating to energy and telecommunications services current with industry changes
- ❑ Promote the City Energy Policy (see page 11-22).
 - ❑ Complete assessment of energy franchise alternatives and prepare for deregulation of electric utility services; advocate to influence emerging deregulation.
 - ❑ Support the use of alternative energy sources whenever possible.
 - ❑ Pursue "Technopolis Evanston," a public-private partnership working to install a community-wide high-speed fiber optic network to improve the speed of Internet access for Evanston residents, employers, and service providers.
 - ❑ Where cost-effective, consider relocation and burial of overhead utility lines for both maintenance and aesthetic benefits.

COMMUNITY UTILITIES

This chapter considers the long-range adequacy of basic public utilities in Evanston. Included are the streetlights, and water and sewer services which the City provides. In general, the policy priorities for these matters focus on long-term maintenance of existing systems. Also discussed are energy and telecommunication services that are provided by private firms. Policies for these utilities focus on the need for Evanston to respond to industry changes and technological advancements and to lobby for quality service delivery.

STREETLIGHTS

In the early 1980's, the City invested \$20,000,000 in its streetlighting by replacing the 50-year-old streetlights with a modern system. Although the new system is modern electrically, the poles

and fixtures are replicas of the antique lights they replaced. These lights were designed originally by Thomas Tallmadge in 1931 and add considerably to the visual charm and historic character of Evanston. These lights are found in most neighborhoods and were designed to provide a low level of lighting relative to the much brighter lights located throughout Chicago.

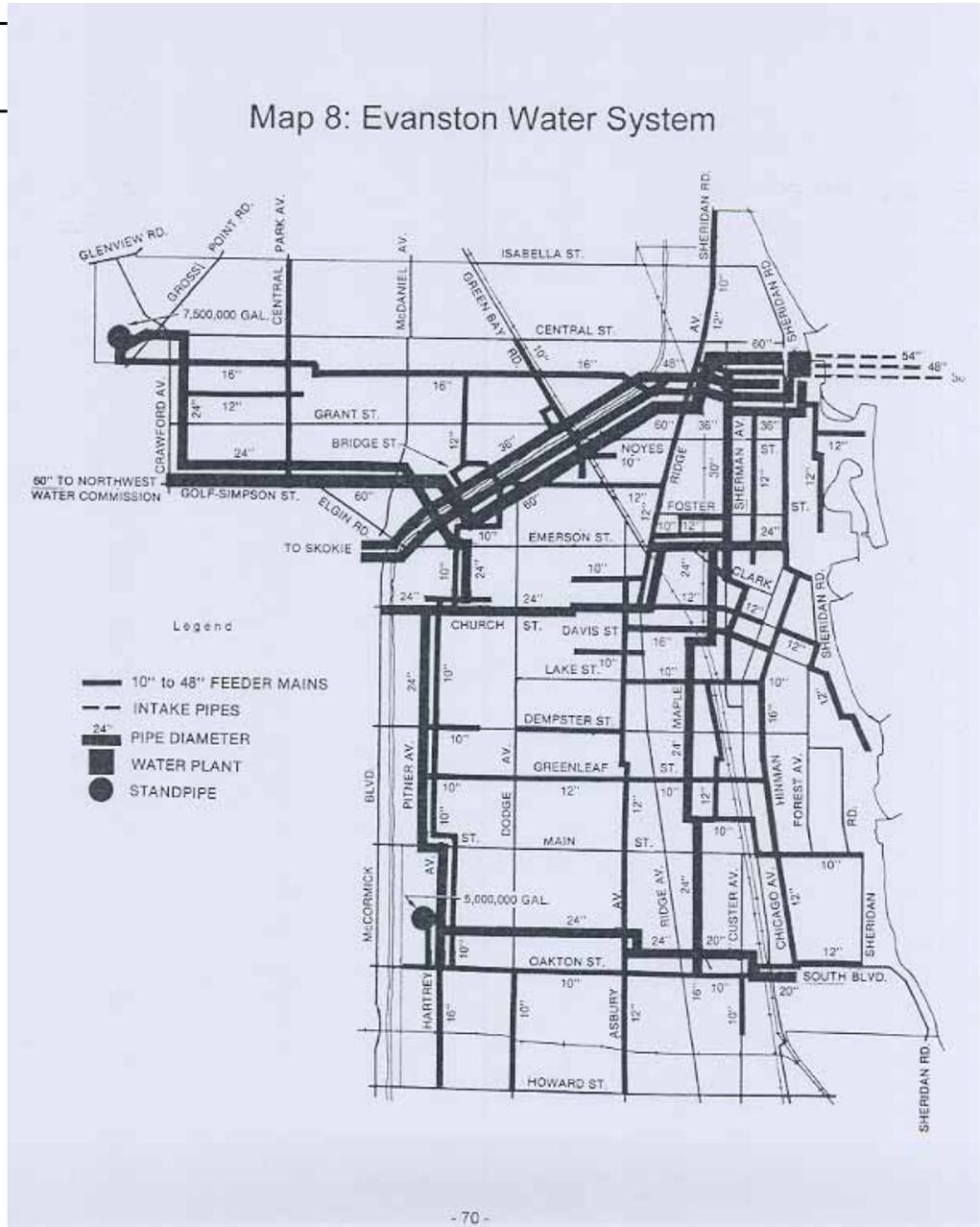
In some areas in Evanston, such as along certain major streets and in some neighborhoods, brighter streetlights that are not of the Tallmadge design were installed. These lights, called *davit arms*, are more contemporary in appearance, with taller smooth poles and simple arms which extend over the street. In the Downtown area, the 1997 streetscape revitalization project included a mixture of davit arm and Tallmadge units. In this area, the davit lights provide the bulk of the light while the Tallmadge fixtures illuminate the sidewalks and give an even lighting level by eliminating dark areas.

As of the 1986 Comprehensive General Plan, it was estimated that the investment in this new streetlight system would last for approximately fifty years with standard maintenance. At this point, standard maintenance will involve routine underground cable repair and the replacement of bulbs and ballasts inside each fixture. (Ballasts are an electrical component found inside the fixtures that regulate the flow of electricity to the bulb. As ballasts near the end of their useful life of about 15 years, they are unable to operate the lamp at full power. Light output is noticeably reduced.)

Prior to embarking on a large scale ballast replacement effort, it is appropriate to consider the conversion of the system to a different internal light source. The costs and benefits of different systems should be evaluated before approving any specific replacement policy. The existing lights are *mercury vapor*, a light source which is not as efficient or visually pleasing as some other options. Another choice for streetlighting is a *metal halide* lamp. The metal halide lights are more efficient and would provide a brighter light using the same wattage bulbs--and at the same electricity cost. (Metal halide fixtures were used in the above-mentioned Downtown project). Whichever option is pursued, the Tallmadge light fixtures should be retained as the primary streetlight fixtures in Evanston's neighborhoods.

CITY WATER SYSTEM

Evanston's location on Lake Michigan guarantees both a reliable supply of water for residents as well as a means for generating income for the City. Evanston's water system, which draws in water from as far as a mile offshore, produces a supply far in excess of Evanston's local demand. The City is thus able to sell water to other communities, such as the Village of Skokie and the communities served by the Northwest Water Commission (NWC). A map of the major water system within Evanston is located on the following page.

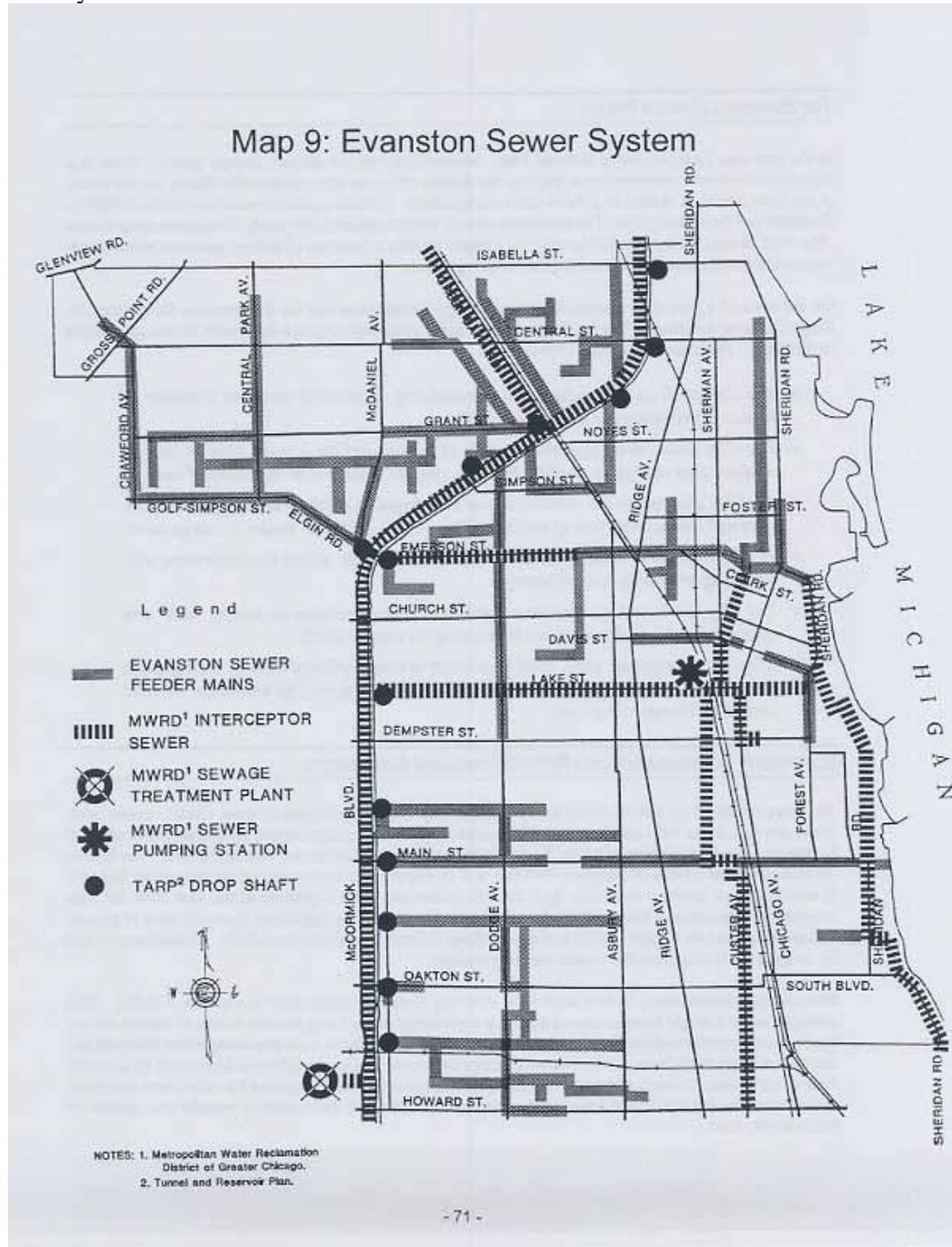


It is critical for the City to undertake regular improvements to the system in order to maintain a safe and adequate water supply. It is not anticipated at this time that any significant alteration of the existing water distribution system be undertaken. Evanston, as a mature community, is both fully built and fully served. In most areas, the existing water distribution infrastructure can accommodate increases in demand that may result from future development. While the total supply of water is sufficient to accommodate new development, occasionally, expanded infrastructure will be needed at specific sites when increased density of development is proposed.

Evanston distributes the third largest clean water supply in the State of Illinois, following only the City of Chicago's two systems in the production of finished water. In 1996, the water system

pumped more than 16 billion gallons of water. From this, 20.7 percent was pumped to Evanston residents, 24.4 percent to Skokie, and 54.9 percent to the NWC. In recent years, slight decreases in the production and distribution of finished water have been recorded. This fact is attributed in large part to wet springs and summers--normally dry seasons in which water is consumed more heavily.

Map 9: Evanston Sewer System



In 1988, the then ten-year-old water system infrastructure report was updated to assess the condition of the system and its components and to determine areas where improvement measures were needed. At this time, the Evanston water plant and distribution system should be the subject of a similar study. Such an evaluation should ensure that improvements made over the next ten years are consistent with overall needs and will allow the system to provide reliable, cost efficient service in the future.

CITY SEWER SYSTEM

Evanston's sewer system is presently undergoing significant rehabilitation. The Comprehensive General Plan adopted in 1986 stressed the need for a long-range sewer improvement strategy to be put in place. Installation of the original system began in the 1890's and was completed in the 1930's. A map of today's major sewer system is located on page 21. By the 1980's, the system was in need of general renovation as well as a strategic plan for addressing several issues, namely basement sewage backup (a recurring cause of expensive property damage), street flooding, and pollution runoff into the North Shore Channel.

In 1991, the City of Evanston debuted its *Long-range Sewer Improvement Plan*. The plan was put together to take advantage of a Metropolitan Water Reclamation District (MWRD) plan which, upon completion, will feature 125 miles of deep tunnels and three quarry size storm water/sewage reservoirs. Implementation of the plan will combine the addition of flow restrictions to the existing system and the construction of a new relief sewer system. Ultimately, these measures will reduce the frequency of the above-mentioned problems to about once in ten years for street flooding and once in one hundred years for basement backups.

The public investment needed to complete this project, including the sewer work and resulting street improvements, is significant. The projected cost is in excess of \$150 million. As was the case for long term priorities for streetlights, once the Long-range Sewer Improvement Plan is completed, the policy priority for the sewer system needs to focus on its efficient maintenance over the long term. Like Evanston's water infrastructure, the sewer system will accommodate future development with occasional need for site-specific modifications to allow increased density.

THE EVANSTON ENERGY POLICY

In the previous Comprehensive General Plan, conservation was the primary energy theme. While it is important to promote conservation as a policy, the essence of energy issues (especially electric service issues) at the local level has shifted to a focus upon deregulation. Current concerns relate to pricing, reliability, flexibility and the investigation of all reasonable electric service options in the newly deregulated environment. The 1995 Energy Policy adopted

by the City Council reflects a synthesis of historic priorities about energy conservation and more current concerns about deregulation.

On the basis of a joint recommendation of the Energy Commission and the Environment Board, the City Council adopted a multistage Energy Policy with six major goals that serve as a framework for energy planning in Evanston. Those goals are listed below.

- *The City shall strive for the goals of reliability, reasonable cost and flexibility of choice in providing for its energy supply.*
- *The City shall encourage efficient uses of energy and the conservation of energy, whether that energy be used for lighting, comfort, mobility or the doing of work.*
- *The City shall act in the conviction that meaningful reductions in energy use can be accomplished without loss of quality of life or of the economic health of energy users.*
- *In all its energy considerations, the City shall consider acting in cooperation with other major nearby users of energy.*
- *The City shall seek to influence legislation and regulation at county, state and national levels, as appropriate, in reaching its energy goals.*
- *The City government, itself, shall be a leader in energy-related matters, setting goals for efficient and environmentally benign uses of energy in City buildings, vehicles and other energy-using units.*

ELECTRICITY DEREGULATION AND FUTURE FRANCHISE AGREEMENTS

The deregulation of the electric utility industry nationwide is expected to lead to lower electric service rates. These rate reductions will occur because of increased competition among potential electric suppliers who will be able to serve local electric users for the first time under recent federal and state legislation. The Illinois legislature passed a bill in November 1997 that will enable electric customers in Commonwealth Edison's (ComEd) service territory to choose their electric service providers beginning in the year 2000 for non-residential customers and May 1, 2002 for residential customers. The legislation also calls for a 15 percent residential rate cut on August 1, 1998 and an additional 5 percent rate reduction in 2002. Transition costs will be charged to electric users that switch service providers.

Historically, electric users in Evanston have received electricity from only one source, ComEd. This arrangement of a single investor-owned utility or a municipal utility being the sole source of electric service has been common throughout the nation. However, this era is coming to a close as competition increases and electric users gradually have access to a wider range of electric service providers as determined by state and Federal legislation. Given the emergence of deregulation, municipalities throughout the nation have monitored federal and state legislation and have sought to protect their interests and maximize benefits and choices for their electric users.

The City of Evanston has monitored and analyzed current and future electric service options through several means: the establishment of an Energy Alternatives Task Force (1989-1993), the creation of an Energy Commission (1993), the completion of a Preliminary Feasibility Study of Municipalization (1991), the creation of a City Council Energy Subcommittee (1996), the sponsorship of an intensive Deregulation and Electric Service Options workshop organized by SVBK consultants (1996), and the sponsorship of four regional legislative workshops involving other North and Northwest suburban communities chaired by the City's Intergovernmental Affairs Specialist.

On February 10, 1997, the Evanston City Council adopted Resolution 10-R-97 "In Support of the Principal Issues to be Resolved in Restructuring the Electric Utility Industry in Illinois." The eleven policy areas identified for advocacy in this resolution were developed by the State of Illinois Technical Advisory Group on Electricity Deregulation (TAG). These areas of agreement between the Evanston City Council and the TAG represent a reasonable set of recommendations for the City's Comprehensive General Plan to endorse in this continually evolving industry. Some of these issues have been addressed by the recently enacted Illinois statute concerning deregulation. Those issues are summarized in the list that follows.

1. *Retail direct access can and should be allowed. It is a question of when, not whether.*
2. *All participants have a compelling interest in maintaining safe and reliable electric service and a utility infrastructure that is capable of providing it.*
3. *There must be a speedy transition period and transition mechanisms to enable electric utilities to move from the current (and historic) method of regulation to a system that is largely market and competition driven.*
4. *Evanston does not support legislatively-imposed stranded cost recovery mechanisms. (Stranded costs are costs associated with existing hard assets such as nuclear power plants.)*
5. *If there are regulatory-imposed stranded cost recovery mechanisms, utilities should mitigate their potential stranded costs.*
6. *Restructuring and regulatory reform must be accomplished in a way that results, ultimately, in all customers, whether aggregated or not, having the opportunity to benefit from the competitive market. Further, if there is a transition period during which customers become eligible to choose direct access at varying points in time, other benefits should be provided to those customers not yet allowed direct access during that period.*
7. *Aggregation of customer loads, particularly by smaller customers, to access the competitive market must be allowed. Local units of government must be given the option to become aggregators.*
8. *Electric utilities must provide non-discriminatory transmission and delivery service to all suppliers and customers at a price based on the cost of service.*
9. *All electric power suppliers and non-utility suppliers must follow the technical and operational rules, policies, procedures, and practices*

needed to maintain the integrity of the integrated transmission and distribution system.

10. *A method must be developed to fund universal service and other social policy objectives that is competitively neutral and spreads the burden among all market participants.*
11. *Taxes applicable to Illinois electric utilities--including at a minimum the Public Utilities Revenue Tax--must be modified or replaced with competitively neutral taxes applicable to all market participants that maintain (or increase) the state and local government's revenues from this source.*

One of the most critical issues facing Evanston in the next two years is the decision concerning the Northwest Municipal Franchise Agreement, an Agreement negotiated by the Northwest Municipal Conference (NWMC) and ComEd. Evanston adopted the NWMC Franchise in 1993, effective in 1999, unless the City decides to opt out of this franchise within 180 days prior to March 3, 1999. Simultaneously in 1993, the City agreed to a seven year extension of the 1957 franchise agreement with ComEd, retroactive to March 1992. Concerning future potential franchise agreements, the Comprehensive General Plan emphasizes the three goals adopted by the Energy Commission and the City Council in past franchise negotiations: reliable electric service, lower cost service and maximum feasible flexibility.

TELECOMMUNICATION INFRASTRUCTURE & SERVICES

As the telecommunications revolution shapes so many aspects of daily life, it is important that needed infrastructure be in place or considered for improvement. As first recommended in the *1997-2002 Economic Development Strategy of the City of Evanston*, Evanston should evaluate the costs and benefits associated with the "Technopolis Evanston" project, the proposed installation of a broad band, high-speed fiber optic cable network throughout the community. Such an infrastructure investment, although significant, could vastly expand the telecommunications capacity of businesses, institutions, and households. Similar endeavors--through partnerships with universities and telecommunications companies--have been undertaken in other communities, such as Blacksburg, Virginia; Dover, New Hampshire; and Palo Alto, California. In those places, high-speed Internet access made available to residents, employers, and services has been vastly enhanced by the infrastructure investment.

Advancements in wireless telecommunications technology have brought about other issues that are relevant to the Comprehensive General Plan. The U.S. Telecommunications Act of 1996 was designed to free various components of the telecommunications industry from many state and local regulations and to thereby increase competition among service providers. According to the Act, local governments retain certain rights related to the location of transmission facilities (such as cellular towers) and receiving equipment (such as satellite dish antennas).

Personal wireless services (e.g., cellular telephones, pagers, and mobile radio services) have proliferated in recent years. Subsequently, the number of requests to locate antennas and

transmission facilities in Evanston and other communities has increased. In Evanston, the current Zoning Ordinance treats these facilities as public services, requiring that installations conform with FCC rules and regulations and that the Site Plan and Appearance Review Committee (discussed in *Chapter 13: Community Design & Landscaping*) review the proposed locations and appearance. The language of the Ordinance is still adequate under the new federal regulations in that it does not unreasonably discriminate among individual companies or services.□

PART III : CIRCULATION

STREETS & TRAFFIC MANAGEMENT

PARKING SYSTEM

TRANSIT SYSTEMS, BICYCLES & PEDESTRIANS

The following chapters address issues associated with circulation in Evanston. The basic components of Evanston's transportation network are its streets, sidewalks, alleys, railways and stations, and parking facilities. This network must accommodate cars, buses, trucks, trains, bicycles, and pedestrians in order to link neighborhoods to the rest of the City and to the larger metropolitan area. Overall, Evanston's circulation needs do not demand reconfiguration on a grand scale. Rather, the commitment must be made to finding ways to sustain the network and enhance its efficiency through minor improvements.

In coming years, the City's maintenance of streets, sidewalks and parking lots will be a top priority. Ongoing investment is needed to maintain and improve existing infrastructure so that it can better serve current users and accommodate possible future increases in demand. With regard to parking, decisions about the allocation of limited spaces and the acquisition of new off-street facilities will have to be made.

Maintaining high levels of mass transit service is critical. Efforts are needed to improve the quality of physical infrastructure--especially deteriorating railroad overpasses--and to maintain quality service for riders. Since transit systems and facilities are owned and operated by regional transportation authorities over which the City has little or no direct control, the City should make productive communication with these agencies a priority.

Recognizing the diverse transportation needs of the population is an essential goal for future transportation planning in Evanston. For example, Evanston has a high number of bicycle riders and pedestrians. Policies that are sensitive to and supportive of their needs are important because rights-of-way must be shared safely by all users. The chapters that follow attempt to address the general issues outlined above and focus on the respective needs of drivers, transit riders, bicyclists, and pedestrians.

GOAL: A STREET SYSTEM THAT SAFELY AND CONVENIENTLY LINKS NEIGHBORHOODS AND PROMOTES ACCESS TO AND FROM THE METROPOLITAN AREA.

OBJECTIVES:

POLICIES/ACTIONS:

- | OBJECTIVES: | POLICIES/ACTIONS: |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Improve the surface condition of Evanston streets and alleys. | <input type="checkbox"/> Prioritize annual street paving in the Capital Improvement Program.
<input type="checkbox"/> Participate in region-wide transportation planning to obtain Evanston's share of state and federal transportation funds.
<input type="checkbox"/> Promote paving of Evanston's alleys by continuing to fund and publicize the 50/50 alley paving assistance program. |
| Employ various techniques to improve safe, efficient circulation and to enhance neighborhoods. | <input type="checkbox"/> Monitor changes in traffic patterns, volumes, and accidents in order to identify needed street and traffic signal modifications.
<input type="checkbox"/> Reduce traffic spillover onto local streets by managing congestion on major and collector streets.
<input type="checkbox"/> Undertake neighborhood "traffic calming," (e.g., traffic circles, alley speed bumps, or even one-way traffic signage) on a critical case-by-case review process with residents, businesses, elected officials, and City staff.
<input type="checkbox"/> Consider reconfiguration of problem intersections (e.g., the intersection of Green Bay Road, Emerson Street, and Ridge Avenue) in order to improve safety and |

traffic flow.

- ❑ Where possible, and desired by neighborhood residents, examine the benefit of connecting street segments in portions of Evanston's west side that dead-end at former railroad embankments.
- ❑ Maintain a standardized directional signage system that facilitates locating key destinations in Evanston.
- ❑ Aggressively pursue tree and shrubbery trimming in public rights-of-way to assure visibility of street signs and to prevent blind spots.
- ❑ Conduct a bicycle-route feasibility study to locate streets that could accommodate special lanes for bicycle traffic only.

STREETS & TRAFFIC MANAGEMENT

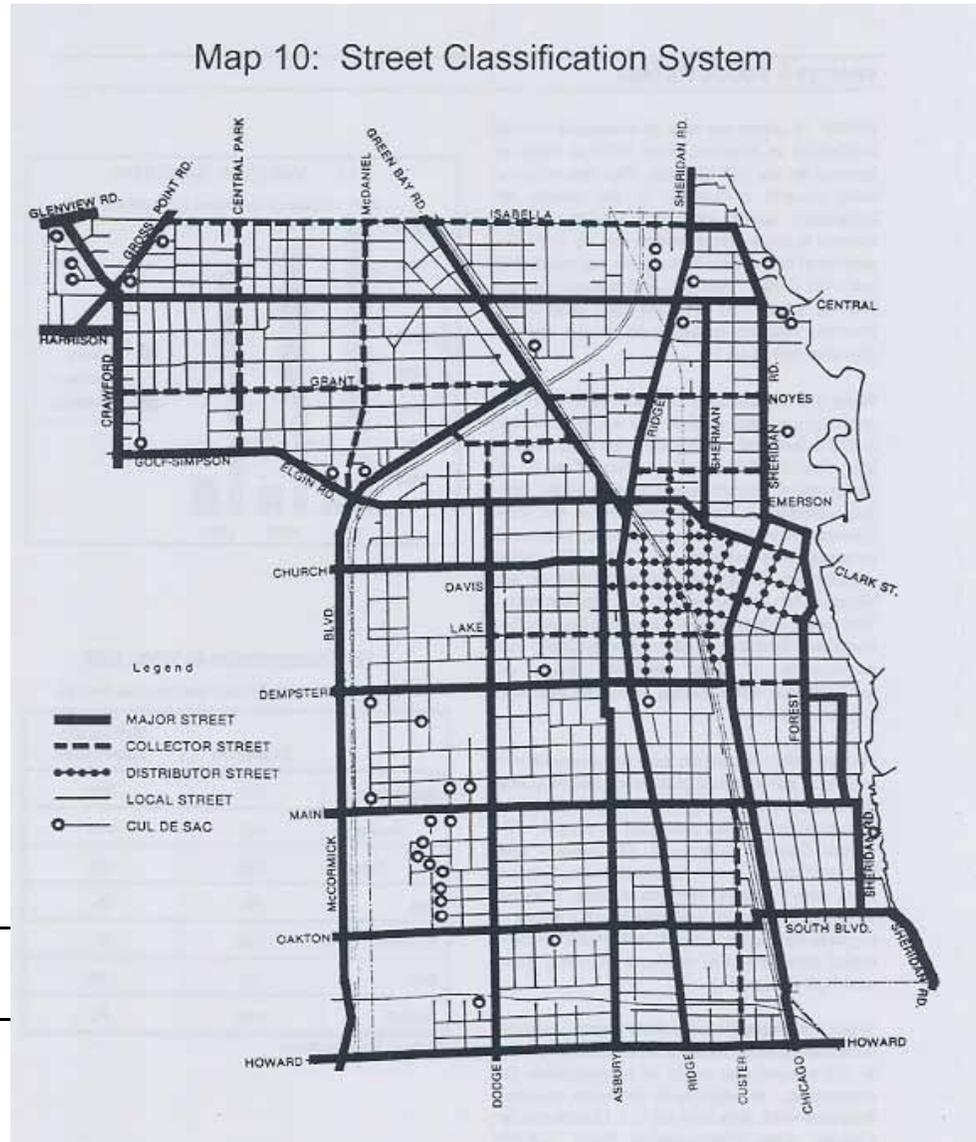
- ✓ *Providing safe and convenient access among neighborhoods, business areas, and other communities should be the purpose of Evanston's street system.*

This chapter of the Comprehensive General Plan addresses general policy guidelines for maintaining and improving Evanston's streets and traffic patterns. This system is comprised of 137 miles of streets, each of which requires ongoing maintenance and, from time to time, varying forms of modification to improve traffic flow. There are also 70 miles of alleys that require maintenance and, in quite a few cases, paving. Alleys are also discussed in this chapter.

STREET CLASSIFICATIONS

Different streets serve different purposes and should be expected to accommodate different volumes of traffic accordingly. A street is formally classified by the function that it performs. The classification system includes *local*, *collector*, *distributor*, and *arterial streets*. The map on the following page shows how these classifications apply to Evanston.

To begin, the basic function of the *local street* is to provide direct access to property. Local streets should not be so long as to collect large volumes of traffic. They tend to be narrower and are meant to carry light traffic volumes. Although they are frequently referred to



as "residential streets," in Evanston's case, this does not effectively clarify the differentiation between street types. Nearly all streets in Evanston are residential--even some of the busiest such as Ridge Avenue and Sheridan Road.

The next class of street is the *collector* which functions to gather traffic from local streets and deliver it to and from arterial streets. Volumes found on collectors can run from about 2,000 to 8,000 vehicles per day. A special type of collector is the *distributor street*. Distributor streets are those streets located within the Central Business District. The term "distributor" is used because these streets distribute traffic to businesses and parking. Distributors may have one-way or two-way traffic; two, three, or four lanes; and a width from 24 to 70 feet. Distributor streets attempt to resolve conflicting needs of traffic circulation, parking and pedestrians in an area where the concentration of these elements is at a maximum.

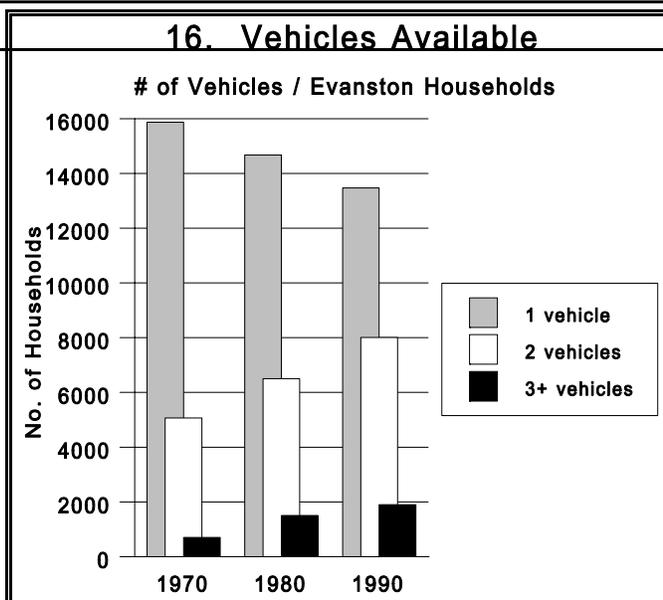
Finally, *arterials* (or *major* streets) are the primary traffic routes carrying the largest volumes of traffic through the community. It is their length and connection with major traffic generators that distinguishes these from other streets. In Evanston, arterial streets are generally located every half mile and carry at least 10,000 vehicles per day.

At times, the distinctions as listed above can become blurred. The reality tends to be that, as traffic congestion accumulates on major streets, drivers will attempt to circumnavigate and use the next closest street. This situation adds to the traffic pressure and is a

cause for frustration and safety concerns. The installation of traffic calming devices, discussed later, is one technique for addressing this problem, but only if deemed appropriate by the community and City officials.

VEHICLES & TRAFFIC VOLUMES

Exhibit 16 shows the rate of household vehicle availability in Evanston from 1970 to 1990 as reported by the U.S. Census. The data reflect a trend towards a decrease in the number of households having only one vehicle and an increase in those with more than one. In 1990, the number of two-vehicle households was counted at just over 8,000. Nearly 1,900 households had three or more. (At the same time, over 4,500 Evanston households, nearly 16 percent, did not own a vehicle at all.)



While it is true that most Evanston commuters are generally car oriented, Evanston is a place where multiple forms of transportation are vital to daily life. *Exhibit 17* depicts the variety of modes of transportation Evanstonians used to make their daily commute to work as reported by the 1990 Census. These commuting patterns are compared to metropolitan area averages. Unlike many other communities, a high percentage of residents are bicycle riders, public transit users, and walkers. This means is that the street system is not used by cars alone. Evanston should support the safety and convenience of these alternate means of transportation when making street and sidewalk improvements.

Further policy discussion and recommendations relating to public transit, pedestrians and bicycling (including the discussion of creating bicycle lanes on certain streets) are presented in *Chapter 12: Transit Systems, Bicycles & Pedestrians*. (As discussed earlier in the

17. Transportation to Work, 1990 Evanston Compared to Metropolitan Area Average

	EVANSTON	Metropolit an Area Average
Automobi le	59%	76%
(Drove al	49%	64%
(Car pool	10%	12%
Bus	5%	9%
El / Metra	15%	8%
Bi ke	2%	0.2%
Wal ked	14%	4%

Source: U. S. Census Bureau

Comprehensive General Plan, many Evanstonians work at home. *Chapter 9: Utilities* includes a discussion of creating a citywide fiber-optic network that would increase digital accessibility of residents including those who “telecommute”.)

While commuting patterns show a strong reliance on non-automobile forms of transportation, the car is still a significant mode of transportation for commuting. In addition to Evanston residents driving to work, data from the U.S. Census and the Chicago Area Transportation Study (CATS) provide information about the number of commuters who came to Evanston from other places in 1990. Of over 40,000 jobs, 26,777 were held by commuters coming from outside of Evanston. Over three quarters (79 percent) came by car--67 percent being single-occupancy vehicles. Slightly over 10 percent of those commuters car-pooled.

Of course, Evanston experiences thousands of daily automobile trips of which the journey- to-work is only one type. Other types of trips include journeys to and from school, recreation areas, or shopping destinations. There are also many drivers who pass through Evanston on their way from one community to another. The accumulation of traffic can at times lead to congestion and the loss of the street system’s efficiency.

The map on the following page shows traffic volumes on major, select collector, and Downtown distributor streets as generalized over a 24-hour time period. While these volumes may not be subject to rapid change over time, they may vary as a result of many factors. Such things as new development, street or sewer construction projects, or declining mass transit use can each affect street traffic. Some of these factors are short-term. Others may have long-term effects that can spread throughout neighborhoods. For this reason, proposed developments should be considered not only for the impact they might have on the immediate neighborhood, but also on other Evanston streets.

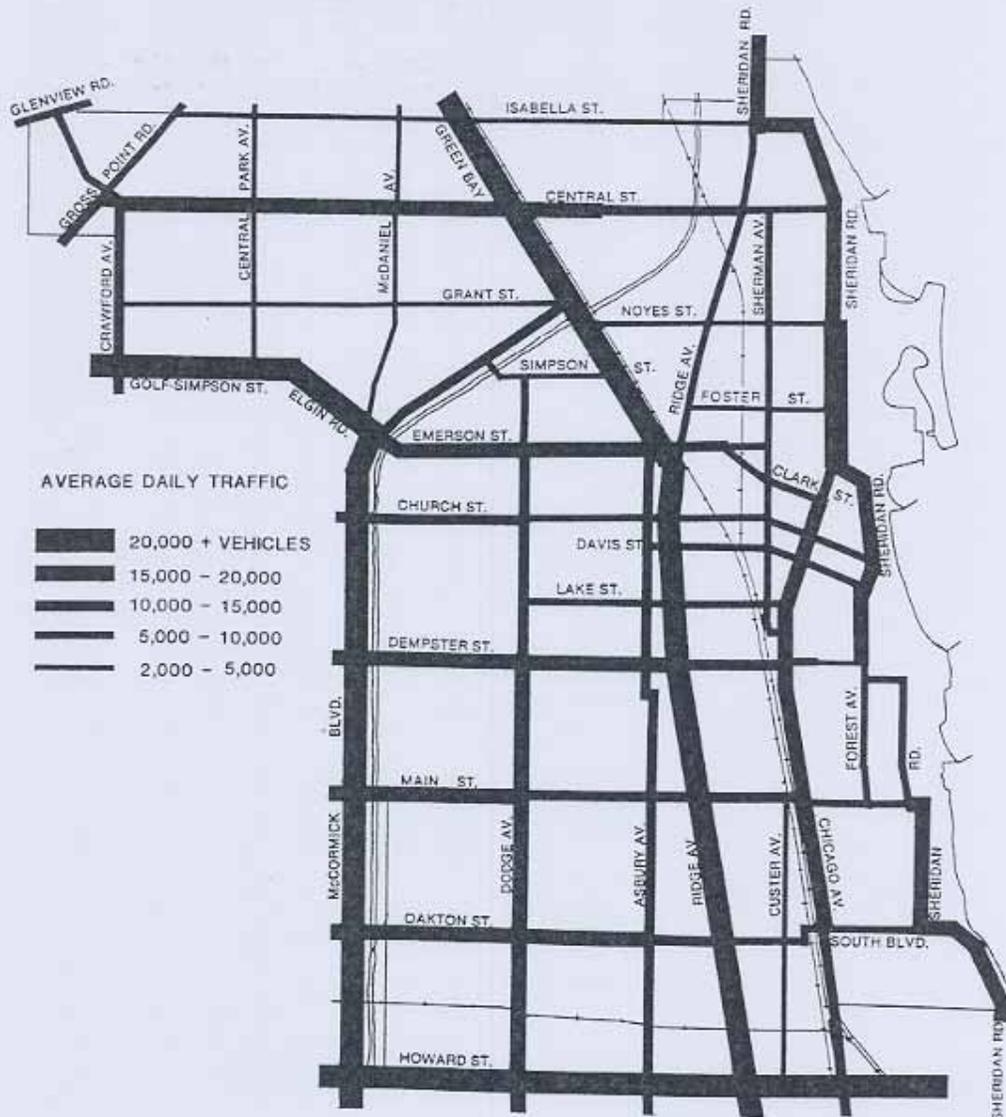
As an ongoing policy, the City should monitor changes in traffic patterns, volumes, and accident rates in order to identify where remediation is needed. The installation of traffic calming devices, discussed below, is one technique for addressing the problem of traffic spill-over into neighborhoods. Such devices should be installed when deemed appropriate by the community and City officials. Other remedies for congestion in Evanston can in part involve such actions as modifying traffic-signal timing or adding turning lanes and phased lighting where possible. Further discussion of these recommended approaches occurs below.

STREET MAINTENANCE & IMPROVEMENTS

- ✓ *Like any community, however, Evanston must make a priority objective of improving the condition of its street surfaces.*

Because Evanston is a fully developed community, physical restrictions generally prevent significant expansion of the current street system. Deteriorated surfaces are both a hazard to commuters and a delaying factor in the smooth flow of traffic. Through the annual Capital Improvement Program, the City must continually invest in strategic street resurfacing.

Map 11: Traffic Volumes



Source, Traffic Engineering, 1998

- ✓ *A second objective involves employing various techniques to improve safe, efficient circulation and to enhance neighborhoods.*

Ongoing traffic monitoring is important for determining trouble spots and areas of high congestion. Coordination of signal timing between adjacent intersections and creating turning lanes where possible are some recommended techniques for improving traffic flow. Adding phased lighting at certain intersections will allow drivers to make turns without having to cross traffic. It is also recommended that especially problematic intersections be the subject of careful analysis in order to determine solutions. An example of such an intersection is the convergence of Ridge Avenue and Green Bay Road just south of Emerson street. At this location, sudden lane changes can lead to congestion and confusion.

As mentioned earlier, one concern that arises among many neighborhood residents is the use of their local streets to avoid congestion on arterial streets. “Traffic calming” employs techniques that physically alter streets in order to slow down automobile traffic through the neighborhood and to pose a deterrent to cross-town traffic on local streets. Such techniques can also serve a second function of adding to a neighborhood’s sense of security. The concept of *defensible space* applies to the slowing of ingress and egress of traffic through neighborhoods and therefore making a quick get-away difficult for criminals.

There are several examples of street modifications that “calm” traffic and add to the sense of defensible space. One that has already been used in some Evanston neighborhoods and which requires little in the way of physical alteration of the street itself is the use of one-way street designation. Another technique involves the addition of *traffic circles*, raised islands placed in the middle of the intersection that may include trees, plantings, and appropriate cautionary signage. Traffic circles are intended to force motorists to reduce speed as they maneuver through the intersection. Other techniques that change the width of the street by widening portions of sidewalks, extending curbs, or staggering parking spaces can have similar effects. Finally, deterring drivers from using alleys as alternatives to streets can be done through the use of *alley speed bumps*.

While these various techniques are generally worth considering as potential solutions for neighborhood traffic concerns, their implementation should be the result of careful public discussion about costs and benefits. No physical solution is fool-proof, and some may aggravate existing problems or, worse yet, create new ones. Once installed, traffic calming devices require added maintenance attention--particularly during snow plowing season. Residents, local businesses, elected officials and City staff should carefully consider each traffic calming alternative when proposed.

A final issue for improving safety and circulation relates to visibility and signage improvements. In terms of visibility, more aggressive tree trimming in public rights-of-way (also discussed in *Chapter 13: Community Design & Landscaping*) is recommended for improving visibility of traffic signage. It is also recommended that the City maintain a unified directional signage, or “wayfinding,” system to help direct people to key areas of Evanston, such as the central and neighborhood business districts, institutions, the Civic Center, and parking

locations. Removing outdated signage that is confusing to drivers should also be part of such a program.

ALLEY IMPROVEMENTS

At the present time, Evanston has nearly 300 blocks of unpaved alleys. Although they may not be the primary component of the circulation system, alleys are an integral part of Evanston's urban form providing secondary access to properties of all types. When alleys are left unpaved, they deteriorate more rapidly from weather conditions and daily wear and tear. In the worst cases, these alleys can be more prone to flooding and related property damage. At an estimated cost of over \$30 million, however, fully improving all of Evanston's unpaved alleys through City financing is not fiscally feasible.

Prior to 1994, all alley improvement projects were considered a private matter. While the City would oversee the work, all costs were assessed to adjacent properties. But at an estimated cost of nearly \$100,000 per block, alley paving was also cost-prohibitive to the many property owners. As such, very few alley projects were initiated. In 1994, in order to address the concerns about poor alley conditions, Evanston adopted a program to assist homeowners with the cost of paving unimproved alleys.

The 50/50 Alley Improvement Program was designed to provide City funds to cover half the cost of alley projects. The remaining portion of the cost is paid through a special assessment on the property owners seeking the improvement. Funding up to ten projects per year, the City will undertake the alley improvement when a majority of the neighbors agree to having the work done. Property owners meeting income eligibility guidelines can receive assistance in paying for their half through a fund established under the federal *Community Development Block Grant* (CDBG) program. It is recommended that the alley paving program continue to be funded and promoted so interested property owners can participate. □

Chapter 11
PARKING SYSTEM

GOAL: DEVELOP A COMPREHENSIVE PARKING SYSTEM THAT REFLECTS THE NEEDS OF RESIDENTS, COMMUTERS, EMPLOYEES, SHOPPERS AND VISITORS TO EVANSTON'S NEIGHBORHOODS AND BUSINESS DISTRICTS.

OBJECTIVES:

POLICIES/ACTIONS:

Improve the effectiveness of the existing on-street and off-street parking facilities.

- Conduct a thorough analysis of parking needs throughout Evanston and revise the City parking system with policies for rectifying chronic parking problems.
- Implement physical improvements (such as one-way street designation and minor widening of streets) to enable an increase in the amount of on-street parking.
- Provide incentives within the Zoning Ordinance for non-traditional methods for meeting parking requirements; encourage mass transit and bicycle ridership as alternatives that reduce automobile parking demand.
- Investigate and promote employer and City incentives that will encourage employees to commute by means other than the single-occupancy automobile.
- Establish a system of wayfinding signage to help drivers locate off-street parking facilities.
- Maintain parking meter fees to encourage

frequent parking turn-over on streets and longer-term parking in off-street facilities.

- ❑ When requested by neighborhoods and when appropriate criteria are met, establish resident-only and resident-exempt parking zones to control spill-over from business and institutional areas.
- ❑ Landscape in and around parking areas with screening that will improve aesthetics but not hinder surveillance.

Look for ways to increase the number of off-street parking facilities.

- ❑ Investigate the adequacy of parking requirements for multi-family housing developments in non-residential zoning districts.
- ❑ Pursue opportunities to expand the number of off-street parking facilities in areas where parking is insufficient.
- ❑ Consider shared parking opportunities whenever planning for new parking facilities.
- ❑ Consider opportunities for additional structured parking to meet the long-term parking needs of Downtown Evanston and other business districts.

PARKING SYSTEM

For Evanston, and other older communities like it, parking is an issue of great complexity and concern. Although many in Evanston walk, ride bikes, or take advantage of the extensive mass transit system, the automobile is still the primary transportation mode. And people who use cars need parking. While promoting the use of transit alternatives is important, this chapter recognizes that people are car dependent and the need for parking is not likely to diminish in the future.

Mitigating parking conflicts, specifically the conflict arising from non-residential parking on residential streets, is a long-term, on-going process. Such a process should rely upon a comprehensive set of strategic actions to accommodate various parking needs efficiently. Many policy alternatives will necessitate trade-offs. Some, such as constructing new off-street parking lots or structures, are expensive and involve the acquisition and conversion of already developed land. Others, such as restricted on-street parking zones, require a commitment to thorough enforcement in order to be effective. Still others, such as increasing parking requirements of new residential development, can affect overall construction costs and building heights.

✓ *The goal of future parking policies should be to provide a comprehensive parking system that, to the extent possible, reflects the needs of Evanston's various user groups.*

For all of these stated reasons, it is strongly recommended that various alternatives be weighed carefully and in the context of a larger, comprehensive parking strategy. The system should be comprised of public and private parking facilities, an effective parking fee structure, and the strategic use of restricted parking zones. Ultimately, the effective implementation of such a system will benefit Evanston's quality of life and its economic success.

PARKING IN EVANSTON

Evanston's physical configuration is the product of an era in which the automobile was not a dominant factor in daily life. Although the community benefits from the charm of a mature, pre-World War II ambience, it loses convenience because parking options are limited. Older multi-family buildings do not provide sufficient off-street parking for today's needs. Single-family homes may have garage space for only one car. Many businesses do not sit adjacent to expansive surface parking lots commonly found in newer suburban shopping centers or office parks. All of these factors lead to dilemmas and policy contentions that are not easily resolved.

It is difficult to generalize about the total *demand* for parking in Evanston. Obviously this demand varies from one neighborhood to another. The statistics cited in the preceding chapter (*Chapter 10: Streets & Traffic Management*) begin to estimate the volume of automobiles coming to Evanston on a daily basis as well as the rate of household vehicle ownership. The resulting demand for parking affects some neighborhoods more than others. Areas where demand chronically exceeds supply are discussed further below.

The parking *supply* is made up of a combination of on-street parking and public or private off-street facilities. One component of the public parking system includes approximately 1,430 parking meters placed at curbside in the City's central and neighborhood business districts. Parking meters serve primarily as a technique to promote turn-over in spaces that provide convenient access to local businesses. They provide short-term parking of up to two hours depending on the location. Along with curbside locations, meters can also be found in City-owned, off-street parking facilities that serve business districts.

The City of Evanston maintains a total of 44 off-street parking facilities with a combined total of 3,404 parking spaces. Facilities that are owned by the City include those adjacent to public buildings (such as the recreation centers and the Civic Center) as well as those in neighborhood settings that are permitted to residents, employees, or commuters. Some adjacent to business districts include meters for short-term customer parking. Approximately 1,200 spaces in total are located in the two Downtown garages located on Sherman Avenue (between Church and Davis Streets) and Church Street (between Chicago and Hinman Avenues). As discussed below, effective signage is needed in order to help drivers find off-street facilities.

AREAS WITH SIGNIFICANT PARKING SHORTAGES

There are multiple locations in Evanston where residents, employees, shoppers, students, and visitors compete with one another for limited on-street and off-street parking. Parking shortages are most prevalent in neighborhoods abutting business districts, institutions (e.g., Northwestern University, hospitals, or schools), train stations, or a combination of such land uses.

Particularly noted are the Central Street/Green Bay Road business district, the Dempster Street/Chicago Avenue business district, and the Main Street/Chicago Avenue business district and each of their adjacent neighborhoods. At times, the parking supply provided by business establishments proves insufficient for the combined demand of patrons and employees. The spill-over generally falls onto the adjacent residential streets. Rail commuters, who would ideally be able to use park-and-ride facilities at nearby train stations, find that such facilities either do not exist or are insufficient to meet the full demand. Like business employees and patrons, these commuters also end up parking on residential streets.

Another type of parking shortage is related to the presence of large institutions. This applies especially to the neighborhoods immediately west of Northwestern University. Other areas that experience this type of problem include those around Evanston and Resurrection/St. Francis Hospitals and various school facilities including Evanston Township High School. Each of these institutions has added and improved parking facilities to meet parking demand. Unfortunately, a persistent problem is that employees and visitors seeking to avoid parking fees continue to use adjacent residential streets. Resident-only parking zones have been established and require attentive enforcement.

In the case of Northwestern University, neighbors contend that the parking supply fails to serve the true needs of all users despite the fact that the University exceeds its parking requirement as established by the Zoning Ordinance. The aggregate supply of University-owned

parking spaces is not necessarily distributed in such a way as to provide parking adjacent to all University facilities. Commuters seeking parking closest to a particular building may opt for residential streets rather than University parking located farther away. Residents in some areas report a demand for on-street parking that exceeds the current supply. Furthermore, in some areas, the problem is exacerbated by the presence of other institutions (i.e., Kendall College and Roycemore Academy) or by multi-family residential buildings that are without sufficient off-street parking of their own.

Finally, the parking needs of Downtown Evanston deserve special attention. The Central Business District (CBD), discussed specifically in *Chapter 5*, mixes residential, retail, office, transportation and institutional land uses in a relatively small, high-density area. Over 2,000 businesses located in the CBD bring in significant sales tax revenue to the community. An efficient parking system for this area is vital for its continued viability.

At present, there are approximately 9,000 parking spaces in the CBD including public and private facilities (surface lots and structures) and curbside metered parking. Large surface lots are located in the southern portion of the Research Park along Maple Avenue between Clark and Church Streets. The redevelopment of the site will necessitate the addition of adequate replacement parking for those who currently use the lots.

As with the other areas mentioned above, a concern of residents in neighborhoods surrounding the Central Business District, especially to the east and southwest, is the spill-over of employee and business parking onto residential streets. Concern also arises over the adequacy of the existing parking structures serving Downtown Evanston. In 1997, the Sherman Avenue garage was determined to have structural problems requiring attention. Furthermore, design improvements have been recommended both to improve the street level appearance of the structure as well as the interior sense of security. The Church/Chicago garage, located behind a residential building, is not readily seen by drivers. Wayfinding improvements--improvements to signage to help direct drivers to off-street facilities--for all facilities in the Downtown area are recommended. It is important that these garages be easily accessible alternatives to on-street parking which should be reserved for short-term use.

POTENTIAL SHORT-TERM REMEDIES

In order to address the comprehensive set of parking concerns found throughout Evanston, it is recommended that a more thorough parking study be undertaken. Such a study should determine measures that will be most effective in solving the parking problems of individual neighborhoods. The following framework of short-term and long-term solutions can contribute to the thinking that goes into future plans for resolving parking conflicts.

- ✓ *The goal is a comprehensive parking system that accommodates various user groups. Therefore, one objective is to find ways to improve the efficiency of existing parking facilities.*

This requires multiple short-term actions. Opportunities to implement relatively minor physical improvements to streets and existing facilities may increase the number of parking

spaces in some areas. For example, recent street improvements undertaken in Downtown Evanston added parking spaces through re-striping and minor curb reconfiguration.

Although not possible on every street, similar improvements should be considered--particularly in areas close to congested business districts--in order to augment the supply of short-term parking. Also, undertaking minor widening of some streets or converting two-way streets to one-way, where feasible, can allow room for angled parking. Angled-parking is beneficial because it yields more curb front spaces. (It should be noted that the City's street resurfacing program already includes a policy of investigating the possibility of minor widening measures to allow more room for parking.)

Of course, Evanston's parking system includes not only the "hard" infrastructure mentioned above (i.e., meters, surface lots, and parking garages) but also the policies regarding rates for meters, permits, and residential zone restriction programs. In order to be truly effective, a strong commitment to the enforcement of these policies should be maintained.

Regarding meter rates, they should be set strategically to encourage highest turn-over along busy commercial streets. Longer-term parking should use off-street facilities when present, and "meter feeding" should be strongly discouraged. As for residential parking zone policies, various types of time restrictions, residents-only and residents-exempt districts have been put in place to give preference to local residents over other users. For the future, such programs should continue. The guiding philosophy should reflect that, while various user groups need to be accommodated in their parking needs, residential streets should first meet the needs of residents. At the same time, however, residents should accept that they may not always be able to park directly in front of their home.

The City uses several criteria to determine whether establishing restrictions on residential streets are warranted. First, the City assesses the amount of curb space occupancy. If over 70 percent of the curb space is occupied and 30 percent is comprised of drivers who are not residents of the street, then restrictions are considered to be in order. A second factor is the presence of alternative locations where non-residents can park. There is little wisdom in simply shifting the problem to another street. The special nature of certain areas is also taken into account. For example, the lakefront is a primary destination. Flexibility for non-residential parking is important in this area, particularly during peak seasons.

Along with parking policies and their enforcement, it is important to guide non-residents to appropriate parking locations. The effectiveness of short-term, off-street parking is a function of the adequacy of supply, location, cost, time limits, ease of access, and security. While it is true that many drivers will seek free, on-street parking to avoid paying for off-street spaces, some drivers simply may not know where else to go. In these instances, improved wayfinding measures--signage programs that help drivers find parking locations--are essential.

The perception of safety also has an important impact on a driver's willingness to use off-street parking. Users should not only be able to find off-street parking conveniently, but they should also be greeted by safe and attractive facilities once they get there. Therefore, steps to improve both safety and aesthetics of public and private parking facilities should be a priority.

Landscaping around parking lots should be done so as to improve appearance but not interfere with visibility and surveillance. Creating dark areas and blind-spots diminishes security and therefore undermines the effectiveness of the facility.

Furthermore, as a matter of policy, mass transit ridership should be encouraged. All of the above outlined measures aim to affect parking supply. Efforts should also be made to affect demand. Employers should take advantage of incentives that encourage their employees to commute by means other than the single-occupancy automobile. Commuters who take trains and who can reach stations by bus or on foot as opposed to driving should do so. Bus schedules and train schedules should be synchronized to encourage transfers with minimal waiting. Likewise, bicycle parking at train stations (and other destinations) should be augmented to encourage bicycle ridership. Alternatives to the automobile are discussed in more detail in *Chapter 12* which follows.

POTENTIAL LONG-TERM REMEDIES

- ✓ *Along with improving the efficiency of existing parking, a second objective is to consider measures that will increase the number of off-street parking facilities.*

This is a more ambitious, long-term objective. It involves acquiring land publicly or considering an increase in parking requirements of private developments through zoning. The City should evaluate opportunities for land acquisition in areas of high congestion in order to establish new or expanded facilities. This is particularly necessary to accommodate rail commuters at heavily used stations. Recently, Metra improved the narrow strip of land between the Union Pacific and Chicago Transit Authority right-of-ways near the Main Street station in order to create parking for riders. Although limited, opportunities for expanding use of this land for more parking should be considered as part of future parking alternatives.

New facilities should be planned in consideration of the concept of “shared parking.” Shared parking can be an effective tool in the CBD and neighborhood business districts where certain businesses (e.g., banks and offices) operate during daytime hours while other establishments (e.g., restaurants and entertainment venues) reach peak demand during evenings and weekends. Agreements should be pursued whereby off-street facilities built to accommodate one user group--such as office workers--should be made available to those other groups whose demand peaks at different times.

Finally, one of the land use issues addressed earlier in this document regarding future development patterns is the potential for increased residential/mixed-use density in certain areas in Evanston. Those locations include the Downtown area and certain commercial corridors such as Chicago Avenue, Green Bay Road, and Central Street. The benefit of such development in these areas is that new households will be able to take advantage of strong mass transit opportunities located nearby. Some may choose to own only one car or perhaps none at all. Nonetheless, adequate parking requirements for this type of development are critical.

The current Zoning Ordinance requires one parking space per dwelling unit for multi-family buildings in *non*-residential districts. Multi-family buildings in residential districts are

required to have one and a quarter spaces per unit. The City should investigate the demand for parking in terms of the average number of automobiles owned per dwelling unit in Evanston's multi-family buildings. If it is determined that there is a rate of ownership that exceeds current requirements, consideration should be given to an increase in the required ratio.

While increasing the parking ratio required by the Zoning Ordinance would obviously accommodate more cars, other critical aspects should not be overlooked. For example increased construction costs translate into higher purchase prices per unit. Likewise, since the scale of development is limited by zoning restrictions, a higher parking requirement will reduce the number or size of dwelling units that will fit on a site. In zoning districts in which parking is exempt from building height restrictions, taller buildings could result. Due to these complexities, a comprehensive parking study must consider positive and negative implications of altering parking requirements.□

Chapter 12

TRANSIT SYSTEMS, BICYCLES & PEDESTRIANS

GOAL: A COMMUNITY THAT OFFERS SAFE, AFFORDABLE AND EASILY ACCESSIBLE ALTERNATIVES TO THE AUTOMOBILE.

OBJECTIVES:

POLICIES/ACTIONS:

Ensure continued high levels of mass transit service throughout Evanston.

- Promote public transportation ridership as an alternative to automobile use, focusing attention on new strategies for getting residents to suburban employment locations via mass transit.
- Work with transit agencies to focus ongoing capital improvement planning on the improved structural integrity, safety and appearance of railroad overpasses, embankments, and stations.
- Encourage the investment in signage, shelters, benches and lighting to improve safety and comfort at bus stops and train stations. Where possible (e.g., the Davis Street El Station) promote the establishment of commuter retail inside stations.
- Encourage the adopt-a-station program which partners local residents and businesses to improve the appearance and safety of CTA stations.
- Promote higher-density residential and mixed-use development in close proximity to transit nodes (e.g., train stations) in order to support non-automobile dependent lifestyles.

-
- ❑ Support the continued use of paratransit alternatives (including taxi-fare subsidies) that serve special needs groups.
 - ❑ At the regional level, join long-term planning discussions to include potential initiatives to expand regional rapid transit links, including the extension of the CTA Yellow Line west to O'Hare Airport and north to other commercial/employment centers.
 - ❑ Pursue proactive rather than reactive communication with public transportation agencies to influence policy decisions that affect Evanston riders as well as the overall efficiency of a regional mass transit system.

Enhance bicycle access and safety through infrastructure improvements and modifications.

- ❑ Promote biking to enhance the character of the community, retail viability, and the health of citizens.
- ❑ Encourage the placement of bike racks in convenient, well-lit areas, especially in areas in close proximity to shopping areas and mass transit stops.
- ❑ Improve the signage system for marking designated bike routes and restrictions.
- ❑ Improve connections between Evanston's own bike paths, bike systems of other communities and regional trail networks

(e.g., Green Bay Trail, Chicago Lakefront paths).

- ❑ Investigate feasibility of creating bike lanes on streets of adequate width and connect neighborhoods to major business, employment, and recreation areas.
- ❑ In conjunction with bicycle interest groups, sponsor bicycle safety and education programs.

Enhance pedestrian access and safety through infrastructure improvements and modifications.

- ❑ Promote walking to enhance the character of the community, its retail viability, and the health of citizens.
- ❑ Require new developments to include sidewalks and discourage developments that inhibit pedestrian circulation.
- ❑ Support the installation of sidewalks in areas where they presently do not exist respecting the access needs of all pedestrians, including those with disabilities.
- ❑ Promote private sidewalk replacement and repair by continuing to support the 50/50 sidewalk and curb replacement program.
- ❑ Minimize the number of curb-cuts for driveways because they interrupt sidewalk continuity.
- ❑ Reduce the height of excessively high curbs that are unfriendly to

pedestri ans.

TRANSIT SYSTEMS, BICYCLES & PEDESTRIANS

As seen in the journey to work statistics shown in *Chapter 10: Streets and Traffic Management*, many forms of transportation link Evanston together. Evanston depends heavily on non-automobile forms of transportation, a fact made clear by the 1990 U.S. Census which reported that nearly sixteen percent of Evanston's households did not own a car. *This chapter of the Comprehensive General Plan addresses these other forms of transportation and stresses the goal of remaining a community that offers safe, affordable, and easily accessible alternatives to the automobile.* In working toward this goal, Evanston should continually support development that facilitates mass transit, bicycle and pedestrian access to important destinations.

MASS TRANSIT AND PARATRANSIT

- ✓ *Although transit systems and facilities are owned and operated by agencies over which the City of Evanston does not have direct control, as an objective, Evanston should work towards ensuring high levels of public transit service throughout the community.*

Mass transit is desirable because it helps to reduce traffic congestion, helps to promote clean air, and is a more affordable means of travel than owning a car. Extensive, safe service connecting neighborhoods to places of business, education, and recreation is an important part of Evanston's character and quality of life. Presently, the community is served by multiple routes of both the Chicago Transit Authority (CTA) and the Pace suburban bus services, an elevated train line (the CTA Purple Line), and a regional commuter railroad line (Metra). The map on the following page shows the various mass transit routes throughout Evanston.

Not shown are various *paratransit* systems--small buses and van services for special commuting needs. These services are nonetheless an important component of the larger transportation system. Paratransit services, such as those provided by Pace, allow special user groups that are too small to warrant a full size bus route to get affordable transportation to important destinations. Related to this is the important role taxi services provide to the population. The City offers subsidized cab fares for income eligible senior citizens. This program should be supported in the future.

Evanston has benefited historically because of its population density, strong employment base, and close connections to Chicago, all of which sustain extensive mass transit service. The level of transit service in Evanston is enviable from the perspective of many suburban communities that have few or no alternatives to the automobile. Mass transit is a vital component of Evanston's economy. It brings workers and shoppers to Evanston and is one of the features that makes Evanston a desirable place to live, thus helping to support the housing market. In general, the City, along with employers, institutions, and transit agencies, should promote mass transit ridership and advocate continued high levels of service.

As a policy, the City should work to make transit as safe and convenient as possible. Investments should be made to install or improve amenities such as benches, shelters, lighting and heating at bus stops. Likewise, adopt-a-station efforts between neighborhood and business interests and the CTA should be encouraged in order to improve the cleanliness and attractiveness, as well as comfort, of El stations. Although there is limited land available for park-and-ride facilities near train stations, options to bring more riders to transit nodes should be explored. As stated in the preceding chapter, train riders who can get to stations by bus or on foot, should be encouraged to do so rather than driving. Efforts to reduce the number of people driving to train stations will help remedy parking congestion in surrounding areas.

In Evanston, as has been the case throughout the metropolitan area, the CTA has experienced declining ridership. According to CTA data, since 1987, ridership on the Purple Line has decreased by over 20 percent at some stations. (Meanwhile, according to Metra data, Metra trains have shown increased ridership in recent years--up 12 percent since 1987 at Central Street and Main Street stations and up 50 percent at Davis Street over the same period of time). In most American metropolitan areas, public transportation agencies have lost federal funding and face serious budget constraints as a result. Too often, the fiscal choices a transit agency makes target service reductions that further accelerate declining ridership. Rather than cutting services, transit agencies should be encouraged to improve services that will attract more riders.

It should be noted that declining ridership is the result of multiple factors. For some, perceptions about inconvenience and safety make public transportation an unappealing alternative. In a larger context, however, changes in regional demographics and employment patterns have played a significant role. As the Chicago region has grown, many employment centers have emerged in areas formerly considered to be on the suburban fringe. This phenomenon has drawn segments of the employment base away from the region's core to areas less served by mass transit connections. Getting Evanston workers to new employment areas via mass transit is a challenge. Efforts to expand the Pace suburban bus service in order to better match residents to jobs are important. Likewise, long term future consideration of increasing rail service should be supported.

Destination 2020, the twenty-year regional transportation plan prepared by the Chicago Area Transportation Study (CATS), includes support for establishing a *mid-city transitway* in Chicago to link O'Hare and Midway Airports. An idea that was discussed but which did not achieve funding priority for the next twenty years, was a CTA Yellow Line (Skokie Swift) connection to O'Hare Airport. Since such a development could benefit accessibility to and from the rest of the region, Evanston should encourage such an extension for the future.

Similar extensions have been proposed for the Yellow Line to connect it with other employment and commercial nodes further up the North Shore. Such extensions should likewise be encouraged to relieve traffic congestion on the Edens Expressway and offer Evanstonians an alternative for reaching these destinations. As part of such extensions, investigation should be undertaken to create infill stations in Evanston along that line. (Where the current Yellow Line crosses Dodge Avenue, some of the infrastructure from a previously existing station is still in place.)

Strong employment and cultural linkages exist between Evanston and Chicago for which existing transit connections are essential. Access to the Loop via Metra and the CTA Purple line make an easy commute for workers and visitors. There is strong demand for housing near train stations and bus stops to take advantage of this amenity. As discussed in the land use portion of the Comprehensive General Plan, Evanston should not overlook this renewed interest in “urban housing alternatives,” i.e., higher density residential and residential/commercial mixed-use developments. Development should be encouraged in close proximity to mass transit linkages to support non-automobile-dependent lifestyles.

The market for transit-oriented development, whereby land uses (housing, services and employment) are combined in close proximity to emphasize walking and mass transit use, is now strong. Such development can benefit the community by adding value of its real estate, but, as stressed in the *Land Use* and *Community Environment* sections of the Comprehensive General Plan (*Parts I* and *IV*), any new development of this kind should be sensitive to the design and character of its surroundings.

WALKING AND BICYCLING

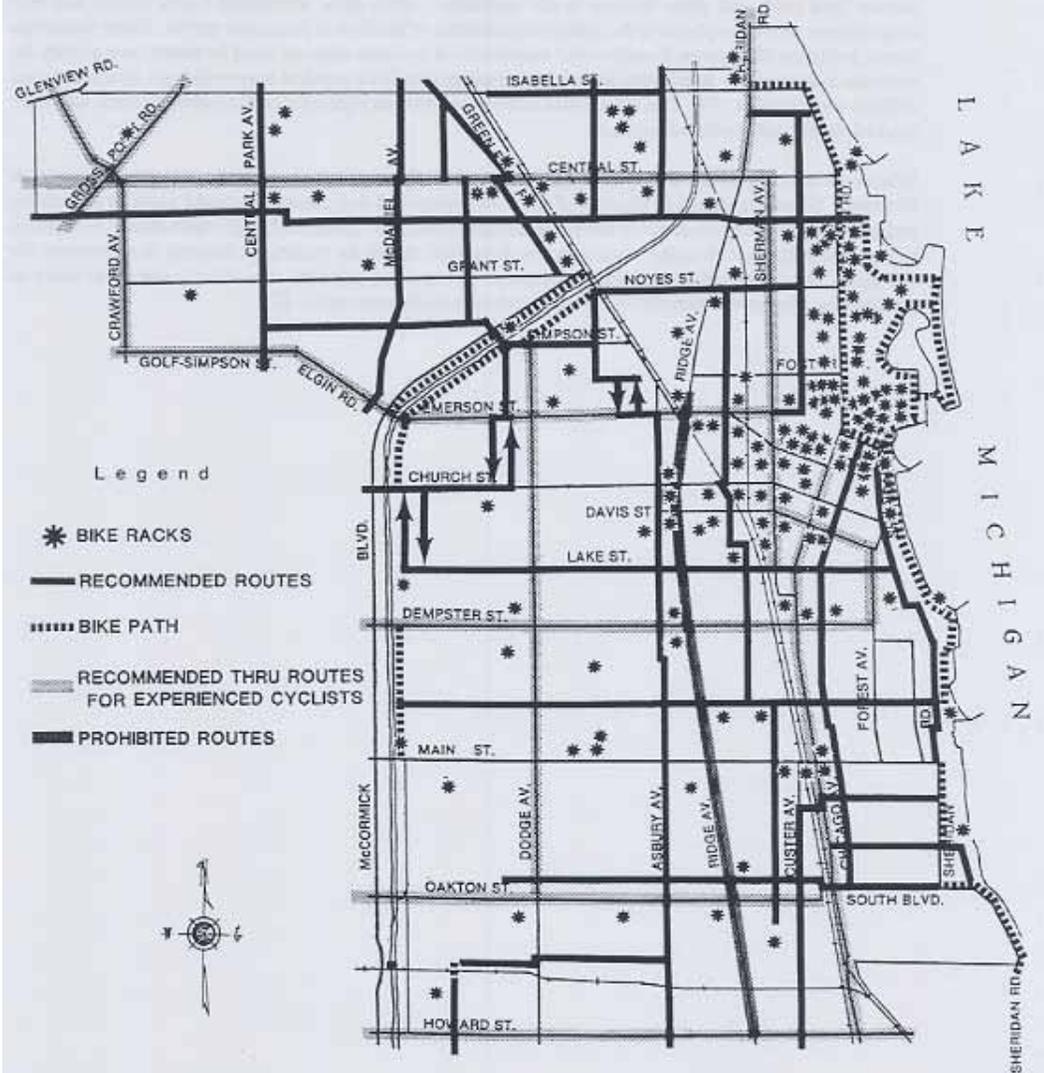
- ✓ *Enhancing bicycle and pedestrian access and safety through infrastructure improvements and modifications should be an ongoing objective of the City.*

There is a strong link between non-motorized transportation and public transportation. Not only do both help to reduce pollution and traffic congestion, but frequently, public transit riders journey from their homes to bus and train stations on foot or by bicycle. Just as Evanston is well served by various transit lines, so too is it known for its pedestrian-oriented neighborhoods and high rates of bicycle ridership. These infrastructure improvements should include routine efforts such as attentive sidewalk maintenance or signage improvements to help bicyclists know where they can and cannot go.

The 1990 Census reported that nearly 43 percent of employed Evanstonians worked in Evanston. Of these people, nearly 14 percent walked to work and just under 2 percent rode a bike. Evanston is particularly noted for its high rate of bicycle ridership. When compared to similar communities in the region, the 2 percent rate of commuting by bicycle is striking. The Chicago region’s average was much lower (0.2 percent) as was the rate in specific communities such as Oak Park (0.6 percent), Chicago (0.3 percent), Wilmette (0.3 percent), Skokie (0.2 percent), and Highland Park (0.1 percent). Contributing factors to high bike popularity in Evanston include the presence of a large university (typically big generators of bicycle traffic) and the relatively short distances between residences, businesses, recreational areas and other destinations. These same factors also make walking easy in Evanston.

Bicycle safety is an important issue. Between 1989 and 1996, there were on average nearly 90 reported bicycle accidents per year, most of which involved automobiles in some manner. Programs to educate riders and drivers about sharing the road safely are important. The map on the following page shows recommended bicycle routes and current restrictions. To help improve bicycle safety, Evanston should investigate the feasibility of adding bicycle-only lanes on streets wide

MAP 13. DESIGNATED BICYCLE ROUTES & FACILITIES



enough to accommodate them. Because many of Evanston's streets are narrow, finding room for bike lanes will not be easy. Even so, where possible, such an investment will help to improve safety for riders and drivers alike. Both formal bicycle lanes as well as designated bike routes on City streets should be considered in a regional context. A guiding principle in mapping bicycle routes should be completing the links between Evanston and major regional trails such as the Green Bay Trail, the Chicago lakefront paths, or the proposed trails along the North Branch of the Chicago River via the North Shore Channel. By connecting these trails, riders from many different places can make Evanston and Evanston businesses a destination. In the same way, bicycle linkages to train stations and major bus stops should be made to give people an alternative to driving and seeking limited parking.

Once bicycle destinations are reached, an important but often overlooked amenity is safe and convenient bike racks or locking facilities. Riders traveling to work, to shop, or to connect with other forms of transportation need a safe place to store their bikes. Through the *Site Plan and Appearance Review* process (discussed in *Chapter 13: Community Design & Landscaping*), the City should obtain commitments from employers, businesses and institutions to provide bicycle racks in appropriate locations.

Walking in Evanston should not be overlooked as an important way of getting from place to place, and promoting walking will enhance the character of the community, retail viability and the health of residents. Many people walk to train stations and bus stops, business districts, and even to work. And when people walk along business districts, they are more likely to make a purchase than if they were driving by. Sensitivity to the need for well-maintained continuous sidewalks and pathways is important for pedestrians.

Walking in a community like Evanston can be supported by continuing the patterns of the past and improving upon them. The City should encourage installation of sidewalks in places where they do not presently exist, especially when there is clear indication of the demand. Sidewalks should be wide enough so that walking around light poles and other fixtures is not necessary. Trash cans, newspaper boxes, kiosks and bike racks/lockers should be placed with careful consideration of the flow of pedestrian traffic. Major pedestrian zones, including Downtown Evanston and neighborhood business districts, must be treated as a priority for sidewalk maintenance. Merchants and property owners should be urged to keep walkways swept and clear of litter, snow and ice. The City should also make the pedestrian right-of-way in crosswalks clear, with lines marked visibly and repainted regularly.

When new developments are proposed, they too should reflect a commitment to the pedestrian character of Evanston. Sidewalks should be required of all developments and their placement should continue the existing pedestrian right-of-way so as not to inhibit pedestrian circulation. Excessively high curbs should be replaced to be more pedestrian friendly. Curb-cuts for driveways should be minimized because they interrupt the continuity and create safety risks for pedestrians. The guiding principle should be to reduce as much as possible the number of times that pedestrians and auto traffic cross paths. □

PART IV

COMMUNITY ENVIRONMENT

COMMUNITY DESIGN & LANDSCAPING

HISTORIC PRESERVATION

The ARTS

ENVIRONMENT

Along with Evanston's overall land use pattern and the circulation system linking it together, there are special qualities that distinguish this from other communities. Throughout its pages, the Comprehensive General Plan refers to these qualities as a mixture of urban amenities with suburban tranquility. The chapters that follow (*Community Design & Landscaping, Historic Preservation, The Arts, and Environment*) relate specifically to many of the aesthetic and environmental issues mentioned throughout the plan. They are grouped here under the heading of *Community Environment* and address important priorities to keep Evanston an appealing and interesting community in which to live.

Community interest in visual, cultural and environmental issues has led to the formation of numerous local committees, boards and commissions. Within the local government, the Site Plan and Appearance Review Committee, the Preservation Commission, the Arts Council, the Environment Board and the Ladd Arboretum Committee are examples of bodies whose charge is to consider policies for landscaping, art and architecture and the environment. In addition, independent groups including but not limited to *Design Evanston, the Evanston Environmental Association, the Evanston Historical Society, the Evanston Preservation League, the Garden Council of Evanston* and its many affiliated garden clubs, and *Keep Evanston Beautiful*, bring

Evanstonians together in developing programs aimed at improving the environment and enriching community appearance and culture.

GOAL: PROMOTE ATTRACTIVE, INTERESTING AND COMPATIBLE BUILDING AND LANDSCAPE ARCHITECTURE.

OBJECTIVE:

Make quality design a priority for the construction and maintenance of all property.

POLICIES/ACTIONS:

- Encourage high quality design and a heightened sensitivity toward appearance in proposed developments through the Site Plan and Appearance Review Committee.
- Establish a committee to formally examine the effectiveness of the City's *non-binding* appearance review process in contributing to quality building design; consider the pros and cons of instating a *binding* appearance review process.
- Prepare a gateway enhancement plan for landscaping and community identifiers at major entry points on Evanston's south and west sides.
- Work with transit agencies to improve the appearance of railroad overpasses, embankments, and stations.
- Emphasize the use of landscaping materials as a means of unifying and softening boundaries between public and private property.
- Promote the principles of *Crime Prevention Through Environmental Design* (CPTED).

- ❑ Work with Evanston design professionals to recognize outstanding design and to raise the level of public awareness on matters of design in Evanston; continue annual awards programs, such as the Annual Preservation and Design Awards.
- ❑ Continue to allow and encourage contemporary design in historic districts that complements historic ambience and adjacent landmark properties.
- ❑ Strengthen enforcement of the City's Sign Ordinance to encourage effective signage that is appropriately designed and scaled to minimize adverse impacts upon community aesthetics.
- ❑ Eliminate billboard advertisements.
- ❑ Continue to fund and market the *Evanston Storefront Program* to help commercial property owners rehabilitate storefronts in eligible areas.

COMMUNITY DESIGN & LANDSCAPING

✓ *In future developments, Evanston should encourage interesting and compatible building and landscape architecture.*

Preserving and enhancing Evanston's physical ambience is a theme running throughout the Comprehensive General Plan. The City should make an ongoing policy of working with the community's many design professionals to recognize outstanding design and to raise the level of public awareness on matters of aesthetics in Evanston.

THE BUILDING DESIGN & APPEARANCE REVIEW PROCESS

Because Evanston's past has produced a wealth of distinctive buildings and appealing neighborhoods, it is a continued matter of concern that new development should be sensitive to

existing ambience. In some cases, this means protecting existing examples of architectural distinction through the Preservation Ordinance and historic landmark and district designation. (Preservation is discussed in greater detail in *Chapter 14: Historic Preservation*). In other cases, it means encouraging high quality contemporary design. Standards for style are subjective, and Evanston's aesthetic appeal is not the product of a single plan. It is rather the cumulative effect of many individual, corporate, institutional and public decisions.

As recommended by the 1986 Comprehensive General Plan, Evanston has established an *appearance review process* to which most proposed building projects are subject. (Unless applying for a major zoning variance, single-family homes are excluded.) This is a non-binding, advisory process conducted by the City's *Site Plan and Appearance Review Committee*. The Committee reviews construction proposals as part of the process by which one obtains a building permit. *Exhibit 18* presents model guidelines for encouraging community-sensitive building design without mandating architectural monotony.

By drawing attention to design standards, the appearance review process raises awareness about the significant impact that design has on the overall quality of life in Evanston. Although taste in design is a subjective matter, insofar as guidelines reflect basic design standards, they should be applied to new construction. In addition to aesthetic sensitivity, the community will benefit by promoting the *Crime Prevention Through Environmental Design* (CPTED). CPTED principles emphasize a common-sense approach to design whereby dark passage-ways, "blind-spots," and other public safety hazards are avoided. Ultimately, the attractiveness of an urban space is a function of safety as well as appearance.

The Comprehensive General Plan recommends that the City assess the effectiveness of its appearance review process on the quality of new architecture. As part of that evaluation, the City should also consider the pros and cons of elevating its appearance review process to one of binding authority.

18. Model Design Guidelines

BUILDING DESIGN

Because there is no intent to restrict architectural style, evaluation of the appearance of a project should be based upon the quality of its design and its relationship to its surroundings. Support should be given for design that represents variation in style but harmony with nearby buildings. Care should be given to vertical and horizontal emphasis of building elements in order to prevent large segments of blank wall.

Architectural features such as projections, dormers, balconies, decks, columns, etc., should be designed in scale and proportion to the remainder of the overall development. Roof design, including shape and architectural style such as hip, gable, shed, etc., should be consistent with the architectural style of the development and should be coordinated throughout a development. Pattern, placement, scale, and overall extent of windows and doors should be consistent with the architectural style of the development.

Particular care should be given in redesigning existing storefronts in order to maintain a sense of scale and rhythm consistent with the remainder of the building. Mechanical equipment or other utility hardware found on the roof, ground, or elsewhere should be either not visible from public ways or screened from public view with materials harmonious with the building. Likewise, refuse and waste removal areas, service yards, storage yards, and exterior work areas should be screened from view from public ways using harmonious building materials or appropriate plant materials.

BUILDING MATERIALS

Materials should be durable and attractive and should be selected for their harmony with adjoining buildings and appropriateness to the architectural style. Buildings should use a limited palette of materials that are architecturally harmonious for all facades and exterior building components that are visible from the public ways. Colors should be

harmonious within a project design as well as with respect to adjoining buildings or developments. Roof materials should be carefully selected for appearance as well as longevity.

RELATIONSHIP OF BUILDING TO SITE

The height and mass of each building should be compatible with its particular site. The building site should be planned to accomplish a desirable transition between street, site, and building using setbacks and yards that take into consideration adjacent buildings and pedestrian zones. Where possible, parking areas should be located behind buildings and should be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to screen parking areas from public ways and residential areas. Newly installed utility services and service revisions necessitated by exterior alteration should be located underground.

RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA

The compatibility of height and mass among buildings in a given area is desirable. A variety of architectural styles is encouraged because it prevents aesthetic monotony. However, harmony in style is also desirable. Materials and colors of fences and walls should be selected so as to be compatible with surrounding development. Adjacent buildings of different architectural styles should be blended together using creative landscape screening. This is particularly important when a new building or renovation of an existing building exterior adjoins historic districts or landmark buildings.

COMMUNITY LANDSCAPING & INFRASTRUCTURE

What is appealing about Evanston's community environment is more than just the design of its buildings and public facilities. Trees and green space make an important statement about the quality of the community and its commitment, both public and private, to landscape design. Support for the ongoing endeavors of individual residents and groups (such as *Keep Evanston Beautiful* and the participating groups of the *Garden Council of Evanston*) to the beautification of Evanston's public and private green spaces is strongly encouraged.

As a general policy, landscaping should continue to be recognized as an important tool for unifying and softening boundaries between public and private spaces. Likewise, public investments in landscaping can add to the overall positive identity of the community. The Comprehensive General Plan recommends that a gateway enhancement study be undertaken toward this end. Recently, attractive landscaping improvements along Green Bay Road have added to the sense of arrival when entering Evanston from the north. Such “gateway” landscaping undertakings would be beneficial at major points of entry on Evanston’s south and west sides.

As Evanston has been the recipient of a *Tree City USA* designation for a number of years, the importance of strategic urban forestry policies needs to be underscored. Through the *Master Street Tree Plan*, the City works to maintain an inventory of Evanston's parkway trees which number more than 28,000. The presence of many beautiful, old-growth elms is an asset to Evanston, but their susceptibility to disease poses a critical problem. Quick action is needed to remove dying trees in order to protect those surrounding them from the spread of disease.

Tree trimming must also be done properly so that street signs and vehicles are visible and a generally manicured appearance is maintained. While this policy is important for these safety and aesthetic purposes, a diligent pruning cycle works toward long-term cost benefits as less time and energy is needed cleaning up and disposing of tree branches downed by severe weather.

Attention to quality design in “hardscape” aspects of landscaping (i.e., public fixtures like lampposts, bus stops, bus shelters and sidewalk pavings) also contributes to the overall ambience of the community and should be a priority in capital improvement planning. The generally poor condition of railway infrastructure in Evanston detracts from surrounding neighborhoods and the community overall. Deferred maintenance of embankments, train stations, and especially viaducts needs to be addressed. The City's capital improvement planning efforts should aggressively pursue action from railroad agencies to target viaduct painting and clean-up in these areas. A priority should be made to frequently clean sidewalks beneath railway overpasses. Creative solutions for addressing these concerns could include neighborhood adopt-a-station or viaduct programs that allow nearby residents and businesses to undertake some of the work themselves.

Commercial signage is another matter that impacts the visual quality of the community environment. The City’s Sign Ordinance operates under the guiding principle that signs,

although an essential tool in marketing and communication, should be accessory components of the overall composition of a structure. Signs should not be freestanding or dominant architectural elements by themselves. The Ordinance also seeks to minimize accessory advertising and limit signage to business identification purposes only. In order to promote graphic images that enhance Evanston's streetscapes, the City should assist merchants in finding appropriate alternatives. The City's Sign Ordinance should be enforced aggressively by City staff, the Site Plan and Appearance Review Committee, and the Sign Review and Appeals Board. Non-compliant signage should be removed, including billboards which are among the most conspicuous forms of non-compliant signage in Evanston.□

<p>Chapter 14 HISTORIC PRESERVATION</p>

GOAL: IDENTIFY AND PRESERVE THE HISTORIC HERITAGE OF EVANSTON TO BENEFIT CURRENT AND FUTURE RESIDENTS.

OBJECTIVE:

POLICIES/ACTIONS:

Continue to identify historic resources in Evanston.

- Encourage evaluation of structures, sites, areas, and neighborhoods for their historical and cultural significance.
- Explore the creation of additional historic district designations.
- Identify and evaluate significant examples of contemporary architecture.
- Increase recognition of historic preservation issues beyond architecture, including Lakefront preservation, preservation of open space, cultural history, personal history of individuals, important events, sites associated with important events or individuals, and societal trends.

Promote Evanston's reputation as a community where historic preservation is a vital part of

- Develop an Evanston Historic Preservation Internet site.
- Develop new ways to enhance public awareness of existing identified historic resources, including: workshops designed to help neighborhood residents

the community's
identity.

identify and promote historic resources within their neighborhoods, art posters, light pole banners, and other creative means to promote Evanston's architectural heritage, improved signage identifying historic resources, a program to identify individual historic, architectural and cultural resources with plaques explaining their significance, training programs and information packets to help Evanston real estate professionals educate their clients about Evanston's preservation resources and opportunities, special events promoting Evanston's preservation efforts.

- Identify historical and cultural resources for their potential in the enhancement of Evanston as a regional tourism destination.

Develop and
promote
economic
incentives for
historic
preservation.

- Establish a resource center at the Evanston Civic Center and on-line for information about loans, financial incentives, tax incentives, and other resources for preservation and restoration of designated landmark structures.
- Work with government and non-government organizations to develop financial incentives and sources of technical assistance for preservation and restoration of historic structures.

	<ul style="list-style-type: none"> <input type="checkbox"/> Encourage and provide technical assistance for innovative adaptive reuse of historic commercial and institutional structures.
<p>Actively pursue funding sources for preservation activities.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Identify and solicit governmental and private funding for preservation. <input type="checkbox"/> Promote grassroots fund raising efforts for key community preservation projects.
<p>Protect Evanston's historic landmark structures and districts.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Assist property owners in defining and implementing appropriate exterior alterations, additions, and construction through technical assistance and review by preservation staff and the Evanston Preservation Commission. <input type="checkbox"/> Protect the character of historic districts by evaluating new development and providing technical assistance to ensure that any new development is compatible with its surroundings. <input type="checkbox"/> Include the significance of open space as an integral contributing factor to the character of Evanston's historic districts. <input type="checkbox"/> Work to ensure that preservation is a standard component of all elements of Evanston planning. <input type="checkbox"/> Apply and enforce local ordinances that facilitate preservation.

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- | | |
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| Document Evanston's preservation activities to create an ongoing public record. | <ul style="list-style-type: none"> <input type="checkbox"/> Work with local non-governmental preservation groups to promote mutual objectives. <input type="checkbox"/> Perform an annual review and generate a report of the year's preservation activities and issues for public record. <input type="checkbox"/> Update the Evanston Preservation Plan. |
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HISTORIC PRESERVATION

- ✓ *As its ongoing goal for historic preservation, Evanston should work to identify and preserve the historic heritage of the community for the benefit of current and future Evanston residents.*

Historic preservation continues to be a source of civic pride for Evanston. With a vital preservation community and with a rich architectural heritage, Evanston remains at the forefront of the movement to preserve individual buildings and historic districts that show outstanding architectural, historical and cultural merit.

EVANSTON'S HISTORIC ARCHITECTURAL CHARACTER

The architectural character of Evanston is as diverse as the community itself. Three Evanston buildings which are listed as National Historic Landmarks represent such diversity. These are the Frances E. Willard House (1730 Chicago Avenue), the Charles Gates Dawes House (225 Greenwood Street), and the Grosse Point Light House (2535 Sheridan Road). The Willard House is of a modest size; it is a carpenter Gothic structure framed and clad in wood. The Dawes House by contrast is grand in scale, Romanesque in style, and made of brick and stone. Even grander is the Grosse Light House, a 113 feet tall tower connected by a one-story building to the two-story keepers' house. Yet these three distinct structures contribute to the character of this community.

A very important part of the Evanston Preservation Commission's work is the nomination of landmarks at the local and national levels. In addition to the Willard House, the Dawes House, and the Grosse Point Light House (National Historic Landmarks), there are seven buildings or places in Evanston that are listed on the National Register of Historic Places. These include the Frederick B. Carter, Jr. House (1024 Judson Avenue), the Ridgewood Apartment Building (1703-13 Ridge Avenue), the George B. Dryden House (1314 Ridge Avenue), Dwight Heald Perkins House (2319 Lincoln Street), the Edward Kirk Warren House and Garage (2829

and 2831 Sheridan Place), Roycemore School (640 Lincoln Street), and the Shakespeare Garden (Northwestern University campus).

The wide range of preservation activity in Evanston may be further underscored by taking note of the number of buildings included in Evanston's three National Register Historic Districts: the Evanston Lakeshore Historic District containing 755 primary buildings, the Evanston Ridge Historic District containing 396 primary buildings, and the Northeast Evanston Historic District containing 546 primary buildings. The Lakeshore and Ridge Districts have also been designated as local historic districts. A smaller Northeast Evanston Historic District is currently being considered for designation by the Evanston City Council. Furthermore, in "Suburban Apartment Buildings in Evanston-Thematic Resources," the National Register of Historic Places recognized 47 apartment buildings as part of a historically important architectural theme. Meanwhile, on its own, Evanston has designated over 750 primary buildings as local landmarks under the Preservation Commission's nomination process.

The landscaped setting of Evanston's buildings is as important to the preservation of Evanston's historic and architectural character as are the individual buildings themselves. In Evanston the spaces in between and around buildings, and the placement of buildings relative to one another, are influenced by two factors; first, by the layout of streets in a grid pattern, and second, by the maintenance of greenery and landscaped grounds. Often informally referred to as open space, the landscaped settings of historic buildings and the underlying grid deserve careful support by the Preservation Commission. Both the grid and the picturesque landscape formed the backdrop for the work of the many noted architects who have worked in Evanston over the past century.

At the beginning of the twentieth century Evanston was home to some of the best architects practicing in their day. Daniel H. Burnham lived his entire adult life in Evanston. His work is known internationally, and includes the Mall in Washington, D.C., The World's Columbian Exposition of 1893, and his Plan of Chicago of 1909. Locally he built Fisk Hall at Northwestern University, First Presbyterian Church, the Noyes Street School (currently the Noyes Cultural Arts Center), and the Miller School (currently the Chiaravalle Montessori School) at Dempster Street and Hinman Avenue.

Frank Lloyd Wright, while typically associated with Oak Park, was nonetheless present in Evanston. Wright designed the Charles Browne House at 2420 Harrison Street, and his Prairie School architecture is represented in Evanston in the Catherine White house at 1307-13 Ridge Avenue, designed by Myron Hunt. Another contemporary of Wright, Walter Burley Griffin, designed many houses built in Evanston. He left the United States in 1912 shortly after winning an international competition for the design of the capital of Australia. Another architect of considerable influence who made his home in Evanston was Eliel Saarinen who moved to Evanston in 1923 from his native Finland after placing second in the Chicago Tribune competition.

A host of architects contributed to the architectural character of Evanston. The firm of Tallmadge and Watson designed many homes and churches in Evanston including First

Congregational and First United Methodist. Tallmadge designed Evanston's distinctive streetlights installed throughout the community in 1931. In the 1980's, many of these lights were rehabilitated and used to produce replicas that were then placed throughout the community. Other architects who deserve mention for their contribution to Evanston's physical character include: Daniel H. Burnham, Jr., Dwight H. Perkins who designed Oakton School and Evanston Township High School, William Holabird, architect of St. Mark's Episcopal Church, and George W. Maher, architect of Northwestern University's old Patten Gymnasium, Swift Hall and the University Building, a two-story commercial building in Downtown Evanston.

The buildings of each of these architects contribute in significant ways to the stylistic variety of Evanston's architecture. As with many communities that comprise a large number of buildings dating from the late nineteenth and early twentieth centuries, Evanston is stylistically rich with everything from Colonial Revival to International Style Modernism. What is unique about the community's architecture is that the great number of architects who built here achieved a consistently high level of creativity, craftsmanship and detail in their work. This uniqueness has created a lasting, distinguished and noteworthy architectural heritage.

PRESENT POLICIES AND PRESERVATION PROGRAMS

The Preservation Commission is responsible for developing local preservation policy and for reviewing proposed exterior alterations to Evanston Landmarks and properties within historic districts. The Commission has worked to provide financial and technical assistance to encourage preservation of landmark structures. The Preservation Commission also has responsibilities through the State Historic Preservation Office for reviewing the impact of federally funded projects on potential or listed National Register properties and administering the National Register of Historic Places Program.

In 1981, the Commission prepared a preservation plan which served as the basis for many of the policies included in this section. The primary aims of the plan are to develop a process to identify and designate the structures, landscape, street elements, and environmental resources of importance, and to define the process for their conservation. The 1981 plan should be updated at this time.

No preservation program can succeed without strong community support. High maintenance costs, high energy costs and high property taxes are among the problems that will continue to make owning a landmark a labor of love, sometimes a severely tested love. Tours, slide programs, newsletters, booklets and educational programs in the schools have all contributed to a widespread community preservation ethic. Evanston has always taken care of its museum-quality landmarks through the efforts of its citizens and local organizations. The Francis E. Willard House is something of a shrine to the Woman's Christian Temperance Union which has its headquarters there. The Evanston Environmental Association spearheaded efforts to restore the Grosse Point Lighthouse, a popular tourist attraction which serves as a backdrop for a variety of natural history programs. All have been restored largely through private efforts.

In June 1981, the Preservation League of Evanston was founded. This private, nonprofit organization provides a forum for residents on preservation issues, and serves a variety of educational and promotional functions. Unlike the Preservation Commission whose members are appointed by the Mayor, membership in the Preservation League is open to any interested person. Its growing membership gives testimony to the strong community support for preservation.

On March 21, 1994, the Evanston City Council adopted a new Preservation Ordinance. Before obtaining a building or demolition permit, this binding Ordinance requires that the applicant must obtain a Certificate of Appropriateness. The emphasis of the Commission is resident-oriented by providing information to Landmark owners as well as assisting them in how to put together an application for the Certificate of Appropriateness.

The Commission also provides guidance in helping applicants search for alternatives so that they can meet the standards for alterations and construction of any properties within the historic districts. When requested, the Commission will also offer information about the *Property*

Tax Assessment Freeze Program as well as information about tax credits for commercial properties, administered by the Illinois Historic Preservation Agency.

The Commission will refer residents to the Landmarks Preservation Council of Illinois, a not-for-profit organization which also offers other preservation programs and incentives. The Commission is a member of the National Trust for Historic Preservation and the Association of Illinois Historic Preservation Commissions, a Chicago-based not-for-profit organization. The Commission has ongoing contact with the Department of the Interior for historic preservation purposes.

The Preservation Commission has established a cooperative relationship with the Preservation League of Evanston and the Evanston Historical Society. For those interested in researching the history of their own homes, businesses, churches, synagogues community organizations or simply interested in knowing about the community's history, the Evanston Historical Society is an invaluable resource. The Historical Society has maintained reference files and a large collection of historical photographs for many years. This material has done much to add to the substance of Evanston's strong preservation program.

Out of the preservation movement have come some notable successes in the area of adaptive reuse. For example, the three-phase restoration program for the Grosse Point Lighthouse has been completed. The two fog houses have been restored and now house a nature center and maritime museum. The passageway which originally connected the lighthouse to the keeper's quarters has been reconstructed. The final phase involved the restoration and conversion of the keeper's quarters depicting what life was like for early lighthouse keepers. Other achievements include the adaptive reuse of the Marywood, Noyes and Miller School buildings as the Evanston Civic Center, Noyes Cultural Arts Center, and the Chiaravalle Montessori School respectively.

The Evanston Preservation Commission recognizes that the scope of its work must be broadened to include previously unrecognized areas of historic value. This includes the potential development of a *conservation district* under cultural resources in the Fifth Ward area. It is through this initiative that the cultural heritage of Evanston's African American community will be documented, interpreted and given recognition. The Fifth Ward program expands preservation to include the oral and historical heritage of a distinct part of our community and will provide Evanston with a valuable archive of materials for future study and reference. Another possible historic district could be a *women's historic district* along Chicago Avenue that would recognize the historic assets associated with the achievement of Evanston women, including the Frances E. Willard House and the Women's Club of Evanston.

Why seek emphasis upon preservation? Of what value is it except to those who enjoy the study of architectural history? Evanston should seek to preserve the structures and environments which have given the community much of its physical appeal and special visual character. An intangible, but equally important value, is the sense of history given to those who live here. The shared history of landmark homes gives continuity to the entire community. The loss of such buildings would affect all of us, not just a few areas or individuals.□

Chapter 15
The ARTS

GOAL: RECOGNIZE AND PROMOTE THE ARTS AS A VITAL COMPONENT OF THE LOCAL ECONOMY.

OBJECTIVE:

POLICIES/ACTIONS:

Foster activities that enhance public awareness of and participation in the arts.

- Pursue opportunities for increased performance and entertainment space in Downtown Evanston either through new construction or through the careful rehabilitation of structures such as the old *Varsity Theatre* on Sherman Avenue.
- Fund programs that provide visual and performing arts activities for all Evanston residents.
- Continue to implement the City's Public Art Ordinance and support the work of the Arts Council's Public Art Committee.
- Maintain and expand the use of the Noyes Cultural Arts Center by the public and Evanston arts organizations.
- Facilitate the growth of multi-racial support and involvement in arts programming.
- Encourage the inclusion of cultural facilities and arts installations in large development or redevelopment projects.

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- ❑ Develop special arts projects to involve Evanston citizens in partnership with Evanston businesses.

 - ❑ Encourage local artists and art organizations to be involved in community service projects that benefit Evanston residents.

The ARTS

- ✓ *As its goal, Evanston should continually encourage the creation of art and arts activities through the support of arts organizations and artists of all disciplines.*

The arts are included as an issue in the Comprehensive General Plan because of the role arts programs and the arts industry play in shaping the identity and economy of Evanston. Outside of the City of Chicago, Evanston is home to the largest number of working artists (including some of the most recognized in the region) in the metropolitan area. Patrons, administrators, and artists interested in the visual arts, dance, classical and modern music, theater and literature make Evanston their place of business and residence. Evanston is also home to many creative agencies involved in architecture, planning, landscape design, graphic arts, fine arts appraisal and restoration. Downtown Evanston and many neighborhood business districts include art and fine craft galleries in their business directories.

The reasons for the strength of arts activities in Evanston are many, but primary among them are: Northwestern University with its academic programs in music, theater and the visual arts; a public school system with a continued commitment to extensive arts programming; a business community supportive of the arts; and Evanston's proximity to Chicago, a world class city in artistic and cultural affairs.

- ✓ *Future arts related policies and programs in Evanston should foster activities that enhance public awareness of and participation in the arts.*

Few other communities can boast an artistic environment as fully developed as Evanston's. This asset should be promoted and made accessible to the widest segment of the community in order to broaden its support. Toward this objective, public funding, particularly for the development of increased space for art preparation, presentation, and performance, should be continually supported.

Along with the need to invest in the ongoing rehabilitation of the Noyes Cultural Arts Center (discussed below), the City should consider opportunities for increased performance and entertainment space in Downtown Evanston. This should occur either through new construction or through the rehabilitation of existing facilities such as the former *Varsity Theatre* on Sherman Avenue. Investment in such an endeavor can produce subsequent economic development by making the Downtown an even more attractive destination.

Ultimately, the City of Evanston, through its Arts Council, should continue its commitment to providing places and programs that support the business and celebration of art. This should include special projects that bring artists and local businesses together as well as those that increase multi-racial support and involvement in arts programming. Evanston's image as a place offering a diversity of artistic resources should continually be cultivated as a means of marketing Evanston's desirability as a place in which to live and work.

SURVEY OF VISUAL & PERFORMING ARTS IN EVANSTON

While the *visual* arts are present in many locations throughout the community, two particular institutions have been pivotal in solidifying Evanston's high art profile. First, the *Evanston Art Center*, housed at the Harley-Clark mansion in Lighthouse Landing Park, offers a non-degree art school, gallery space, and an exhibition program featuring regional and national artists.

Second, the *Mary and Leigh Block Museum*, housed at Northwestern University, is an international research institution. It includes a substantial sculpture collection open to the community. The museum hosts and initiates scholarly exhibitions from across the globe. In recent years, it has greatly expanded its community presence by providing programs for Evanston school children, collaborating with other visual arts organizations and developing a biennial exhibition of Evanston artists.

Regarding the *performing* arts, Evanston is home to three symphonies as well as a number of classical music festivals and series, including the 25 year-old *Bach Week* and *Light Opera Works*. And with the presence of the School of Music at Northwestern University, experimental, contemporary and 20th century classical music are constantly being tested and performed in Evanston. The University's *Pick-Staiger Concert Hall* hosts a professional classical music series as well as student and faculty performances. There are multiple ballet and dance centers in Evanston, including *Gus Giordano Jazz Dance Chicago* which has been based in Evanston for over 25 years. Giordano produces a biennial jazz conference that is held in various countries around the world.

At the municipal level, support for visual and performance art begins with the Evanston Arts Council and the oversight of the *Noyes Cultural Arts Center* (927 Noyes Street). An elementary school until 1970, today, the Noyes Cultural Arts Center is a national model both for the adaptive reuse of an aging structure and for the creative endeavors which the structure now houses. Along with the *Noyes Center Gallery*, the facility is home to the *Next Theater Company* and the *Piven Theater Workshop*. The center houses an additional 27 individual artists and organizations who provide community service in exchange for below market rent. Resulting programs include in-school performances and workshops, mentoring and scholarships.

The *Fleetwood-Jourdain Community Center*, located at 1655 Foster Street, houses the *Fleetwood-Jourdain Art Guild*, an art collection and special exhibition space specific to the art of African-American artists. The center is also home to the *Fleetwood-Jourdain Community Theatre* which presents culturally-based community theater relating to the African-American experience. Other City-managed arts programs include the summer arts camp, a summer arts apprentice program, and a variety of dance, theater, and visual arts classes available at the Recreation Division community centers.

During the summer months, outdoor arts events occurring throughout the community are anchored by the three major arts festivals: the *Fountain Square Arts Festival* (managed by the

Chamber of Commerce), the *Ethnics Arts Festival*, and the *Lakeshore Arts Festival* (both managed by the Evanston Arts Council). Consistently voted among the metropolitan area's best festivals, these events attract artists and tourists from throughout the region. In addition, an evening concert series at the lakefront and a Downtown Friday noontime performance series bring free performances to the community.

PUBLIC ART & ARTS POLICIES

The City of Evanston's involvement in arts policy and program development are primarily a function of the Evanston Arts Council whose primary mission is to provide access to the arts for all Evanstonians and to foster an environment that encourages the creation of art. This mission is accomplished through public art installations, festivals and cultural arts events, technical service for artists and arts organizations, metropolitan-wide arts marketing of Evanston's artists, and finally the management of the Noyes Cultural Arts Center mentioned above.

The Public Art Ordinance, adopted in 1991, calls for up to one percent of the cost of City construction projects over one million dollars to be set aside for public art. (Public art includes art works that are publicly owned or privately owned but presented publicly.) One result of this Ordinance is a collection of artwork housed at the Public Library's new main branch in Downtown Evanston. This collection includes site-specific artwork by nationally recognized artists such as Michele Oka Donar (New York), Ralph Helmick (Boston), and Richard Hunt (Chicago).

Public art is also an integral aspect of Evanston's business community. To further the role of arts in marketing and development, individual artists and arts organizations are encouraged to join the Evanston Chamber of Commerce. The arts have become a visible component of the Downtown Evanston streetscape revitalization project and of most marketing endeavors put forth by Evmark, the consortium responsible for marketing the Central Business District. When plans were being developed for streetscape renovations in the Downtown area, an artist consultant was included in the design team. The result is tree grates, man-hole covers, benches and kiosks, all designed by artist David Csicsko, that graphically represent Evanston's diversity and history.

The Evanston Arts Council, along with its other activities, provides direct technical support to working artists and arts organizations in a variety of ways. The *Cultural Fund* is an annual grant program available to individual artists and arts organizations. The program has four direct purposes: (1) to provide needed financial support to arts organizations that demonstrate excellence and innovation in arts programs; (2) to support individual artists in the creation of artwork which may directly benefit the community (thereby expanding the artist's professional portfolio as well as providing innovative arts programming to the community); (3) to provide training in grantsmanship to emerging arts organizations; and (4) to provide diversity assistance in board and audience development for Evanston arts organizations. In addition, an on-going technical service series for artists, special workshops for arts instructors, and symposia for the

public attempt to foster an environment in which artists and organizations may grow in Evanston.□

Chapter 16

ENVIRONMENT

GOAL: A CLEAN AND ATTRACTIVE ENVIRONMENT THAT PRESERVES NATURAL RESOURCES AND PROMOTES HEALTH AND A HIGH QUALITY OF LIFE.

OBJECTIVE:

Promote awareness of environmental issues and encourage practices that sustain a healthful environment.

POLICIES/ACTIONS:

- Support the ongoing environmental education efforts of numerous citizens and action groups; encourage Evanston schools to take part in environmental practices.
- Encourage units of local government to purchase recycled and environmentally sensitive products when cost feasible in order to help strengthen these markets.
- Promote interest in and use of environmentally sensitive building materials, including products made from recycled materials; encourage site planning and building designs that promote energy conservation and environmental sensitivity.
- Promote *integrated pest management* techniques for landscaping projects and minimize the use of chemical pesticides.
- Continue testing for household lead poisoning and aggressively promote lead-based paint abatement.
- Encourage managers/owners of multi-family residential buildings with more than four units to provide recycling collection

through their private solid waste haulers.

- Promote land use development patterns that encourage pedestrianism, bicycle and mass transit ridership thereby helping to reduce automobile dependency.
- Promote employer incentives that will encourage employees to commute by means other than the single-occupancy vehicle.
- Monitor developments along the North Shore Channel and encourage non-motorized boating so as not to disrupt natural habitats with gas, oil, noise, and boat wake.

Promote efforts to clean and beautify Evanston.

- Provide trash cans and recycling receptacles on major street corners and at special events; aggressively enforce litter laws.
- Continue aggressive efforts to prevent and remove graffiti.
- Work with elected officials and railroad agencies to clean and repair deteriorating viaducts; regularly clean

sidewalks beneath viaducts.

- ❑ Maintain and enforce policies that minimize noise pollution.
- ❑ Continue the preservation of Evanston's extensive tree coverage.
- ❑ Continually emphasize the importance of individual responsibility for the year-round maintenance and cleanliness of the community.

ENVIRONMENT

- ✓ *In order to reach a goal of a truly clean environment that both protects our natural resources and promotes the health and viability of our communities, everyone must take part. In conjunction with ecologically sound public policy, one of the first objectives for meeting this goal should be to promote increased awareness of environmental issues.*

The quality of the natural environment is an issue without borders. For this reason, the responsibility for implementing environmental policies pertains to all levels of government. Maintenance of air and water quality is the primary responsibility of state and federal governments working in concert with groups of communities at the regional level. The problem of solid waste management is both a matter of local policy and a concern to be shared by many neighboring communities. Noise, litter, visual beautification, and the preservation of tree coverage are largely local issues.

Of course, governmental policies alone are not enough to completely address environmental concerns. The motto “think globally; act locally” sums up the very personal nature of our relationship with the environment. Locally, Evanston is fortunate to have numerous active citizen groups that work diligently to better the environment through both action and education. The ongoing efforts of groups like the Evanston Environment Association, Keep Evanston Beautiful, and the Garden Council of Evanston, with its affiliation of garden clubs, help to increase awareness about the benefits of a clean and attractive community. The work of these and other groups should be encouraged and supported. Ongoing efforts at education through City programs, such as the extensive environmental education programming that occurs at the Evanston Ecology Center located in the Ladd Arboretum, are also encouraged. The school system should also be encouraged to include lessons about integrated pest management, air quality, and waste management within its curriculum of environmental education.

Establishment and enforcement of environmental standards occur within a policy framework that falls outside the purview of the Comprehensive General Plan. However, as a guide for land development and improving infrastructure and circulation systems, the plan can broadly address how land use and development should be sensitive to concerns about environmental sustainability. The remainder of this chapter focuses on environmental policies within this context.

ENVIRONMENTAL CONCERNS IN BUILDING AND LANDSCAPING

Sensitivity to environmental concerns should be reflected in building design, site planning, and landscaping. There is increasing interest among building trades in incorporating environmentally sustainable materials in construction. An ever-increasing supply of building products are being made with recycled materials or of materials manufactured through environmentally clean processes. Products range from floor coverings, outdoor deck surfacing plastics, wood from sustainable forests, wall coverings made with recycled paper and non-toxic inks, energy efficient lighting systems, and plastic fencing materials, to name a few.

Even though these products can be more expensive than their more conventional equivalents, helping to create a market for them is a worthwhile endeavor and should be pursued to the extent that budgets allow. The City should continue to include recycled materials in its purchasing practices for both office supplies and park and landscaping products. As knowledge of environmentally sound building techniques and methods increases, the City should provide resource guides to builders through the building permit process to promote education and awareness. Likewise, the City should investigate sources--private, state, or federal--that may become available as a means of offering financial incentives for builders to use environmentally sensitive products and services.

Environmentally sound principles should be encouraged in architecture as well as construction. When plans are brought before the Site Plan and Appearance Review Committee, they should be evaluated in terms of their environmental sensitivity along with other criteria. Architects are encouraged to maximize energy efficiency and energy conservation. In general, building designs should respect natural light patterns aiming to maximize the amount of interior natural light exposure thus reducing the demand for electricity. Buildings should also be designed to facilitate current solid waste management techniques--in particular, providing adequate space in dumpster areas for separate recycling and regular solid waste receptacles. (In terms of waste management, owners and managers of multi-family buildings larger than four units should be encouraged to provide recycling through their private waste hauling contracts.)

There are certain aspects of the building and landscaping process that can be harmful to the environment. The use of pesticides, for example, can pose health risks to children as well as adults. One policy recommendation is for the City to continue its commitment to limiting the use of herbicides and to continue promoting *integrated pest management (IPM)* in landscaping projects. IPM involves controlling unwanted vegetation, insects, and rodents using the least toxic combination of treatments. The City should promote IPM for other private and public landscaping programs, including those on school grounds.

Another environmental issue is soil contamination. One of the realities of redeveloping land in an older community is that environmental hazards, often found underground, have been left behind by previous uses. Generally speaking, remediation of any soil contamination is a private matter to be dealt with through the property owners and the Illinois Environmental Protection Agency (IEPA).

CLEAN AIR AND WATER

As is the case in Northeastern Illinois, the challenge of maintaining a clean environment increases in difficulty with population size, presence of industries, and density of living areas. Pollution generated in one area can have a regional effect. This is especially true as relates to air pollution and one of its leading by-products--ozone. Although ozone in the upper levels of the atmosphere is essential for blocking harmful radiation from the sun, a high concentration in the air at ground level is a health risk. Experiments have indicated that even limited exposure to a small amount of ozone can cause respiratory problems even for healthy adults. Children, senior citizens, and asthma sufferers are particularly at risk.

According to *A Clean Air Primer for Northeastern Illinois* (a 1995 publication of the Chicago Area Transportation Study, CATS), the Chicago region is rated a “severe non-attainment zone” by federal standards that formerly set a hazard ratio at 0.12 parts per million sustained for a period of one hour or more. In the past several years, on average, there have been fewer than ten days per year in the Chicago region when ozone levels have exceeded this standard. This is a fact attributable in part to favorable weather conditions, but cleaner cars and industrial uses have helped, too. However, recently revised federal standards have set a lower, and therefore stricter, threshold level of 0.08 parts per million averaged over an eight hour period. The new federal standards could result in an increased number of *ozone alert days*.

Ozone becomes a problem during warm weather months when direct sunlight, high temperatures, and high pressure air masses cause an ozone-yielding chemical reaction among airborne pollutants. These airborne pollutants are the products of mobile sources, (such as cars, trucks, trains or industrial equipment) or stationary sources (such as fossil-fueled power plants and other industries). Since air pollution spreads easily throughout the region, communities that are not significant producers of ozone-yielding pollutants will still experience the effect. Due to localized weather patterns along the Lake Michigan shoreline, lakefront communities such as Evanston are particularly prone to high ozone concentrations. In 1996, readings taken in Evanston by the IEPA indicated that the four days of highest ozone presence reached levels at or close to the former federal limit.

Addressing the ozone problem regionally and nationwide has involved: (1) improving measures to alert the public (particularly those at highest risk) when weather conditions will most likely yield high ozone levels, and (2) reducing the amount of pollutants that are the precursors to ozone. Because they are a leading cause of the problem, auto emissions have been targeted for reduction through technical improvements made by the auto industry. An extensive regional (as well as national) discussion has also addressed the need to reduce the number of automobile trips --especially in urbanized areas. One aspect of this latter point has focused on reducing auto emissions, and, therefore, has been connected to regional land use policies.

Unlike the more traditional dense pattern of development exemplified in Evanston, low density development necessitates longer, more frequent automobile trips. Such low density development is typically associated with modern-day urban sprawl occurring at the periphery of most metropolitan areas, including Chicago. Because Evanston in particular stands to benefit from reduced ozone levels, the City should join in regional efforts to promote more environmentally sustainable regional development patterns.

Within Evanston, as mentioned elsewhere in the Comprehensive General Plan, promoting residential and commercial development in close proximity to mass transit nodes will help encourage people to reduce the frequency of automobile use. As discussed in *Part III: Circulation*, efforts among employers to provide incentives for car pooling or mass transit should be encouraged.

Of equal importance to clean air is clean water. Evanston’s water comes from Lake Michigan via intake pipes that extend well beyond the shoreline. Because no industrial uses are

located along or in close proximity to Evanston's lakefront, the threat of severe pollution is limited. To achieve clean water standards, the Evanston Water Department maintains a filtration system that purifies the water, finishing it for consumption locally and for sale to other communities. The City also places chlorine in the feedlines to address the cyclical problem of zebra mussels--a problem which has become a concern for Great Lakes communities in recent years. The City of Evanston should continually monitor and join discussions about the quality of the Great Lakes environment in order to share the responsibility for protecting this resource.

Further discussion of the City's water and sewer systems is presented in *Chapter 9: Utilities*. That chapter of the Comprehensive General Plan also provides an overview of the City's Long-Range Flood and Pollution Control Plan. This program is an extensive reconfiguration of the sewer system to prevent basement flooding due to combined stormwater and sanitary sewer flow. As part of the review of any future development proposal, especially those proposed for currently open spaces, impact on storm water drainage and run-off should be carefully assessed.

Clean water is also important for Evanston's recreational uses. From June through Labor Day, the City's Health Division is responsible for daily testing of all public beaches for *enteric pathogens* (i.e., fecal coliform bacteria from human and animal wastes). According to the 1990 Bathing Beach Code as passed by the Illinois Department of Public Health, beaches must be closed when two consecutive samples contain more than 500 fecal coliform colonies per 100 ml. sample. To counter pollution that might result from the presence of motorized boats and jet skis leaking fuel and oil, tests are taken twice a month to monitor the presence of volatile chemicals in the water. Similarly, watercraft launched from Evanston facilities are required to have a muffler to minimize noise pollution.

BEAUTIFICATION IN EVANSTON

✓ *An objective for the entire community is to promote efforts that clean and beautify Evanston.*

Being in an urban environment, keeping Evanston free of litter and pollution requires constant vigilance. Such efforts should recognize the negative impact of both visual and noise pollution on the quality of the community environment. Noise pollution, although sometimes overlooked, can seriously detract from the quality of life in the community. The City should continue to recognize this fact and maintain and enforce policies to minimize noise pollution.

Aggressive efforts at picking-up litter should always be a priority. Already mentioned are groups like Keep Evanston Beautiful and Evanston's numerous garden clubs. It is through these groups and others like them that ongoing efforts at beautification and litter removal take place. While the important role that community groups play should not go unrecognized, it is equally important to stress individual responsibility as the most important aspect of keeping the community clean. Also, simple efforts such as screening dumpsters can help to prevent litter from blowing down streets and alleys. The City should make a priority of providing adequate trash *and* recycling receptacles in neighborhood business districts, the Downtown area and at special events.

Two factors that greatly detract from the visual beauty of the community are graffiti and deteriorating railroad infrastructure. The proliferation of graffiti is a difficult problem to address but it has an extremely negative impact on the community. Aggressive efforts on behalf of the Police Department and the Community Development Department's graffiti abatement program should continue to apprehend perpetrators and bring about quick graffiti removal. The rear of buildings facing the railroad lines should not be overlooked as they are frequent targets.

Similarly, the generally poor condition of railway infrastructure in Evanston detracts from the visual appeal of surrounding neighborhoods and the community overall. Deferred maintenance of embankments, train stations, and especially viaducts needs to be addressed. U.S., state, and local elected officials should aggressively pursue action with railroad agencies to target viaduct painting and clean-up in these areas. The City should make a priority of frequently cleaning sidewalks beneath railroad viaducts.

Much of the beauty of Evanston relates to its vegetation and landscaping. As a general policy to be implemented through the Site Plan and Appearance Review process (discussed in *Chapter 13: Community Design and Landscaping*), landscaping must continue to be recognized as an important tool for unifying and softening boundaries between public and private spaces. Trees in particular make a significant contribution to both air quality and neighborhood quality of life. In *Chapter 13* as well as *Chapter 8: Parks & Recreation Areas*, the ongoing public and private commitment to Evanston's extensive tree population is recognized as essential for the future. The continued aggressive implementation of street tree programs is a vital measure for maintaining the quality of Evanston neighborhoods.

As Evanston has been the recipient of a *Tree City USA* designation for a number of years, the importance of strategic urban forestry policies needs to be underscored. Through the *Master Street Tree Plan*, the City works to maintain an inventory of the community's parkway trees which number over 28,000. The presence of many beautiful, old growth elms is an asset to Evanston, but their susceptibility to disease poses a critical problem. Quick action is needed to remove dying trees in order to protect those surrounding them from the spread of disease. Establishing a variety of attractive tree species is important to minimize the risk of a single disease killing numerous trees in a particular area of the community.

EVANSTON WILDLIFE

Finally, although considered an urban environment, Evanston has experienced an increase in its wild animal population, particularly among squirrels, raccoons, skunks, and opossums--each of which has no natural predators in the community. These animals are a nuisance to many residents and can pose a health risk. While the City works to develop strategies to address the problem, residents should also be advised to take preventative measures, such as tightly sealing garbage containers, in order to not attract unwanted pests.

It is important to recognize natural habitats in Evanston's "urban" environment. As discussed in *Chapter 8: Parks & Recreation Areas*, there is potential for an increase in the recreational use of the North Shore Channel along Evanston's western boundary. Non-

motorized recreational activities in the area are ideal so as not disrupt the habitats of birds and other wildlife and to protect the environmental education opportunities (such as those at the Ladd Arboretum and the Evanston Ecology Center) found along the canal.□

APPENDI X

SURVEY OF EVANSTON RESIDENTS

In 1995, the Evanston Plan Commission began considering revising the City's Comprehensive General Plan. Early on, the Commission sought ways of encouraging citizen participation in identifying (1) Evanston's strengths and weaknesses and (2) visions for the future of the community. In the spring of 1996, the Commission hosted a series of public forums in different locations around the community. Participants shared their visions for Evanston's future as well as their thoughts, positive and negative, about Evanston as a place in which to live. *In May of 1996, the Commission followed the public forums with a survey of residents. A summary of results from that survey is presented in the following pages.*

Through the process of revising the City's Comprehensive General Plan, the Plan Commission recommends long term goals for decision making about future land use, public facilities, circulation, and the community environment. These goals should reflect the values and concerns of Evanston's population. Information from the survey is to be used, along with what is gathered through public forums and meetings, to inform the Commission and to help shape a Comprehensive General Plan that speaks to the interests of the entire community.

ABOUT THE SURVEY

Kent Research Incorporated, an Evanston-based firm, was contracted to conduct a telephone survey using questions prepared by the Evanston Plan Commission. The survey was administered to two-hundred households, with fifty households drawn from each of four separate geographical subareas of the City (*see map*). The subareas were delineated in order to help distribute the relatively small sample size evenly throughout the community. *The telephone survey method was chosen over a mail survey because it guarantees 100% participation and more effectively engages people who would perhaps not respond to a written survey.*

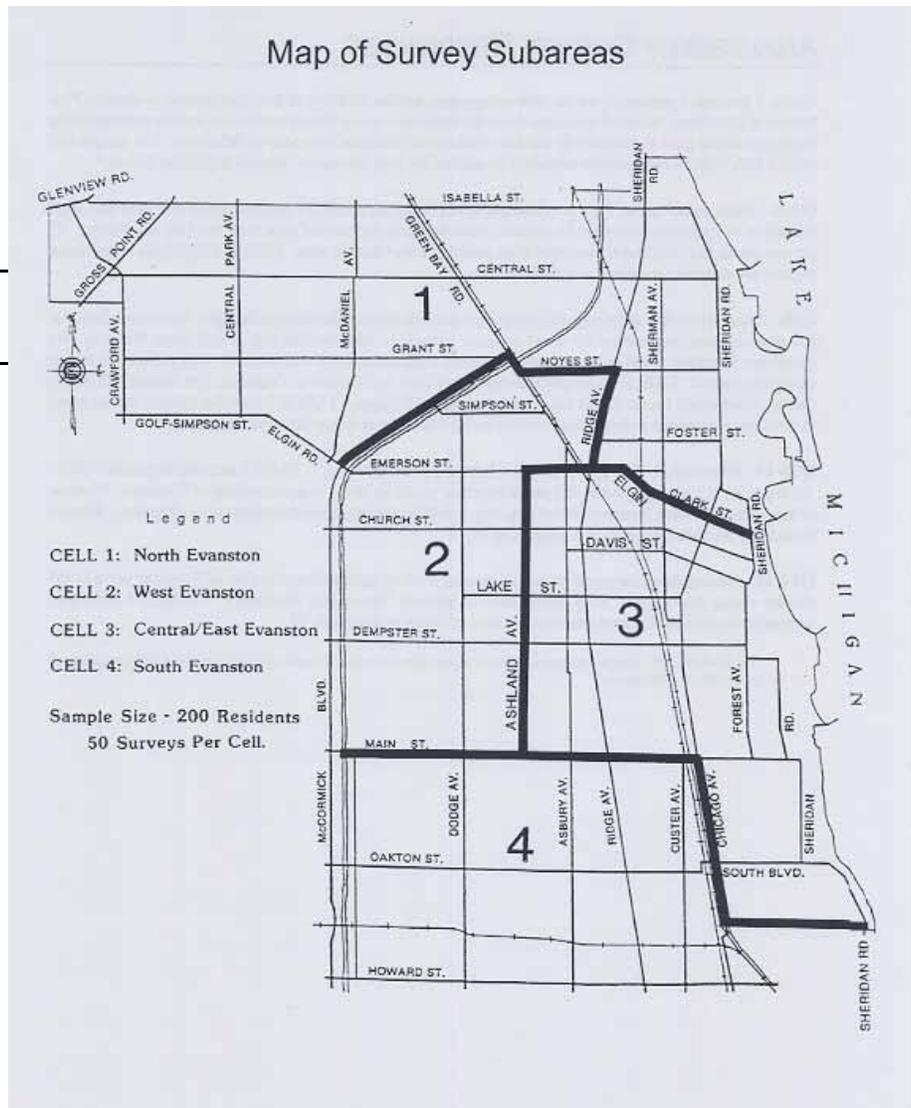
The questions prepared by the Plan Commission covered a series of issues. Most questions were closed ended, meaning that respondents were given several answers from which to choose. Several questions (listed as *unaided responses* in the analysis that follows) were left open ended. In these questions, respondents were asked to state whatever responses came to their minds. Along with basic questions to pinpoint demographic characteristics of the respondents, one series of questions asked where people lived prior to their current address. Those interviewed were then asked to share and rank in importance what aspects of Evanston influenced their decision to live here.

Another series of questions dealt with shopping patterns. Not intended to be an in-depth shopper survey, these questions primarily asked residents of Evanston to compare their frequency of visits to Downtown Evanston with other regional shopping centers. The survey did not address details about the amount of money spent at these shopping centers.

Another series of questions asked residents if they had intentions of leaving Evanston or if they had thought about leaving the City at any point in the past year. Those with plans for leaving were asked why they would be moving and where they would be going. Finally, participants were asked to rate their general satisfaction with City services and Evanston overall.

THE SURVEY'S RESULTS

To begin, the results of the survey indicated a high degree of satisfaction with Evanston and a strong tendency to remain in the community. Over half of the respondents stated that their previous address had been within Evanston. Almost 30 percent of those who had considered moving in the past year would stay in Evanston. Among those who would leave Evanston, over 40 percent would be leaving the metropolitan area altogether.



Some of the questions on the survey were designed to confirm or refute assumptions about Evanston's desirability. As anticipated, respondents rated quality housing and schools, access to public transit, and proximity to Lake Michigan as factors influencing their decision to move to or to remain in Evanston. Other community assets that were listed included population diversity, Northwestern University, proximity to Chicago, and cultural activities.

Those surveyed said they visit downtown Evanston more frequently than they do shopping centers like Old Orchard or Northbrook Court. The most frequently stated reasons for not going to the downtown area relate to the lack of desired stores and parking.

Overall satisfaction with City services was reflected in participant responses, with almost 49 percent stating that they were “very satisfied” and 47 percent stating that they were “somewhat satisfied.” Specific services that were listed fell between 6.0 and 8.5 on a scale of 1 to 10.

At the end of the survey, respondents were asked to state what they would like to see improved through a revised Comprehensive General Plan. The list, over two-hundred ideas long, includes such concerns as deteriorating housing, increasing crime, inadequate street lighting, and the scale of new construction. Also included were statements of satisfaction. "I like [Evanston] just the way it is," stated one participant.□

ANALYSIS OF SURVEY RESPONSES

Table 1. Respondent demographics	page App. 5
Table 2. Why choose Evanston?.....	page App. 6
Table 3. Shopping destinations	page App. 9
Table 4. Moving plans	page App. 10
Table 5. Satisfaction with Evanston	page App. 12

Tables 1 through 5, presented on the following pages, outline findings of the Comprehensive General Plan Survey of Residents. Selected questions from the telephone survey have been chosen and the corresponding responses shown both in total and by the four subareas of Evanston (see *Map of Subareas*). The sample size totaled 200, with 50 respondents contacted in each of the four sub-areas. Several highlights follow.*

Q1-4. When asked about their previous place of residence, nearly 57 percent stated that they had lived elsewhere in Evanston. Another 23 percent stated that they had moved here from the City of Chicago. 13 percent stated that they had moved here from outside of the Chicago area. TABLE 2 highlights respondents' reasons for choosing Evanston as a place to live.

Q10. Compared to four other regional shopping centers (including Downtown Chicago), Downtown Evanston is a more frequent destination for many of those surveyed. Seventy-nine out of 200 stated that they visit downtown Evanston seven or more times per month, with much lower frequency of visits indicated for other shopping centers. TABLE 3 compares frequency of trips to Downtown Evanston, Old Orchard Shopping Center, Northbrook Court, Edens Plaza, and Downtown Chicago. TABLE 3 also lists reasons for not going to downtown Evanston as indicated by those going there two or fewer times per month.

Q12-16. When asked, "Have you considered moving in the past year?", 73 (36.5 percent) responded "YES." Of those, 45 (15 renters, 30 owners) stated that they would be likely to move outside of Evanston. Nineteen of those likely to leave Evanston stated that they would be leaving the metropolitan area altogether. Reasons for leaving are listed in TABLE 4 (page App.-9).

Q17-18. Among those surveyed, there is a general level of satisfaction with City of Evanston services (49 percent rating themselves "Very Satisfied"; 47 percent "Somewhat Satisfied.") TABLE 5 lists what respondents consider the most attractive aspects of living in Evanston.□

*PLEASE NOTE: Due to some respondents being unwilling or unable to answer certain questions, not all categories will total 200 (or 100 percent.)

TABLE 1. RESPONDENT DEMOGRAPHICS

		TOTAL	<i>NORTH</i>	<i>WEST</i>	<i>CENTRAL EAST</i>	<i>SOUTH</i>
RESPONDENTS		200	50	50	50	50
Race:	WHITE	157 (78.5%)	47	23	46	41
	BLACK	26 (13.0%)	1	18	2	5
	OTHER	12 (6.0%)	2	5	2	3
Income:	UNDER \$50K/yr	77 (38.5%)	13	24	21	19
	OVER \$50K/yr	87 (43.5%)	24	15	25	23
Age:	UNDER 30 YEARS OLD	20 (10%)	6	4	4	6
	30 TO 49	91 (45.5%)	24	18	24	25
	50 AND OVER	83 (41.5%)	18	27	20	18
Gender:	MALE	79 (39.5%)	23	18	18	20
	FEMALE	121 (60.5%)	27	32	32	30
Housing:	HOME OWNERS	139 (69.5%)	32	35	36	36
	RENTERS	61 (30.5%)	18	15	14	14

TABLE 2. WHY CHOOSE EVANSTON?

PREVIOUS RESIDENCE "No answer" included in tallies but not shown	TOTAL	NORTH	WEST	CENTRAL EAST	SOUTH
Elsewhere in Evanston	113 (56.5%)	26	33	30	24
CHI CAGO	46 (23.0%)	9	10	11	16
Lincoln Park / Lakeview	10	1	2	5	2
Rogers Park	6	1	1	1	3
Downtown	5	1	1	2	1
Southside	5	0	0	2	3
Ravenswood	4	0	1	1	2
Garfield Park	3	0	2	0	1
Northtown	2	1	1	0	0
Logan Square / Wicker Park	2	1	1	0	0
Outside Area	26 (13.0%)	6	5	6	9
Other North Shore Suburb	10 (5.0%)	6	1	2	1
Wilmette	5	2	0	2	1
Winnetka	2	2	0	0	0
Glencoe	1	0	1	0	0
Other Chicago Area Suburb	6 (3.0%)	3	2	1	0
Aurora	1	1	0	0	0
Skokie	1	0	1	0	0
Hoffman Estates	1	0	1	0	0
Park Ridge	1	0	0	1	0
REASONS FOR CHOOSING EVANSTON "Do not know" not included					
AVERAGE SCORE FROM A SCALE OF <u>1 (NOT AT ALL IMPORTANT)</u> TO <u>10 (VERY IMPORTANT)</u>					
Access to Public Transit	6.17	5.70	6.46	6.31	6.20

Quality of Housing	7.85	7.79	7.96	7.90	7.76
Public Schools	6.60	5.85	7.10	6.83	6.62
Closeness to Lake Michigan	6.63	6.61	6.04	7.44	6.44
TABLE 2. (CONTINUED) OTHER REASONS OFFERED (Unaided responses)	TOTAL	<i>NORTH</i>	<i>WEST</i>	<i>CENTRAL EAST</i>	<i>SOUTH</i>
Of 45 factors stated by those surveyed, the following were mentioned by 10 or more respondents:					
Population Diversity	54 (27%)	11	13	19	11
Northwestern University	27 (13.5%)	8	3	7	9
Family/Friends Nearby	25 (12.5%)	10	5	7	3
Close to Chicago	21 (10.5%)	9	3	5	4
Housing Value / Affordability	13 (6.5%)	4	2	3	4
Cultural Activities	12 (6.0%)	1	2	2	7
Friendliness of Community	11 (5.5%)	3	2	3	3
Shopping	10 (5.0%)	4	2	0	4

TABLE 3. SHOPPING DESTINATIONS

AVERAGE NUMBER OF VISITS PER MONTH TO REGIONAL SHOPPING CENTERS	TOTAL	<i>NORTH</i>	<i>WEST</i>	<i>CENTRAL EAST</i>	<i>SOUTH</i>
Downtown Evanston	8.27	7.40	6.24	11.92	7.52
Old Orchard Shopping Center	1.94	2.48	1.88	1.16	2.24
Northbrook Court	0.32	0.64	0.32	0.24	0.10
Edens Plaza	0.67	0.88	0.68	0.42	0.68
Downtown Chicago	1.17	1.48	1.14	1.18	0.96
REASONS FOR NOT GOING DOWNTOWN MORE THAN 2 TIMES PER MONTH (Unaided responses)					
Among the 62 respondents saying they go to Downtown Evanston two or fewer times per month, the following factors were identified as explanations:					
"No stores I want"	38 (61.3%)	11	10	3	14
Parking	18 (29.0%)	9	3	2	4
Too expensive	18 (29.0%)	9	3	2	4
Shop in nearer areas	5 (8.1%)	2	1	1	1
"I do not go out often"	4 (6.5%)	1	2	0	1
No need	3 (4.8%)	0	0	3	0
Safety Reasons	2 (3.2%)	1	0	0	1
Rely on others for transportation	2 (3.2%)	1	1	0	0
Habit	2 (3.2%)	0	2	0	0
Too Busy	1 (1.6%)	0	1	0	0
	1 (1.6%)	1	0	0	0

Dislike the new library	1 (1.6%)	1	0	0	0
Street people/panhandlers	1 (1.6%)	1	0	0	0
No banks I like	1 (1.6%)	1	0	0	1
Do not know					

TABLE 4. MOVING PLANS

CONSIDERED MOVING IN THE PAST YEAR	TOTAL	<i>NORTH</i>	<i>WEST</i>	<i>CENTRAL EAST</i>	<i>SOUTH</i>
# who have not considered moving in the past year:	127 (63.5%)	26	40	33	28
# who have considered moving in the past year:	73 (36.5%)	24	10	17	22
AMONG THOSE WHO HAVE CONSIDERED MOVING					
# who would leave Evanston:	45 (61.6%)	17	6	12	10
# who would move within Evanston:	28 (38.4%)	7	4	5	12
AMONG 45 LEAVING EVANSTON, LIKELY DESTINATIONS					
Outside metropolitan area	19(42.2%)	7	3	7	2
Other Chicago-area suburb	10(22.2%)	4	1	0	5
Glenside	5	1	1	0	3
Skokie	3	1	0	0	2
Morton Grove	2	0	0	0	2
Northfield	1	1	0	0	0
Niles	1	0	0	0	1
Do Not Know	1	1	0	0	0
Other North Shore suburb	10(22.2%)	4	0	3	3
Wilmette	6	4	0	2	0
Lake Forest	1	1	0	0	0
Lincolnshire	1	0	0	1	0
Highland Park	1	0	0	0	1
Do Not Know	2	0	0	0	2
City of Chicago	7(15.6%)	3	2	2	0
All over	3	1	1	0	0

Lincoln Park/Lakeview	2	1	0	1	0
Downtown	1	1	0	0	0
Rogers Park	1	0	1	0	0
No Answer	2	1	0	1	0
TABLE 4. (CONTINUED)					
REASONS FOR LEAVING EVANSTON					
(Unaided responses)		TOTAL	NORTH	WEST	CENTRAL EAST
					SOUTH
Among 45 respondents who said (1) that they considered moving in the past year, and (2) that they would consider leaving Evanston, the following reasons were identified:					
Housing Costs and Property Taxes	18 (40%)	7	3	4	4
Neighborhood Safety	11(24.4%)	5	1	1	4
Schools	10(22.2%)	6	0	1	3
City Services	7 (15.6%)	4	0	1	2
Work	7 (15.6%)	4	0	2	1
Want to be nearer family	3 (6.7%)	1	0	1	1
Prefer a more moderate climate	3 (6.7%)	1	0	2	0
Want more movie theaters	3 (6.7%)	1	0	0	2
Retirement	2 (4.4%)	0	2	0	0
Neighborhood is deteriorating	2 (4.4%)	0	0	1	1
Dislike other racial groups	2 (4.4%)	0	1	0	1
Need more space	1 (2.2%)	1	0	0	0
Want a more interesting community	1 (2.2%)	0	0	0	1
Prefer a smaller community	1 (2.2%)	1	0	0	0
Affordability	1 (2.2%)	1	0	0	0
Too Liberal	1 (2.2%)	0	0	1	0

Graduating	1 (2.2%)	0	0	1	0
Not enough night life	1 (2.2%)	0	0	1	0
Prefer Downtown Chicago	1 (2.2%)	1	0	0	0

TABLE 5. SATISFACTION WITH EVANSTON

OVERALL SATISFACTION WITH CITY OF EVANSTON SERVICES	TOTAL	NORTH	WEST	CENTRAL EAST	SOUTH
Very Satisfied	98(49.0%)	25	22	26	25
Somewhat Satisfied	94(47.0%)	22	28	21	23
Not At All Satisfied	7 (3.5%)	3	0	3	1
Do Not Know	1 (0.5%)	0	0	0	1
SPECIFIED CITY SERVICES:					
AVERAGE SATISFACTION LEVEL					
AVERAGE FROM A SCALE OF					
<u>1 (POOR) TO 10 (EXCELLENT)</u>					
Streets and sidewalks	6.58	6.02	6.56	7.10	6.64
Police protection	7.24	6.62	7.22	7.74	7.36
Fire protection	8.15	7.91	8.07	8.21	8.40
Snow removal	6.74	6.18	7.02	6.74	7.04
Parks and recreation	7.91	7.65	8.02	7.90	8.06
Public art and cultural events	7.67	7.16	7.50	8.08	7.96
Building code enforcement	6.05	5.10	5.97	6.67	6.45
Public Library	8.47	7.81	8.72	8.70	8.61
Design and appearance of public spaces	7.34	7.14	7.04	7.52	7.67

TABLE 5. (CONTINUED) MOST ATTRACTIVE ASPECTS OF LIVING IN EVANSTON (Unaided responses)	TOTAL	<i>NORTH</i>	<i>WEST</i>	<i>CENTRAL EAST</i>	<i>SOUTH</i>
Characteristics mentioned by 5 or more:					
Lake Michigan	72(36.0%)	21	13	26	12
Diversity	47(23.5%)	10	12	13	12
Northwestern University	25(12.5%)	8	3	8	6
Schools	24(12.0%)	6	4	6	8
Cultural Activities	21(10.5%)	5	7	5	4
Trees	21(10.5%)	4	6	5	6
Close to Chicago	21(10.5%)	3	2	8	8
The People	20(10.5%)	4	10	2	4
Atmosphere/Sense of Community	10 (9.5%)	1	5	4	9
Parks	18 (9.0%)	6	5	2	5
Pretty	17 (8.5%)	1	4	6	6
Convenient Transportation	16 (8.0%)	6	4	3	3
Old, Established Houses	14 (7.0%)	7	2	2	3
Nicely Maintained	14 (7.0%)	4	3	3	4
Small Town Values/Big City	11 (5.5%)	3	3	1	4
Attractiveness	11 (5.5%)	2	2	2	5
Shopping	9 (4.5%)	2	0	2	5
Size	7 (3.5%)	2	0	4	1
Housing	7 (3.5%)	2	1	2	2
Restaurants	7 (3.5%)	0	2	2	3
Safety	5 (2.5%)	3	0	1	1
Old, Established Area	5 (2.5%)	1	0	1	3
Quiet	5 (2.5%)	0	0	3	2

Can Walk Everywhere					
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INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name Evanston Police Department			Case# 22-005871		
	ORI IL0163200			Date / Time Reported 07/18/2022 20:24 Mon		
	Location of Incident 1566 OAK AV, Evanston IL 60201			Gang Relat NO	Premise Type Highway/road/alley/s	Zone/Beat EPD, 73
				Last Known Secure 07/18/2022 20:24 Mon		At Found 07/18/2022 20:24 Mon
#1	Crime Incident(s) Assault 0560	(Com)	Weapon / Tools			Activity N
			Entry	Exit	Security	
#2	Crime Incident	()	Weapon / Tools			Activity
			Entry	Exit	Security	
#3	Crime Incident	()	Weapon / Tools			Activity
			Entry	Exit	Security	

V I C T I M	MO						
	# of Victims	1	Type:	INDIVIDUAL			
	Victim/Business Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex	Relationship To Offender
	V1	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
	Home Address		Email	Resident Status		Military Branch/Status	
	Employer Name/Address		Business Phone	Home Phone		Mobile Phone	

O T H E R S I N V O L V E D	CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)						
	Type:	Injury:					
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender
				Age			
	Home Address			Email	Resident Status		Military Branch/Status
	Employer Name/Address			Business Phone	Home Phone		Mobile Phone

P R O P E R T Y	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)								
	VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID#	GINCHEVSKI, T. (PATR) (1784)		Supervisor	DUKLER, M. (PATR, *232) (1573)
Invest ID#	(0)		Case Status	Open
Complainant Signature			Case Disposition:	07/18/2022

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-005871

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
LOPEZ, J. (1813), KOZLOWSKI, A. (1665)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Ginchevski #180
 Response address: 1454 Elmwood Av
 Response date and time: 07/18/2022 at 2024 hours
 Nature of Call: Assault
 Recorded on Body Worn Camera: YES
 In Summary:

 On 07/18/2022 at approximately 2024 hours, I, Officer Ginchevski, was dispatched to the front lobby of Evanston PD, located at 1454 Elmwood Av, regarding an assault call.

 I spoke with the reporting party [REDACTED] who stated that while he was in front of the post office, located at 1101 Davis St, he was approached by a M/B, approximately 5'9 tall, 180 lbs, wearing blue hat, gray t-shirt, and gray gym shoes. Hough stated the subject started yelling at him saying "I will fuck you up". Hough stated the subject was a Margarita Inn resident.

 Hough stated he walked away without incident, and wanted the incident documented.

 Nothing further.

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name <i>Evanston Police Department</i>		Case# <i>22-007500</i>						
	ORI <i>IL0163200</i>		Date / Time Reported <i>09/07/2022 09:42 Wed</i>						
	Location of Incident <i>607 LAKE ST, Evanston IL 60201</i>		Gang Relat <i>NO</i>	Premise Type <i>Highway/road/alley/s</i>	Zone/Beat <i>EPD, 73</i>				
			Last Known Secure <i>09/07/2022 09:42 Wed</i>		At Found <i>09/07/2022 09:42 Wed</i>				
M O	#1	Crime Incident(s) <i>Assault 0560</i>	(Com)	Weapon / Tools <i>Personal Weapons</i>	Activity <i>N</i>				
	#2	Crime Incident	()	Weapon / Tools	Activity				
	#3	Crime Incident	()	Weapon / Tools	Activity				
V I C T I M	# of Victims <i>1</i> Type: <i>INDIVIDUAL</i> Injury: <i>None</i>								
	V1	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB	Race				
				Age	Sex				
		Home Address		Relationship To Offender	Resident Status				
					Military Branch/Status				
		Employer Name/Address		Email	Home Phone				
O T H E R S				Business Phone	Mobile Phone				
	VYR	Make	Model	Style	Color				
				Lic/Lis	VIN				
	CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)								
	Type:			Injury:					
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex			
			Age						
Home Address			Email		Home Phone				
Employer Name/Address			Business Phone		Mobile Phone				
I N V O L V E D	Type:			Injury:					
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex			
				Age					
	Home Address			Email		Home Phone			
	Employer Name/Address			Business Phone		Mobile Phone			
	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)								
P R O P E R T Y	VI #	Code	Status Fm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
Officer/ID#		<i>HUNT, W. (PST, *121) (1503)</i>							
Invest ID#		<i>(0)</i>							
Supervisor		<i>BROWN, C. (PATR, *4) (1480)</i>							
Status	Complainant Signature	Case Status	<i>Open</i>	Case Disposition:	<i>09/07/2022</i>				

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-007500

Status Codes	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown							
IBR	Status	Quantity	Type Measure	Suspected Type				
D R U G S								

Assisting Officers
LEVY, G.J. (1411), MESSING, T. (1440)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Officer Willow Hunt *121
 Response address: 607 Lake St
 Response date and time: 09/07/2022 at 0942 hours
 Nature of Call: Assault
 Recorded on Body Worn Camera: Yes
 In Summary:

On the above date and time, I (Officer W Hunt *121) responded to 607 Lake St for a report of an assault. Upon my arrival, I met with [REDACTED] who related the following:

[REDACTED] stated he was at Connections for the Homeless (607 Lake St) looking to speak with his case worker about his housing situation. [REDACTED] reports that as he went to ring the doorbell to gain access, and unknown male black came up to him in an aggressive manner. [REDACTED] told me the unknown male black then said to him "they are not open yet and your not going to get in front of me". [REDACTED] said the unknown male then proceeded to take a swing at him. [REDACTED] said the he was able to avoid being hit, and then fled from the location.

[REDACTED] describe the offender as [REDACTED]. [REDACTED] also describes the suspect as a "psych patient" from the suspect's behavior, but his has no evidence of the suspect's mental capacity. [REDACTED] told me he does not personally know this suspect, and he had never had any contact with this suspect before today. [REDACTED] did not have a last direction of travel for the suspect.

[REDACTED] told me he is willing to sign complaint for assault if this suspect is positively identified and located. I explained to [REDACTED] that he will be contacted is we locate and positively identify the offender.

End of Report

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name Evanston Police Department				Case# 22-003767				
	ORI IL0163200				Date / Time Reported 05/16/2022 08:57 Mon				
	Location of Incident 1566 OAK AV, Evanston IL 60201				Gang Relat NO	Premise Type Residence/home	Zone/Beat EPD, 73		Last Known Secure 05/16/2022 00:05 Mon
							At Found 05/16/2022 00:05 Mon		
	#1	Crime Incident(s) Battery 0460		(Com)	Weapon / Tools Other			Activity N	
					Entry	Exit	Security		
	#2	Crime Incident		()	Weapon / Tools			Activity	
					Entry	Exit	Security		
	#3	Crime Incident		()	Weapon / Tools			Activity	
					Entry	Exit	Security		

V I C T I M	MO								
	# of Victims 1		Type: INDIVIDUAL		Injury: Apparent Minor Injury				
	Victim/Business Name (Last, First, Middle) V1 [REDACTED]		Victim of Crime # 1	DOB [REDACTED]	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
	Home Address [REDACTED]		Email [REDACTED]		Home Phone [REDACTED]				
	Employer Name/Address				Business Phone		Mobile Phone		
VYR	Make	Model	Style	Color	Lic/Lis	VIN			

O T H E R S I N V O L V E D	CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)									
	Type:				Injury:					
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
	Home Address		Email		Home Phone					
	Employer Name/Address				Business Phone		Mobile Phone			
	Type:				Injury:					
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
	Home Address		Email		Home Phone					
	Employer Name/Address				Business Phone		Mobile Phone			

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)									
VI #	Code	Status Fm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number	

P R O P E R T Y	Officer/ID# MILLER, M. (PST, *183) (1381)				Supervisor CORREA, A. (PATR, *17) (1364)			
	Invest ID# (0)				Case Status Open			
	Complainant Signature		Case Disposition: 05/16/2022		Page 1			

Incident Report Additional Name List

Evanston Police Department

OCA: 22-003767

Additional Name List

Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1) WI 1	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: [REDACTED]			
			Mobile #: [REDACTED]			
2) WI 2	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr <i>Connections For Homeless</i>		B: [REDACTED]			
			Mobile #: - -			

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-003767

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
LEESON, G. (1534)

Suspect Hate / Bias Motivated:

NARRATIVE

Officer(s) name and star number(s): Miller #183
 Response address: 1454 Elmwood Ave. Evanston, IL. 60201
 Response date and time: 5/16/2022 0857 Hours
 Nature of Call: Battery
 Recorded on Body Worn Camera: Yes
 In Summary: On 5/16/2022 at 0857 Hours I, Ofc. Miller #183 reported to the Evanston Police Department Lobby (1454 Elmwood Ave) in reference to a call regarding a Battery report. Once on scene I spoke with the victim [REDACTED] who stated the following: On 5/16/2022 at approximately 0005 Hours he left [REDACTED] on his way to 7-11 (817 Davis) to buy some cigarettes. At the same time the Offender [REDACTED] followed him to the 7-11.

Once at the 7-11 [REDACTED] stated he used a \$50.00 Bill to purchase his cigarettes. [REDACTED] began to ask him for some money. [REDACTED] refused to give [REDACTED] any money. [REDACTED] then tried to bully [REDACTED] into giving him money. When that didn't work, Warren stated [REDACTED] owed him \$10.00 and demanded it from him.

[REDACTED] stated he began to walk back to [REDACTED] with [REDACTED] following him. [REDACTED] stated as he was walking into the vestibule of the building (1566 Oak) [REDACTED] took a brick and threw it at him, striking him in the left arm in the elbow region. [REDACTED] told the staff on duty to call the police but they refused and discouraged him from calling because they didn't want the noise and unwanted presence at the location. [REDACTED] told the staff he would sleep off the incident and went to his room for the night. In the morning [REDACTED] stated he got up and came to the police station to make a report.

[REDACTED] showed me his arm and stated it was still hurting really bad. I observed [REDACTED] are to be cut, bruised and swollen. I asked [REDACTED] if he would like for his arm to be checked on and he stated yes. I also asked him if he would like for an Evidence Technician to take photos of his arm and he stated yes.

I called and Evanston Fire Truck #22 responded at 0935 Hours. and checked on [REDACTED]. [REDACTED] after being checked signed a refusal and wasn't transported to the hospital. Evidence Technician G. Leeson #185 responded and took photos of [REDACTED] arm with his permission.

[REDACTED] stated he would like to sign complaints against [REDACTED].

[REDACTED] also stated there are cameras near where the incident occurred. Also residents [REDACTED] and [REDACTED] witnessed [REDACTED] hitting [REDACTED] with the brick. At this time there is no other information on the two witnesses.

On 5/17/2022 at 1040 Hours I returned to [REDACTED] to try and contact the two witnesses and to access the video footage to see if it

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 22-003767

Evanston Police Department

provided any evidentiary value. I was told by staff that [REDACTED] who is the Hotel Manager would be the one to speak to in reference to looking at and obtaining the video information. I was told that [REDACTED] would not be at work until after 1500 Hours.

I then spoke again with [REDACTED] who went and got one of the witnesses so that I could take a statement from him. At 1049 Hours I spoke with Witness [REDACTED] who stated the following: He was leaving the building at the same time as [REDACTED] and [REDACTED]. He observed [REDACTED] following [REDACTED] for approximately 4 blocks asking him for money. As they were coming back to [REDACTED] he observed [REDACTED] get angry at [REDACTED] for not giving him money and threw a brick and hit [REDACTED]. [REDACTED] stated he observed the whole incident.

I had [REDACTED] check the building to see if he could locate [REDACTED] but he was unable to locate him.

At 1635 Hours I went back to [REDACTED] to speak with [REDACTED] about the video. I was told by [REDACTED] that he just runs the hotel and Connections For The Homeless contracts the hotel from them. He would need to get permission from the Program Manager to access the video. As I was preparing to leave the Program Manager for Connections For the Homeless [REDACTED] arrived at the location.

In speaking with [REDACTED] I learned that he was advised of the incident and stated he reviewed the Video from the front of the building where [REDACTED] stated the incident happened. [REDACTED] stated he viewed the video from 2330 Hours until 0030 Hours but was unable to see the incident on the video. [REDACTED] stated he would go back and check the video again and see if he missed anything. I left my contact information with him to contact me if he found any video evidence.

I had [REDACTED] to check the building to see if he could locate [REDACTED] but he was unsuccessful.

No Further Information.

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 21-005496

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
BURGERS, T.M. (1727)

Suspect Hate / Bias Motivated: **NONE (NO BIAS)**

NARRATIVE

Officer(s) name and star number(s): OFC. N. Jones #215
 Response address: [REDACTED]
 Response date and time: 07/4/21 2222 HRS.
 Nature of Call: Battery
 Recorded on Body Worn Camera: Yes

In Summary: I, OFC. N. Jones #215 responded to [REDACTED] for a report of a Battery that occurred in the area of [REDACTED]. I spoke with the victim Jessica Ennis who stated the following in summary.

[REDACTED] stated that while at the 7-11 at [REDACTED] she was yelled at by the offender whom she described as a brown skinned male subject who had a backpack and a "New Orleans" accent. [REDACTED] stated the offender then followed her approximately "20 steps" west from the location and continued to yell at her. [REDACTED] stated the two got into a verbal altercation and the offender then produced a knife and at some point swung the knife at her. The offender then proceeded to punch her in the back of the head as well as strike her with his backpack.

[REDACTED] The offender to her knowledge had not returned yet. [REDACTED] stated she had only seen the offender in passing up until that point and did not know his name.

Connections staff stated they had an idea of who the alleged offender was but stated they would not provide a name per their policy. I spoke to the manager on duty [REDACTED] who stated that they will speak to the alleged offender but per their policy they will not release the name without a warrant.

[REDACTED] did not have any visible injuries.

There are cameras at [REDACTED] that should have caught the initial altercation. NFI.

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case #	22-006382
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Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type		
D R U G S							

Assisting Officers
GUSTAFSON, C. (1717)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Reza #144
 Response address: 1566 Oak
 Response date and time: 08/04/22 1210 hours
 Nature of Call: Battery
 Recorded on Body Worn Camera: YES

In Summary: On 08/04/22 at approximately 1210 hours, I Officer Reza #144, was dispatched to 1566 Oak for a Battery report. When I arrived I spoke with he [REDACTED] advised he was on the fifth floor replacing the hand sanitizer when he was approached by the offender [REDACTED] advised [REDACTED] asked him why he didn't clean her room and he did not reply. [REDACTED] advised [REDACTED] then grabbed a phone and struck him on the left eyebrow causing a small laceration that bled. [REDACTED] advised he did not want to sign complaints against [REDACTED] refused treatment from EFD. [REDACTED] was not on scene when we arrived. Nothing Further.

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name <i>Evanston Police Department</i>			Case# <i>21-010075</i>		
	ORI <i>IL0163200</i>			Date / Time Reported <i>12/03/2021 01:26 Fri</i>		
	Location of Incident <i>1566 OAK AV Apt. 313, Evanston IL 60201</i>			Gang Relat	Premise Type <i>Residence/home</i>	Zone/Beat <i>EPD, 73</i>
				Last Known Secure <i>12/03/2021 01:26 Fri</i>		
				At Found <i>12/03/2021 01:26 Fri</i>		
#1	Crime Incident(s) <i>Death-drug Overdose</i> <i>7632</i>	(Com)	Weapon / Tools			Activity <i>U</i>
			Entry	Exit	Security	
#2	Crime Incident	()	Weapon / Tools			Activity
			Entry	Exit	Security	
#3	Crime Incident	()	Weapon / Tools			Activity
			Entry	Exit	Security	

M O	MO						
	# of Victims	<i>1</i>	Type:	<i>INDIVIDUAL</i>			
	Victim/Business Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex	Relationship To Offender
	<i>[REDACTED]</i>		<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>
	Home Address		Email		Home Phone		
Employer Name/Address		Business Phone		Mobile Phone			
VYR	Make	Model	Style	Color	Lic/Lis	VIN	

O T H E R S	CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)						
	Type:		<i>INDIVIDUAL</i>				
	Injury:		<i>None</i>				
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender
	<i>OP</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>
Home Address		Email		Home Phone			
Employer Name/Address		Business Phone		Mobile Phone			
Type:		<i>INDIVIDUAL</i>					
Injury:		<i>None</i>					
Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	
<i>OP</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	
Home Address		Email		Home Phone			
Employer Name/Address		Business Phone		Mobile Phone			

P R O P E R T Y	I = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)								
	VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID#	<i>JONES, N. (PATR, *215) (1688)</i>		Supervisor	<i>TORTORELLO, C. (PATR, *113) (1533)</i>	
Invest ID#	<i>OBRIEN, S. (DET, *168) (1575)</i>		Case Status	<i>Open</i>	
Complainant Signature			Case Disposition:	<i>12/03/2021</i>	
				Page 1	

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 21-010075

Status Codes	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown					
D R U G S	IBR	Status	Quantity	Type Measure	Suspected Type	

Assisting Officers
 ALVARADO, J. (1759), CHIPOLET, N. (1728), JETTONGONZALES, J. (1779), TORTORELLO, C. (1533)

Suspect Hate / Bias Motivated: *NONE (NO BLAS)*

NARRATIVE

Officer(s) name and star number(s): OFC. N. Jones #215
 Response address: [REDACTED]
 Response date and time: 12/3/21 0126 HRS
 Nature of Call: Death Investigation
 Recorded on Body Worn Camera: Y

In Summary: I, OFC. N. Jones #215 responded to [REDACTED] for what was initially an Assist EFD call for a possible overdose. Upon my arrival multiple EPD and EFD units were on scene.

EFD was unable to resuscitate [REDACTED] after multiple doses of Narcan. EFD personnel advised that at 0157 HRS was pronounced dead by Dr. Senh via phone.

Responding officer's were able to locate and collect drug paraphenailia (Syringes/Fentynal test strips etc) as well as a tin lid covered with a powdery white unknown substance within [REDACTED] room. There were also boxes of Narcan within the room as well.

[REDACTED] roommate [REDACTED] stated on or around 0005 was the last moment he saw his roommate alive and well. [REDACTED] stated that [REDACTED] drug use history included Cocaine. [REDACTED] stated he noticed [REDACTED] was having a medical emergency in his bed. [REDACTED] recognizing it to be an overdose situation proceeded to administer multiple shots of Narcan and call 911 at approximately 0120 HRS.

I contacted the Cook County medical examiner to appraise them of the situation. Investigator Johnson #73 stated that the ME's office would take custody of the body (2021-11202). ET Jetton collected relevant evidence See ET report (21-010075).Thompson Funeral Home and services were contacted by diapatch to remove the body.

I spoke to [REDACTED] who is the director of th program at [REDACTED]. [REDACTED] stated she did not have next of kin information readily available however [REDACTED] stated that she would send further information on [REDACTED] including his medical history in the morning when their server was back online. Thompson Funeral Home collected the body without incident.

A copy of this report was faxed to the Medical Examiner's Office at the request of Investigator Johnson. NFI.

Incident Report Additional Name List

Evanston Police Department

OCA: 22-001454

Additional Name List

Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1) [REDACTED] 1	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
2) [REDACTED] 2	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
3) [REDACTED] 3	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
4) [REDACTED] 4	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: [REDACTED]			
			Mobile #: - -			

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-001454

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
JUST, C. (1634)

Suspect Hate - Bias Motivated:

NARRATIVE

Officer(s) name and star number(s): Niziolek 171
 Response address: 1454 Elmwood Ave, Evanston, IL
 Response date and time: 02/25/22 1100 hrs
 Nature of Call: Domestic Battery
 Recorded on Body Worn Camera: N
 In Summary: On 02/25/22 I, Detective Niziolek 171 was given a DCFS fax transmittal. The fax transmittal stated that the reporter witnessed a battery between a mother and her child while they were at ██████████, Margarita Inn on 02/24/22 at approximately 0800 hrs.

The Margarita Inn is currently being utilized by Connections for the Homeless to house homeless individuals and families.

The reporter, a social worker with Connections for the Homeless called DCFS and reported that ██████████ was observed by two cleaning crew staff beating her 11 year old child, ██████████ on the fifth floor of the Margaratia Inn. The mother was observed kicking ██████████ in the stomach, grabbing him and throwing him against the wall and choking him.

After reviewing the fax transmittal, I contacted the DCFS investigator, ██████████ stated she was just calling the witness, ██████████ who is spanish-speaking. ██████████ stated she was getting a translator on the line, and held a conference call with all us.

██████████ stated the following in summary: She was on the fifth floor of the Margarita Inn and observed a female throw a child to the floor and start kicking him. The woman was later identified as ██████████ and her child was ██████████. ██████████ stated she tried to intervene and got the kid off the floor, but the woman then hit her. ██████████ grabbed ██████████ by the neck and pushed him against the wall. ██████████ thought ██████████ was going to kill the child. ██████████ ran to get help and got ██████████. Once ██████████ arrived, ██████████ was no longer hitting ██████████ and went outside with ██████████ and his two sisters. ██████████ explained that she did not call the police because she got the staff, and felt they were responsible and would do what was needed. ██████████ was not willing to provide further contact information because she was concerned for her safety. At this time, ██████████ did not want to attend court as a witness.

After speaking with ██████████, I met with the reporter, ██████████ in her office at The Margarita Inn. I advised her my body worn camera was recording. ██████████ stated she did not observe the incident. She arrived to work on 02/24/22 and observed her client, ██████████ outside very agitated and upset. Her three children were standing off to the side. She tried to get ██████████ to calm down. ██████████ explained that the family presumably got into an Uber and the kids were brought to school.

██████████ stated she is a social worker with Connections for the homeless and ██████████ has been her client for a very long time and she is very familiar with her. I showed her a picture of ██████████ I obtained from iClear and she confirmed that was ██████████.

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 22-001454

Evanston Police Department

After speaking with [REDACTED]. I also spoke with [REDACTED] a cleaning person who also witnessed the incident. [REDACTED] stated the following in summary: He stated he went to the fifth floor to clean and observed the female kicking her son. She grabbed him by the neck and pushed him against the wall and then smashed his face against the wall. He said it occurred in the area by the elevator and the entrance to the stair well. [REDACTED] stated once [REDACTED] responded, she stopped and walked downstairs with her kids.

[REDACTED] explained that [REDACTED] is [REDACTED] who is the operations manager. I also spoke with [REDACTED] who stated when he arrived on the fifth floor [REDACTED] was yelling and berating [REDACTED] but he never saw her make any physical contact with him. He advised there are no cameras on the fifth floor.

Investigation pending...

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-005685

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Greene #200
 Response address: 1566 Oak Av
 Response date and time: 07/13/2022 00:33
 Nature of Call: Domestic Battery

IS THIS A DOMESTIC RELATIONSHIP (currently or previously)? Y
 Married: <>
 Cohabitants/Roommates: Y
 Dating: <>
 Parent/Guardian and child: <>
 Caretaker of disabled: <>
 Family member: <>

DCFS REPORTING (Victim Services calls in the reports)
 Children at location of incident: <> Yes X No
 Names and ages: <>
 Children in Common: <> Yes <> No
 If so, what children were present: <>

VICTIM INJURIES:
 1. Soreness: <> Yes X No
 2. Bruising/Redness: <> Yes X No
 3. Scrapes/Scratches: <> Yes X No
 4. Burns: <> Yes X No
 5. Welts: <> Yes X No
 6. Bites: <> Yes X No
 7. Cuts: <> Yes X No
 8. Hair pulled out: <> Yes X No
 9. Neglect(bedsore/malnourished, etc.): <> Yes X No
 10. Comment: <>

REPORT OF ATTEMPTED STRANGULATION/CHOKING: <> Yes X No If NO, skip to next section. If YES, continue
 Raspy/hoarse voice: <> Yes <> No

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 22-005685

Evanston Police Department

Coughing: <> Yes <> No
Difficulty talking: <> Yes <> No
Painful to swallow: <> Yes <> No
Neck pain: <> Yes <> No
Nausea or vomiting: <> Yes <> No
Difficulty breathing/hyperventilating: <> Yes <> No
Dizziness or feeling faint: <> Yes <> No
Lost consciousness/saw "black spots"/"stars"/"passed out" and/or "can't remember": <> Yes <> No
Involuntary urination/defecation: <> Yes <> No
Blood in white of eyes: <> Yes <> No

PHOTOGRAPHS TAKEN OF VICTIM'S INJURIES: <> Yes X No

PHOTOGRAPHS OF SCENE: <> Yes X No

WEAPONS/FIREARMS

Was a firearm/weapon used during the incident: <> Yes X No

Identify weapon: <>

Is there currently a firearm at location of incident: <> Yes <> No X Unknown

Does offender have access to a firearm: <> Yes <> No X Unknown

Does offender have a valid FOID card: <> Yes <> No X Unknown

Conceal and carry: <> Yes <> No X Unknown

ORDER OF PROTECTION

1. Has the offender ever been a respondent on any OP: <> Yes <> No X Unknown

2. Does the victim have a current OP against offender: <> Yes X No

3. Has victim had a recent past OP against offender: <> Yes X No

OFFENDER HISTORY OF ARREST/CONVICTIONS-PLEASE CHECK CQH<>

Years/arrest(s)/convictions: <>

IS THIS FELONY-REVIEW ELIGIBLE?<>

1. Does the offender have a previous domestic battery or VOOB conviction: <> Yes <> No X Unknown

2. Is there an aggravating factor?

Is victim pregnant: <> Yes X No

Elderly: <> Yes X No

Disabled: <> Yes X No

Was a weapon used: <> Yes X No

Strangulation/choking involved: <> Yes X No

ADDITIONAL RISK/LETHALITY ASSESSMENT FACTORS

1. Is offender employed: <> Yes <> FT <> PT How long? <>

X No <> Unable to determine

2. Is offender a drug user: <> Yes <> No X Unable to determine

3. Was offender drug use involved in incident: <> Yes <> No X Unable to determine

4. Does offender have history of mental-health problems: X Yes <> No <> Unable to determine

Diagnosis (known): Unknown

Have current or past medications ever been prescribed for mental-health problems: <> Yes <> No

5. Offender ever made homicidal threats towards victim: <> Yes X No <> Unknown

6. Homicidal threats towards others: <> Yes <> No X Unknown

7. Offender ever threaten suicide: <> Yes <> No X Unknown

8. Victim & offender recently separated: <> Yes X No <> Unable to determine

9. Does the offender have keys to victim's home: X Yes <> No

Victim's Car: <> Yes X No

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 22-005685

Evanston Police Department

10. Victim previously strangled/choked by offender: <> Yes X No <> Unable to determine

11. Did offender make threat towards officers: <> Yes X No

Recorded on Body Worn Camera: Y

In Summary: On the above date and time, I, Officer Greene, responded to a walk-in report of domestic battery that occurred at the Margarita Inn (1566 Oak Av, room 312). Upon arrival at Evanston Police Department, I made contact with the caller, [REDACTED]. [REDACTED] stated that on 07/13/2022 at approximately 00:25 hours, he was watching a news program on TV when his roommate, [REDACTED] (no further information provided), joined him. [REDACTED] stated that [REDACTED] became agitated over the program and started arguing with [REDACTED]. The altercation started as verbal but only and became physical when [REDACTED] stood up and began shoving [REDACTED]. [REDACTED] stated he began shoving back and eventually exited the room to disengage from the altercation. [REDACTED] stated that he notified the desk staff at Margarita Inn and requested to be moved out but was unable to be assisted due to staffing shortages. [REDACTED] then walked to the Evanston Police Station to file a report.

[REDACTED] further stated that he has been having issues with [REDACTED] ever since [REDACTED] was assigned to be his roommate approximately 3 weeks prior.

[REDACTED] refused EMS services and only wanted to document the incident in the event that the conflict with his roommate is not resolved peacefully. [REDACTED] wanted no further police service at this time.

I provided [REDACTED] with a report number and advised him to speak with Margarita Inn staff about changing his room arrangement.

A FOID check was run through LEADS for [REDACTED] with negative results.

Nothing further at this time.

Incident Report Additional Name List

Evanston Police Department

OCA: 22-006010

Additional Name List

Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1) [REDACTED] 2	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
2) [REDACTED] 3	[REDACTED]		[REDACTED]			
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: [REDACTED]			

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-006010

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
PUMA, J. (1782), SHANNON, J. (1789)

Suspect Hate / Bias Motivated:

NARRATIVE

Officer(s) name and star number(s): Alvarado #189
 Response address: 1566 Oak
 Response date and time: 23 Jul 22 0132 Hrs
 Nature of Call: Domestic Disturbance
 Recorded on Body Worn Camera: Yes

In Summary: On the above date and time I, Ofc. Alvarado #189 responded to a call of a woman screaming at 1566 Oak on the second floor. The caller [REDACTED] reported hearing an argument coming from the second floor of Margarita Inn in which he heard a woman saying "get off of me." Upon arrival [REDACTED] met responding Officers in front of 1570 Oak. After advising Officers where the argument was coming from we relocated to the front entrance of Margarita Inn. Officers entered and were met by [REDACTED] who was walking out with several suitcases. [REDACTED] was bleeding from her right middle finger which she stated that she had accidentally cut herself while holding a folded knife when she walked out of room #212. A minor cut was observed on the tip of the finger. I asked [REDACTED] if she was involved in a disturbance and she stated that she had an argument with her boyfriend ([REDACTED] who is a resident of Margarita Inn. At this time Assisting Ofc. Puma remained with [REDACTED] and I relocated to Rm 212 with Ofc. Shannon. I made contact with [REDACTED] who admitted to having an argument with [REDACTED] but denied any physical altercation occurring. [REDACTED] was observed to have a scratch above his right eye and when asked how he obtained the scratch he stated that he did it to himself. Both [REDACTED] and [REDACTED] denied being injured by one another and there were no witnesses to the disturbance other than what was heard. [REDACTED] agreed to be seen by EFD EMS and was transported to Post 11 St. Francis. [REDACTED] and [REDACTED] were named checked clear/No FOID. NFI.

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 20-010364

Status Codes 1 = None 2 = Burned 3 = Counterfeit - Forged 4 = Damaged - Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers:
HENDERSON, F. (1455), WITT, K. (1643), SEEBACHER, C. (1592)

Suspect Hate - Bias Motivated:

NARRATIVE

Officer(s) name and star number(s): Officer Carrasco #152
 Response address: 355 Ridge Avenue
 Response date and time: 11/23/2020 at 1449 Hours
 Nature of Call: Sex Offense
 Recorded on Body Worn Camera: No

In Summary: I. Officer Carrasco #152, responded to St. Francis Hospital, located at 355 Ridge Avenue, reference a Sex Offense investigation. The caller, [REDACTED] reported that his patient, [REDACTED], was the victim of a sex assault.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Evanston Police detectives responded to the scene for further investigation.

Case Supplement - Case #: 20-010364 : Supplement

In furtherance to this investigation, I, Det. Henderson*110, was assigned to follow-up on a Criminal Sexual Assault that occurred at 1566 Oak (Margarita European Inn Hotel) [REDACTED] in Evanston, IL on 11/20/2020 at approximately 2230 hours. [REDACTED]

I met with the victim, [REDACTED] on 11-23-20 at approximately 1605hrs at St. Francis Hospital (655 Ridge) Emergency Room #11. [REDACTED] consented to an interview with me and Det. Seebacher*100 and to be recorded on my AXON body camera.

On 11-24-20 at 1835hrs, I was able to confirm with video surveillance from Evanston 1st Liquors that [REDACTED] were captured on video together on camera #10 on 11-19-20 at approximately 1220hrs, in which [REDACTED] purchased a pint (375ml) of Hartley V.S.O.P brandy. I used my AXON body camera to capture the video footage from the liquor store, as the store owner, [REDACTED] was not sure how to save or export said evidence from the device. The video was uploaded to evidence.com. [REDACTED] advised that he worked the cash register when [REDACTED] made a cash purchase for the brandy liquor, with [REDACTED] in his company. [REDACTED] stated that he remembered [REDACTED] because "he wore a lot of jewelry, rings on every finger". [REDACTED] also provided a copy of the receipt from the transaction made by [REDACTED] which I inventoried into the Property Bureau.

[REDACTED]

On 11-23-20 at 2136hrs a Photo Lineup was presented to [REDACTED] at 1913 Wesley by Det. Seebacher*100 (see Det. Seebacher's report for details). Det. Sosa*103 constructed the photo line-up, using I-Clear database, and a 'similar demographics query', as follows:

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]

Det. Seebacher advised me that [REDACTED] was unable to make a positive identification; however, [REDACTED] pointed to [REDACTED] in the number one position and stated that it looked like him, but that he was fatter now. It should be noted that [REDACTED] photo was in the number one position and has gained a significant amount of weight since said photo was posted in I-Clear in 2019.

[REDACTED]

On 11-23-20 at 2200hrs, I, along with Det. Seebacher*100, made contact with [REDACTED] at the Margarita Inn located at 1566 Oak. [REDACTED] advised that he could "neither confirm nor deny if someone was a part of their program and currently staying at the hotel". I then spoke with hotel staff at the front desk, [REDACTED], who was advised that we were there based on an investigation. We were then distracted when we observed [REDACTED] standing at the elevator, pulling a small cooler. Without being prompted, [REDACTED] stated, "Are you here about illicit activity? Because if you are, I know he stays in room [REDACTED] and sells cigarettes" while pointing at [REDACTED] was unable to provide a name, possibly due to the fact that [REDACTED] stood within earshot of the front desk in order to overhear our conversation with [REDACTED]. I asked [REDACTED] when rooms on the second floor were scheduled to be cleaned and he advised that the second floor had already been cleaned on this date, in the early afternoon. He elaborated that rooms on the second floor are cleaned on Mondays and Thursdays and verified that included changing of bedding and removal of trash. I asked if a guest would be allowed to deny room entry or for it to be cleaned. [REDACTED] responded that in the past, that would be the case, however, due to COVID-19 restrictions, guests are not allowed refusal of a room to be cleaned per schedule. I provided [REDACTED] with my business card and advised him to contact me should he have any additional information.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

It should also be noted that I was able to make an identification of [REDACTED] using I-Clear, IL Secretary of State driver's license photo [REDACTED] and a similar report filed by [REDACTED] on 11-10-20, in which [REDACTED] provided Room [REDACTED] at the Margarita Inn, [REDACTED] cell phone number, an accurate description of him, and a date of birth close in range to [REDACTED]. [REDACTED] also verified [REDACTED] room number, as we observed him in the hotel lobby. Similarly noted, [REDACTED] all noted that [REDACTED] wore "a lot of jewelry, rings on every finger"; [REDACTED] and [REDACTED] also noted distinguishable "ponytail" and hairstyle and a similar description of [REDACTED]

[REDACTED]

Disposition: Pending forensic lab results of SAK

Case Supplement - Case #: 20-010364 : Supplement

In furtherance to this investigation: Sexual Assault Investigation

I, Det. Henderson*110, received the following Forensic Reports from the Northeastern Illinois Regional Crime Laboratory, in regard to this investigation:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On 12-1-20 at 1600hrs, I attempted to gain entry to the Margarita Inn (1566 Oak) in order to locate room [REDACTED] to verify that it was located on the second floor and that the windows faced out the north side of the building, as previously reported by [REDACTED] Manager, [REDACTED] advised me that I would not be able to enter the building without a search warrant. [REDACTED] advised that the building was contracted for 'Connections for the Homeless' and not open to the public. I advised [REDACTED] that I had no intention on making contact with any tenants of the building, that I simply wanted to observe the layout of the building in relation to an investigation and I was still denied entry by [REDACTED] and Connections for the Homeless staff. [REDACTED] also refused to advise the location of room [REDACTED] I left the premises and returned to EPD and made a 311 request through the Buildings Department and requested a second floor plan/layout of the Margarita Inn. I did not receive a response.

I left a voicemail message for [REDACTED] and requested that we meet to discuss lab report results and for [REDACTED] to view additional photos of the second floor windows in order to verify which window he reportedly climbed through to gain access to [REDACTED] room.

[REDACTED]

On 12-7-20 I left another voicemail message for [REDACTED] and requested a meeting be scheduled to view Margarita Inn (outside) window photos and discuss lab report results. Victim Services was also updated about the case and requests to meet with [REDACTED]

On 12-12-20 I called [REDACTED] to advise him that he may contact Det. Seebacher for updates/issues in my absence while on vacation. I asked [REDACTED] when he would be able to meet to discuss lab report results and view photos. [REDACTED] advised that he would contact me upon my return from vacation to meet. I asked [REDACTED] if he could schedule a date/time and he told me, "later, I

don't want to do it here (residence), so I'll come there (EPD)". I advised [REDACTED] that an advocate would be present and transportation could be provided since he only rides a bike and does not drive and the outside temperatures were cold. [REDACTED] advised that he was trying to visit family for the upcoming holidays and would contact me upon his return.

On 2-6-21 I left a voicemail message for [REDACTED] in regard to meeting to discuss updates in the case and requested a call back. It should be noted that I did not go to the residence to attempt to contact [REDACTED] per his previous requests. [REDACTED] lives in a [REDACTED] and did not want other residents to know he had a case or meetings with law enforcement.

On 2-7-21 at 1221hrs, I received a call back from [REDACTED] who advised he would call me at a later date to schedule a meeting. [REDACTED] stated that there was too much snow/too cold to ride his bike to EPD. I advised that I could arrange transportation for him or meet at a location of his choosing, however, [REDACTED] denied the suggestion and stated he would 'call me back'.

On 2-12-21 I left [REDACTED] a voicemail message and requested that he meet at EPD on 2-17-21 at 1000hrs, with a Victim Services advocate present. I advised that VS would provide transportation to EPD. [REDACTED] returned my call and advised that he agreed to meet on said date and time.

On 2-16-21 at 0046hr [REDACTED] left a voicemail message on the main line in the Detective Bureau and cancelled the scheduled meeting for 2-17-21. I left a return voicemail message and requested for [REDACTED] to reschedule the meeting. [REDACTED] did not respond to my request to reschedule.

On 4-28-21 at 1402hrs I attempted to make contact with [REDACTED] with negative results. I left a voicemail message and advised [REDACTED] that I would close the case. I advised that [REDACTED] may reopen the case per his request.

Due to lack of further cooperation in this investigation per the victim, I request that this case be closed at this time. The case may be reopened by the request of the victim.

Disposition: Closed/No Further Action

Suspect:

[REDACTED]

ARREST REPORT

AGENCY	Agency Name Evanston Police Department		ORI IL0163200	Date/Time Arrested 11/17/2022 13:22 Thu		Case # 22009683	
	Taken		Arrest Tract 73	Residence Tract		Arrest Number 60177	
ARRESTEE	Name (Last, First, Middle) GRAHAM, HENRY L JR		D.O.B. [REDACTED]	Age 48	Race [REDACTED]	Sex [REDACTED]	
	Current Address 1566 OAK AV, 211, EVANSTON, IL 60201		Phone [REDACTED]		Occupation	Residence Status	
	Employer's Name [REDACTED]		Address		Phone		
	Also Known As (Alias Names)				Hgt	Wgt	Hair
					Eyes	Skin Tone	
	Scars, Marks, Tattoos		Social Security #		OLN and State		Misc. # and Type
Nearest Relative Name		Address		Phone			
ARREST	If Armed, Type of Weapon UNARMED		Type of Arrest ON VIEW		Place of Arrest 1001 DAVIS ST, EVANSTON		
	Charge #1 Cdp-knowingly Damages Property	Type Misd	Counts 1	IBR Code 290	Warrant/Summons #	Statute # 720ILCS5/21-1(A)(1)	Warr. Date
	Charge #2	Type	Counts	IBR Code	Warrant/Summons #	Statute #	Warr. Date
	Charge #3	Type	Counts	IBR Code	Warrant/Summons #	Statute #	Warr. Date
VEHICLE	VYR	Make	Model		Style		
	Color	Plate #/State/Plate Year		VIN			
	Vehicle						
CONFINEE	Date/Time Confined		Place Confined		Committing Magistrate		
	Type Bond	Bond Amount	Trial Date 01/06/2023 10:30	Time	Court Of District 2 Courthouse	City SKOKIE	
	Arresting Officer Name/ID #/Bureau BENOIT, K. (PATR, *129) (1374) PATR				Released By (Name/Department/ID #)		Date/Time Released
	Assisting Officer Name/ID #/Bureau			Released By (Name/Department/ID #)			Date/Time Released
Status Codes	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown/Lost						
DRUGS	Code	Status	Quantity	Type Measure	Suspected Type		
Other Name	Name		Address			Phone	
	Name		Address			Phone	
NARRATIVE	On the above date and time Officers responded to the disturbance. With additional information I located Graham Jr., Henry L who matched the description for the reported offender on the corner of Maple and Davis. Graham became uncooperative and threatening to harm officers and was handcuffed,						
	searched and placed into the rear of my squad car pending further investigation. Subsequent to locating victims at 1605 Maple and their statements, Graham was arrested for criminal damage to ** Continued **						
STATUS	Arresting Officer Signature/ID #/Bureau BENOIT, K. (PATR, *129) (1374) PATR						
	Case Status			Arrestee Signature			

r_ar1br

Printed By: MRIVERA, RIVERA

ARREST REPORT (Additional Narrative)

Agency Name Evanston Police Department	ORI IL0163200	Date/Time Arrested 11/17/2022 13:22	Case # 22009683
Arrestee Name GRAHAM, HENRY L JR			Arrest Number 60177

matter is set for Skokie Court on 01/06/2023 at 1030 hours in room 103.

Incident Report Additional Name List

Evanston Police Department

OCA: 22-009683

Additional Name List

Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
I)	[REDACTED]		[REDACTED]			
	Address		H			
	Empl/Addr		B			
		Mobile #:	-	-		

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-009683

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
KANE, M. (1695), GOLUBSKI, A. (1360), ARZUAGA, W. (1497), BUSH, J. (1412)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Officer K. Benoit 129/1374
 Response address: 1001 Davis
 Response date and time: 11/17/2022 1213 hours
 Nature of Call: Disturbance/Criminal Damage to Property
 Recorded on Body Worn Camera: YES
 In Summary: On the above date and time I Officer Benoit responded to the area of Maple and Davis for a disturbance of two subjects. Upon arrival I located a subject who I believed was involved from the description and I had seen, had conversation with and purchased a meal item for approximately 15-20 minutes prior known as [REDACTED] was in a highly agitated state and showed excited behavior. I asked [REDACTED] what happened over at the Currency Exchange and he excitedly uttered that: he went over to "get a copy of my ID because that evanston address was on it with Chicago, IL and when the woman wouldn't give me a copy, she instructed the man to kill me, so I threw him through the window". [REDACTED] was taken into custody handcuffed, searched and placed into the rear of my squad car for transportation to EPD for processing. Officer Golubski responded to 1605 Maple See Field Supplementary report for details.
 While in lock-up [REDACTED] admitted that he consumed a large quantity of Gin/alcohol before eating the meal purchased by myself which led him to believe that the man in the currency exchange was sent to "Kill" him.
 [REDACTED] owner of the currency exchange advised that he is willing to sign complaints for the criminal damage I transported a complaint for criminal damage set for Skokie court on 01/06/2023 at 1030 hours in room 103 to the store awaiting his signature. No further at this time.

Incident Report Additional Name List

Evanston Police Department

OCA: 21-005593

Additional Name List

Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1) RP 1	[REDACTED]					
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: [REDACTED]			
			Mobile #: - -			
2) OP 1	[REDACTED]					
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: [REDACTED]			
			Mobile #: - -			
3) OP 2	[REDACTED]					
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
4) OP 3	[REDACTED]					
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
5) OP 4	[REDACTED]					
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: [REDACTED]			
6) OP 5	[REDACTED]					
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
7) OP 6	[REDACTED]					
	Address [REDACTED]		H: [REDACTED]			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			
8) OP 7	[REDACTED]					
	Address [REDACTED]		H: - -			
	Empl/Addr [REDACTED]		B: - -			
			Mobile #: - -			

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 21-005593

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

Officer(s) name and star number(s): Detective Beckman #256

Response address: 1566 Oak Ave

Response date and time: 07/07/21 1620 hours

Nature of Call: Child Sex Offense Investigation

Recorded on Body Worn Camera: Yes

In Summary: On 07/07/21 at approximately 1620 hours, I, Detective Beckman #256 followed up on DCFS Child Sex Offense Investigation 21-5593.

On 07/07/21 at 1620 hours, a DCFS fax was sent to the Evanston Police Department for an allegation of human trafficking against

[REDACTED]

On 07/07/21 at 1625 hours, I called the listed [REDACTED] at telephone number [REDACTED] to follow up on the incident. [REDACTED] agreed to meet me at the Margarita Inn to follow up on the investigation.

Upon my arrival, [REDACTED] was speaking with [REDACTED]. [REDACTED] did not appear to be in distress, and were conversing with [REDACTED].

We spoke with [REDACTED] who denied all allegations, and said the children were at the residence of [REDACTED], later identified as [REDACTED] for the weekend and would not have been present on 07/03/21. [REDACTED] told me [REDACTED] is a foster parent whom he knew, and he would be able to verify the information. [REDACTED] told us she spent the weekend at the O-Mi Hotel (5611 N Lincoln Ave, Chicago, IL 60659) for the weekend with her boyfriend.

[REDACTED] and I spoke over the phone with Connections for the Homeless manager, [REDACTED] said the allegations were made by resident, [REDACTED] who stated resident [REDACTED] told her [REDACTED] made the proposition of sex with her daughter to him. The subject from the 07/03/21 incident was identified as [REDACTED].

[REDACTED] agreed to have [REDACTED] placed with [REDACTED].

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Narr. (cont.) OCA: 21-005593

[REDACTED] as a safety plan until a forensic interview could be conducted.

[REDACTED]

Resident, [REDACTED] asked to speak with me about the incident. [REDACTED] told me he had not observed any abused toward [REDACTED] told me he believed the allegations resulted from [REDACTED] interactions with several men at the location, which caused conflict with the male subject's girlfriends.

We spoke with resident, [REDACTED] who denied having an interaction with a subject on 07/03/21 concerning \$5.00, or making any report about an incident.

We attempted to speak with [REDACTED] with negative results.

[REDACTED] responded to the location to take custody of [REDACTED] [REDACTED] informed us [REDACTED] were with her on 07/03/21.

It should be noted without telling [REDACTED] any information on the reporter, [REDACTED] informed us she recently had an altercation with [REDACTED] said she was telling her children to clean up after doing arts and crafts in the hallway, and [REDACTED] thought [REDACTED] was talking to her at the time. A verbal altercation ensued, and [REDACTED] told [REDACTED] to "be a better mother". [REDACTED] account of the incident was corroborated by Connections for the Homeless Mental Health Worker, [REDACTED]

The body worn camera was recording during my conversations with subjects at 1566 Oak Ave.

The body worn camera was turned off during my interaction with [REDACTED] at his request.

The case will be considered open pending a forensic interview of [REDACTED]

Case Status: Open-Pending Continued Investigation

Case Supplement - Case #: 21-005593 : Supplement

Follow up: Follow up:

[REDACTED]

While at the interview, [REDACTED] told me he was able to speak with [REDACTED] about the incident. [REDACTED] told [REDACTED] never made any solicitation of sex with any of her children. [REDACTED] said [REDACTED] once told him that [REDACTED] was 18 years old, but there was no sexual connotation to the conversation.

[REDACTED]

[REDACTED]

At this time, the allegations that [REDACTED] has been soliciting her children for sex has been unfounded, and no outcry was made by [REDACTED]

Case Status: Closed

Case Disposition: Unfounded

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 20-011423

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
 TAMBURRINO, C. (1581), FLOROS, T. (1780), CURRAN, N. (1485), BASNER, N. (1525), WITT, K. (1643), DUKLER, M. (1573), JONES, N. (1688), ROSENBAUM, D. (1689), GRIFFITH, N. (1687)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Romero #212
 Response address: [REDACTED]
 Response date and time: 12/23/20 1917 hours
 Nature of Call: Man With Gun
 Recorded on Body Worn Camera: Y
 In Summary:
 I, Officer Romero #212, along with multiple units responded to [REDACTED] for a call of a Man With A Gun. A refused caller said a an unknown subject was "waving a gun" in front of [REDACTED]. The caller, whose number comes back to a [REDACTED] was not cooperative with EPD Dispatch.
 Upon arrival no persons were found outside of [REDACTED]. The area was searched with negative results. I spoke to employees [REDACTED] and [REDACTED] who said that there was no known problems inside [REDACTED] and they do not believe any residents called police. I walked in with them to the lobby after asking if I could come into the location; they told me they do not want police any further inside and told me that they do not want police at [REDACTED] unless the police have a warrant. I then left.
 No further information.

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-003842

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
 MUJICA, R. (1785), JONES, N. (1688)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): Brown*142
 Response address: [REDACTED]
 Response date and time: 05/17/2022 2000 hrs
 Nature of Call: Drug Overdose
 Recorded on Body Worn Camera: Y

In Summary: on the above mentioned date and time I, Officer Brown*142 responded to [REDACTED] to the report of a Drug Overdose.

Upon arriving on scene I met with Evanston Fire Department personnel and reported subject [REDACTED] [REDACTED] was uncooperative and only gave his name.

It should be noted that I did not observe any drug paraphernalia around his person and living area.

Hotel Manager [REDACTED] stated that a refused resident found [REDACTED] unconscious and reported it to [REDACTED] staff. [REDACTED] staff administered emergency Narcan doses to [REDACTED] with instruction from The Evanston Police Dispatch center. [REDACTED] was treated/released on scene by the Evanston Fire Department.

Nothing Further.

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 22-008176

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type		
D R U G S							

Assisting Officers
 NELSON, J. (1541)

Suspect Hate / Bias Motivated:

NARRATIVE

Officer(s) name and star number(s): Mazur #157
 Response address: 1566 oak #211
 Response date and time: 9/29/2022 1055 hours
 Nature of Call: Overdose
 Recorded on Body Worn Camera: Yes
 In Summary: The caller [REDACTED] at 1566 Oak, reported that she located an unresponsive resident [REDACTED] in his room on the floor. She stated she administered 4 doses of NARCAN and called 911. [REDACTED] was responsive and denied any drug usage. [REDACTED] stated he used drugs in the past. Name check clear, no FOID. Walter transported to the Evanston Hospital by the Fire Department. No drugs or paraphernalia located in the room.

ARREST REPORT

A G E N C Y	Agency Name Evanston Police Department		ORI IL0163200	Date/Time Arrested 10/05/2021 01:02 Tue		Case # 21008286	
	Taken		Arrest Tract	Residence Tract		Arrest Number 56340	
A R R E S T E E	Name (Last, First, Middle) WHITEHEAD, THOMAS E		DOB [REDACTED]	Age 52	Race B	Sex M	
	Place of Birth Evanston, IL		Citizenship				
	Current Address 1566 OAK AVE, EVANSTON, IL 60201		Phone [REDACTED]	Occupation		Residence Status Resident	
	Employer's Name UNEMPLOYED		Address		Phone		
	Also Known As (Alias Names) WHITEHEAD, THOMAS E; BUCHANAN, RASHEED		Hgt 5'09	Wgt 185	Hair Black	Eyes Brown	Skin Tone Dark
	Scars, Marks, Tattoos RTAT NONS FACE / TEAR DROP NEAR RIGHT EYE; TAT NONS FACE / TEAR DROP		Social Security # [REDACTED]	OLN and State [REDACTED]		Misc # and Type	
Nearest Relative Name		Address		Phone			
A R R E S T	# Armed, Type of Weapon UNARMED		Type of Arrest ON VIEW		Place of Arrest 1566 OAK AVE, EVANSTON		
	Charge #1 Battery-physical Contact Of Insulting/provoking Nature	Type Misd	Counts 1	IBR Code 13B	Warrant/Summons #	Statute # 720ILCS5/12-3(A)(2)	Warr. Date
	Charge #2 Battery-physical Contact Of Insulting/provoking Nature	Type Misd	Counts 2	IBR Code 13B	Warrant/Summons #	Statute # 720ILCS5/12-3(A)(2)	Warr. Date
	Charge #3	Type	Counts	IBR Code	Warrant/Summons #	Statute #	Warr. Date
V E H I C L E	VYR	Make	Model		Style		
	Color	Plate #/State/Plate Year		VIN			
	Vehicle						
C O N F I N D E D	Date/Time Confined 10/05/2021 00:01:00		Place Confined 1454 ELMWOOD AVE			Committing Magistrate	
	Type Bond	Bond Amount	Inal. Date	Time	Court Of	City	
	Arresting Officer Name/ID #/Bureau MUJICA, R. (1785)		Released By /Name/Department ID #:			Date/Time Released	
	Assisting Officer Name/ID #/Bureau MALNOR, T. PATR*221 PATR						
Status Codes	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown/Lost						
D R U G S	Code	Status	Quantity	Type Measure	Suspected Type		
O t h e r	Name Complainant BOOTH, LARRY D		Address 1566 Oak Av, Evanston, IL 60201			Phone	
	Name Complainant DORSEY, JEFFREY DAVID		Address 1566 Oak Ave, Evanston, IL 60201			Phone 3125860314	
N A R R A T I V E	On 10/04/2021 at approximately 2347 Hours Ofc. Malnor #221 and I, Ofc. Mujica #167 responded to 1566 Oak Avenue reference a battery. On 10/05/2021 at approximately 0001 hours, Thomas Whitehead was arrested and charged with 2 counts of battery. Please see incident report for further details.						
S T A T U S	Arresting Officer: Signature/ID #/Bureau MUJICA, R. (1785)						Arrestee Signature
	Case Status						

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 21-008286

Status Codes 1 = None 2 = Burned 3 = Counterfeit Forged 4 = Damaged Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
SERVATIUS, D. (1683), ALVARADO, J. (1759), MALNOR, T. (1559)

Suspect Hate Bias Motivated

NARRATIVE

Officer(s) name and star number(s): Ofc. Mujica #167/Ofc. Malnor #221
 Response address: [REDACTED]
 Response date and time: 10/04/2021 Approximately 2347 Hours
 Nature of Call: Battery
 Recorded on Body Worn Camera: Yes

In Summary: On 10/04/2021 at approximately 2347 Hours Ofc. Malnor #221 and I, Ofc. Mujica #167 responded to [REDACTED] (Margharita Inn) reference a battery. I spoke with the victim [REDACTED] who related the following in summary: [REDACTED] s friends with Offendor Thomas Whitehead and they were involved in an arguement. [REDACTED] stated that Whitehead suddenly punched him in the face, with a closed fist and without provocation.

Ofc. Malnor Spoke with the second victim [REDACTED] who stated he was pushed against the wall by Whitehead, along with having his head held against the wall. This incident was also confirmed by Margharita Inn staff.

Responding Officers relocated to Whitehead's room and placed him under arrest for the seperate incidents of battery. While placing Whitehead in handcuffs, responding officer's confiscated a bottle of alcohol from his person and observed Whitehead to be under the influence of alcohol. I conducted a custodial search on Whitehead and confiscated a yellow boxcutter from his person. Whitehead was placed in handcuffs (Double-locked and checked for fit) and escorted outside to the prisoner compartment of my marked Evanston Police Squad car. Whitehead was transported to the Evanston Police Department and charged with 2 counts of Misdemeanor battery (720 ILCS 5 12-3(a)(2))

I have nothing further to report at this time.

ARREST REPORT

A G E N C Y	Agency Name Evanston Police Department		ORI IL0163200		Date/Time Arrested 10/06/2021 10:16 Wed		Case # 21008325			
	Taken		Arrest Tract 73		Residence Tract		Arrest Number 56352			
A R R E S T E E	Name (Last, First, Middle) WHITEHEAD, THOMAS E			D.O.B. [REDACTED]	Age 52	Race B	Sex M	Place of Birth Evanston IL	Citizenship	
	Current Address 1566 Oak Ave, , Evanston, IL 60201			Phone [REDACTED]		Occupation		Residence Status Resident		
	Employer's Name UNEMPLOYED			Address			Phone -			
	Also Known As (Alias Names)					Hgt 5'09	Wgt 185	Hair Black	Eyes Brown	Skin Tone Dark
	Scars, Marks, Tattoos			Social Security # [REDACTED]		OLN and State [REDACTED]		Misc. # and Type		
	Nearest Relative Name			Address				Phone		
A R R E S T	If Armed, Type of Weapon UNARMED		Type of Arrest ON VIEW		Place of Arrest 1566 OAK AV, EVANSTON					
	Charge #1 Trespass-real Property		Type Misd	Counts 1	IBR Code 90J	Warrant/Summons #		Statute # 720ILCS5/21-3(A)(2)		Warr. Date
	Charge #2		Type	Counts	IBR Code	Warrant/Summons #		Statute #		Warr. Date
	Charge #3		Type	Counts	IBR Code	Warrant/Summons #		Statute #		Warr. Date
V E H I C L E	VYR	Make	Model		Style					
	Color		Plate #/State/Plate Year		VIN					
	Vehicle									
C O N F I N E D	Date/Time Confined		Place Confined			Committing Magistrate				
	Type Bond		Bond Amount	Trial Date	Time	Court Of		City		
	Arresting Officer Name/ID #/Bureau SVENDSEN, C. (DET, *164) (1442) INV									
	Assisting Officer Name/ID #/Bureau MALNOR, T. PATR*221 PATR			Released By (Name/Department/ID #)			Date/Time Released			
Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown/Lost										
D R U G S	ARRESTS									
	Code	Status	Quantity	Type Measure	Suspected Type					
O T H E R	Name			Address				Phone		
	Name			Address				Phone		
N A R R A T I V E	Whitehead was arrested by Ofc. Mujica for trespass. I, Det. Svendsen, investigated an arson at this location and there was not enough evidence to charge Whitehead with arson. Whitehead was charged with trespass only. NFI									
S T A T U S	Arresting Officer Signature/ID #/Bureau SVENDSEN, C. (DET, *164) (1442) INV									
	Case Status				Arrestee Signature					

r_ar1br

Printed By: SJJONES,

Incident Report Additional Name List

Evanston Police Department

OCA: 21-008325

Additional Name List

Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1) WI 1	[REDACTED]		[REDACTED]			
Address	[REDACTED]		H: [REDACTED]			
Empl/Addr	[REDACTED]		B: [REDACTED]			
			Mobile #: - -			

INCIDENT/INVESTIGATION REPORT

Evanston Police Department

Case # 21-008325

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

	IBR	Status	Quantity	Type Measure	Suspected Type	
D R U G S						

Assisting Officers
 MUJICA, R. (1785), MALNOR, T. (1559), LEESON, G. (1534), DOBROWOLSKI, M. (1279), TORTORELLO, C. (1533)

Suspect Hate / Bias Motivated:

NARRATIVE
 Officer(s) name and star number(s): B. Hicks #251
 Response address: [REDACTED]
 Response date and time: 10/06/21 @0332 hrs.
 Nature of Call: Arson Investigation / Criminal Trespass to Property
 Recorded on Body Worn Camera: Yes

In Summary: On 10/06/21 at approximately 0332 hrs. I (Officer Hicks) was dispatched to the Margarita European Inn [REDACTED] for a subject, identified as Thomas E. Whitehead attempting to set fire to the building. Furthermore, Whitehead had been evicted from the premises on 10/05/21 and was advised he was not allowed back on the property.

On arrival, I was met at the entrance to the building by Connections for the Homeless employee, [REDACTED] who informed me that Whitehead attempted to set a pile of paper on fire near the elevator and requested assistance in evacuating the building and finding Whitehead-whom [REDACTED] insisted was still on the premises.

[REDACTED] directed me to a pile of paper on top of a garbage can in the main lobby that was still smoldering. I could also smell smoke coming from another location in the building. I notified the EFD, who arrived on the scene shortly afterward. While waiting on the fire department and assisting with the evacuation of the building, Sergeant Tortorello, Officer Leeson, and I located a mattress which was on fire at the west end of the third floor hallway. Officer Leeson dragged the mattress outside to the third floor balcony where he extinguished the flames. The fire department was later shown the mattress to verify the fire was out.

While [REDACTED] did not observe Whitehead set the fires, she did advise that she saw Whitehead in the vicinity of both fires around the time they were set. [REDACTED] authorized officers to sign criminal complaints for trespassing on her behalf for this incident and an earlier incident on 10/06/21 where Whitehead left before officers arrived (21-8323). I Spoke with Whitehead's girlfriend, [REDACTED] who confirmed Whitehead was on the premises during the earlier trespassing incident (21-8323). [REDACTED] stated she gave Whitehead a sweatshirt at that time, and told him to leave. [REDACTED] did not see him during the subsequent incident when the fires were set.

After the building was evacuated, while officers were canvassing for witnesses, Whitehead appeared in the crowd and was identified by residents and staff of the Margarita Inn. Whitehead was taken into custody at that time for two counts of criminal trespassing and an arson investigation. Whitehead was transported to the station where he was placed on hold for the Detective Bureau.

E.T. Officer Leeson, who was already on-scene, took photographs and collected evidence.

**Statement from Richard Eddington
Chief of Evanston Police Department from 2007- 2018**

I have been active in the police profession, in different capacities and in four separate municipalities, for over 45 years. I was appointed Evanston Police Chief in 2007 and served in that office until retiring in 2018, followed by an interim position in 2022. Connections for the Homeless has been a known entity in Evanston at Hilda's Place since the 1980s, as well as a partner with Interfaith. They were present when I began my work in Evanston.

Around 2022, I became more aware of Connections for the Homeless as neighborhood complaints began to accelerate around their office location at 2121 Dewey. Calls to the police increased as neighbors were disturbed by Connections' clients loitering on Dewey and occasionally engaging in behavior that the neighbors did not appreciate. However, when Connections for the Homeless expanded from the 20-bed temporary shelter at Hilda's Place to managing hundreds of homeless during the pandemic, a marked increase in the number and severity of calls for service ensued.

Police, EMS, and fire calls steeply increased, creating a strain on our critically understaffed police department. This resulted in my 2022 meeting with Betty Bogg, her staff, Mayor Biss, and various other City and Police staff members. The meeting was held specifically to find a way for the City and Police to achieve a workable relationship with Connections for the Homeless. The goals were to stabilize the situation, assuage neighbors' concerns, and provide Police the cooperation necessary to handle the calls for service. At no time did the City or the Police ask Connections to shut down or turn people away. Rather, we were seeking a path of mutual cooperation so that the Police could properly perform their duties. Most unfortunately, this meeting did not yield any significant outcomes.

As we left the meeting, I expressed my deep dismay to Mayor Biss. I made it clear to all, in no uncertain terms, that Connections for the Homeless, though they were astute enough not to overtly refuse our requests, were wholly unwilling to adjust their program. They failed to consider making any important changes regardless of the safety risk to the neighbors, their own staff, the City, Police, or other providers. Their default position was and continues to be that, based on the Homeless Bill of Rights, they are not required, or willing, to cooperate with the Police on any level. I maintain the belief that Connections uses the Homeless Bill of Rights as a shield to deny any meaningful oversight, to hide the lack of management abilities, and to conceal troubling illegal occurrences including violent crimes and drug use.

Between the time they opened and the time I re-retired in October, 2022, I have noticed the following:

1. There is no doubt that, despite that the Margarita has a do-not-call 911 policy, they rely very heavily on the Evanston Police, Fire and EMS. Residents inside the Margarita could suffer some kind of assault but are discouraged by Connections staff from seeking help.

2. Connections for the Homeless has refused to share with the City the number of staff and their credentials. I deduce that staffing/training issues result in additional calls for service.
3. The neighbors' hesitancy to have this operation at their doorsteps is exacerbated by Connections' lack of relevant transparency.
4. In my opinion, there is a clear link to Connections operation at 1566 Oak and the notable increase in disorder in the neighborhood, including assaults, aggressive panhandling, and criminal damage to property.

Unless an agreement is formulated between Connections and the City which stipulates exactly under what circumstances Connections is compelled to cooperate with the police, this project will bring long-term problems into the City of Evanston. Their license, permit, or permissions to operate have to be put at risk for revocation if they fail to cooperate. Among other requirements, Connections must guarantee that staffing and service levels meet city officials' expectations.

Based on Connections' track record of an unreasonable interpretation of the Homeless Bill of Rights and an unwillingness to address any inappropriate conduct by their clients offsite, I believe Connections will not be a genuine or beneficial partner with the City. This will result in continued degradation of the neighborhood and downtown.

I have written these remarks because I am a committed resident of the 1st Ward. Evanston is my home. I want to see this City thrive and I hope the current Evanston Police Department members can partner with Connections to maximize the opportunities for constitutional policing. Such conditions will enable the Police to keep their promise to protect and serve the people of this great City.

It's imperative that we take the time to get this right. If Connections is allowed to operate without enforceable City oversight, the efforts to correct the situation will be monumental.

A handwritten signature in blue ink, reading "Richard Edlyth". The signature is written in a cursive style with a long horizontal stroke extending to the right.



Valbridge
PROPERTY ADVISORS

Impact Study Report

Vicinity of Margarita Inn
1566 Oak Avenue
Evanston, Cook County, Illinois 60202

Report Date: April 24, 2023



FOR:

BCH1555, LLC (Wilmette Real Estate Group)
107 Green Bay Road
Wilmette, Illinois 60091

Valbridge Property Advisors | Chicago

566 W. Lake Street, Suite 240
Chicago, Illinois 60661
312-288-8687 phone
312-929-4216 fax
valbridge.com

Valbridge File Number:
IL01-23-0034-000



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Chicago, Illinois 60661
312-288-8687 phone
312-929-4216 fax
valbridge.com

April 24, 2023
BCH1555, LLC (Wilmette Real Estate Group)
107 Green Bay Road
Wilmette, Illinois 60091

RE: Impact Study Report
Vicinity of Margarita Inn
1566 Oak Avenue
Evanston, Cook County, Illinois 60202

Ladies and Gentlemen:

In accordance with your request, an impact study of the above referenced property was performed. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to the value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The target vicinity, as referenced above, is the immediate area located on Oak Avenue and centers around a property identified as tax parcel 11-18-308-009. The site is a 0.30611-acre or 13,334-square-foot parcel and located mid-block on the west side of Oak Avenue between Davis Street and Grove Avenue. The 200-foot-deep site has 66.67 feet of frontage on Oak Avenue. The site is also accessed from a 20-foot-wide alley at the rear of the property. Ten parking spaces are located at the rear of the building including one handicapped-accessible space. The property is commonly known as the Margarita Inn, a 5-story hotel building.

The Margarita Inn was constructed in 1927 as The Margarita Club for Working Women. Originally, the building served as a hotel/ apartment house for young businesswomen needing proper housing. In the 1960's, the property was operated as a single room occupancy facility for weekly rental. In 1974, the zoning board of appeals approved a special use for a rooming house and restaurant on the first floor. The special use permitted up to sixty-three roomers. It was converted to a hotel in 1989 and in 2013 was renovated to include ensuite bathrooms.

After the COVID-19 global pandemic caused an industry wide recession in March 2020, the City of Evanston provided the opportunity for the owners of the Margarita Inn, who owed back taxes and parking fees to the City of Evanston, a chance to pay off its debt in exchange for sheltering houseless individuals through a partnership with *Connections for the Homeless*. Connections provides laundry, light housekeeping, and other services. Three meals are served daily. Food is not paid for by residents, nor is it "bundled" into the room rental price paid to the owner. Food is donated by

community partners or purchased on behalf of the residents by Connections and provided free of charge to residents. Currently, the Margarita Inn has 46 rooms with a capacity of up to 70 participants.

In accordance with your request, we have performed a study on the value of attached and detached residential real estate using control groups outside the area of influence of Margarita Inn and target groups within the area of influence of Margarita Inn.

Additionally, we have performed a study on the value of attached and detached residential real estate using control groups outside the area of influence of homeless shelters/assistance facilities and target groups within the area of influence of such properties. These establishments have similar characteristics to Margarita Inn which include increased incidents of transience and police activity.

In accordance with your request, an impact study report of the above referenced property was performed. This Impact Study report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to the value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying impact study report.

The analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of our client.

The client and intended user in this assignment is BCH1555, LLC (Wilmette Real Estate Group). The intended use is for court proceedings with the City of Evanston regarding proper designation of the subject property for Special Use per current zoning ordinance.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- It is assumed that the information provided to us by property owner, City of Evanston, Evanston Police Department and Cook County officials is accurate. Any deviation from how this information was represented to us could result in a change in opinion of value.
- This Impact Study is predicated on the extraordinary assumption that hazardous substances do not exist at the Margarita Inn. The appraiser, however, is not qualified to detect such substances, including the existence of urea-formaldehyde insulation, radon gas, foam and asbestos insulation, lead paint or other potentially hazardous material that may affect the value of the property. Additionally, no soil survey has been furnished, and it is assumed that no surface or subsurface contaminants are present. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
- The use of these extraordinary assumptions may have affected the assignment results. Furthermore, we reserve the right to change our opinions, analysis and/or just compensation due to the owner, on a time and material basis, should any information contrary to the assumptions described herein and which affects the conclusions of the impact study.

Hypothetical Conditions:

- The Impact Study is not subject to any hypothetical conditions that would have a material impact on the property value.

Based on the analysis contained in the following report, our conclusions are summarized. Within the boundaries of the City of Evanston, we will analyze three similar shelter-oriented facilities and employ "Target" and "Control" methodology as well as additional support from verified crime statistics as reported by law enforcement. The locations of the comparable properties include the following addresses all within the City of Evanston:

- Lake Street Church of Evanston at 607 Lake Street. This location is Connections for the Homeless headquarters in Evanston and provides services such as overnight shelter assistance, (food, showers, clothing, laundry etc.) as well long term and short-term housing assistance in addition to resources for job loss, medical emergencies, and legal assistance resources
- Albany Care at 901 Maple Avenue. This location provides a 24-hour, 7 day a week crisis intervention, providing mental health assistance, medication management and nutrition/dietary management to homeless individuals and families.
- Greenwood Care at 1406 Chicago Avenue. This location provides mental health management, nursing services, dietary and nutrition management, and an employment securement assistance program.

Based on the analysis and data presented and/or held in our file, we have concluded there is a detriment to value of nearby property, proximate to the Margarita Inn.

Respectfully submitted,
Valbridge Property Advisors | Chicago



Thaddeus D. Landis
Real Estate Analyst
Illinois License 557.006385
tlandis@valbridge.com



Gary K. DeClark, MAI, CRE, FRICS, R/W-AC
Senior Managing Director and Principal
Illinois License 553.000218
gdeclark@valbridge.com

Table of Contents

Table of Contents	1
Executive Summary of Findings	2
I. Zoning	4
II. Real Estate Value Impact	5
III. Crime Impact	7
Summary of Salient Facts	8
Aerial and Front Views.....	9
Location Map.....	10
Introduction.....	11
Scope of Work.....	13
The Assignment.....	14
Regional and Market Area Analysis.....	17
City and Neighborhood Analysis.....	27
Improvements Description	31
Target Photographs.....	32
Tab 1. Observations and Conclusions of Target Property Zoning Designation	34
Observations and Conclusions of Target Property Zoning Designation	35
Tab 2. Real Estate Value Impact	40
Effect on Single-Family Housing with Presence of Homeless Care/Shelter Facilities.....	41
Tab 3. Target Vicinity Crime Statistics	58
Crime Statistics	59
Other Considerations	77
General Assumptions and Limiting Conditions	78
Certification – Thad Landis	83
Certification – Gary K. DeClark, MAI, CRE, FRICS, R/W-AC	84
Addenda.....	85
Glossary	86
Qualifications	93
Valbridge Property Advisors Information / Office Locations	99

Executive Summary of Findings

The following is a synopsis and overall summary of the conclusions developed and analyzed within the body of this impact study.

I. Zoning

Observation: The Margarita Inn is within zone R-6; General Residential District. This district is composed of primarily apartments, condos, coops, a museum, and shares a large border with a D-4; Downtown Transition District. It borders D-4 to the east, O-1; Office District to the North, a small O-S; Open Space District to the West, and a similar R-5; General Residential District to the south. It should be noted that D-4 does not permit, even as a special use, either rooming house or transitional shelter special uses.

Conclusion: The current use of the Margarita Inn is not consistent with the immediate uses (e.g., apartments, condos, a museum, and the possible future hotel). It is too close to the D-4 zoning, where neither rooming house nor transitional shelter are applicable. A review of the most current comprehensive plan published on March 27, 2023, shows no variance in zoning from the official, up to date zoning map. **Current use of Margarita Inn is inconsistent with surrounding uses as well as inconsistent with the comprehensive plan.**

II. Real Estate Value Impact

Observation: A study was conducted on the value of single-family residential real estate (attached or detached), using “control” groups outside the area of influence of Margarita Inn, AND within the area of influence of Margarita Inn known as the “target” group. Additionally, we will perform a study on the value of single-family residential real estate using “control” groups outside the area of influence of similar shelter-homeless service providing properties and “target” groups within the area of influence of shelter-homeless service providing properties. These properties are determined to have similar characteristics to Margarita Inn which include transience and increased instances of crime as reported by law enforcement thus negatively impacting the health, safety, and well-being (morals, general welfare etc.) of the public.

Conclusion: The average rate of appreciation for residential real estate properties within the immediate vicinity of the Margarita Inn declined significantly in the 12-month period commencing with the start of Connections for the Homeless operations at the Margarita Inn location. Moreso, as of March 2023, said property values decreased even more significantly when compared to average sale prices within the immediate vicinity from March 2018, 5 years prior. Conversely, residential real estate values increased markedly outside this immediate vicinity, consistent with other neighborhoods without the presence of homeless shelters.

III. Crime

Observation: A study of crime statistics was conducted focusing primarily on the Margarita Inn location. A “Target” and “Control” analysis was formed, as well as a sample of actual police calls and the nature of the alleged crime. Finally, a brief comparison of the comparable properties utilized in the value impact analysis, as well as a comparison of police activity in and around the Evanston’s YMCA and YWCA was conducted; these establishments have much stricter criteria in regard to screening of potential residents than the Margarita Inn.

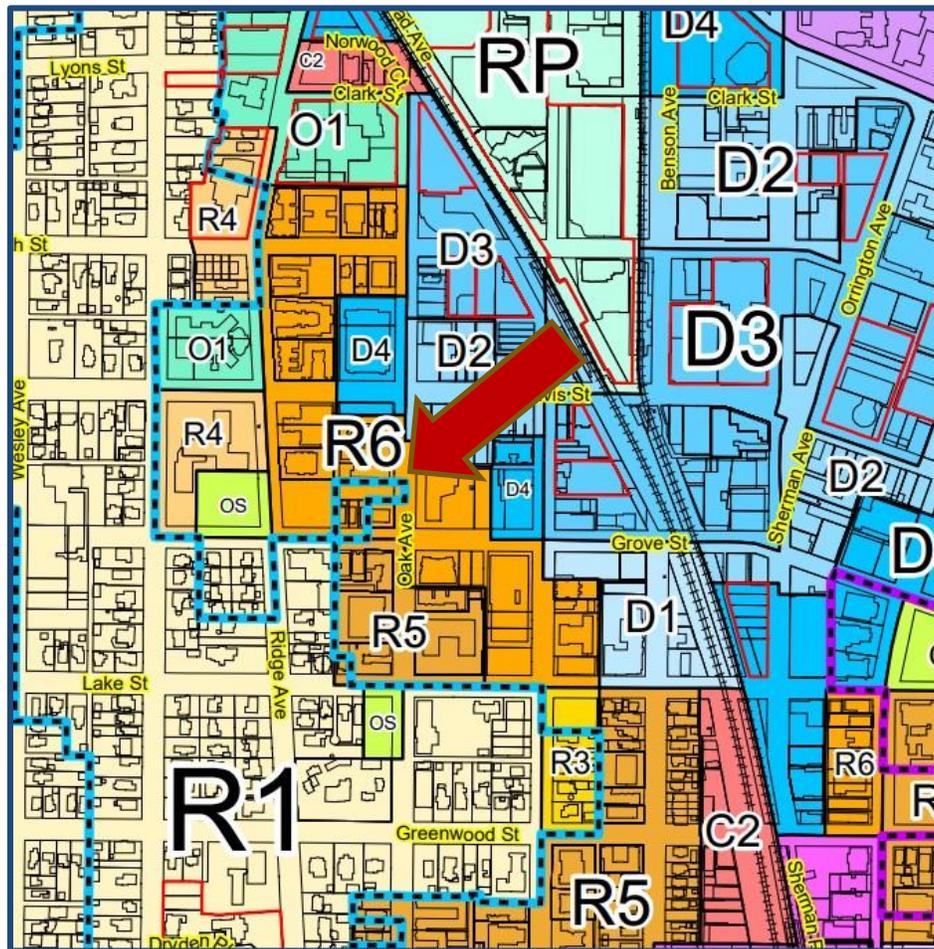
Conclusion: Despite a no 9-1-1- call policy, Police, Fire and EMS activity as a response to calls originating from within the Margarita crimes being committed is unusually high within the vicinity of the Margarita Inn.

A summary and conclusion of each of these points are exhibited on the following pages. These points are developed fully within the body of this impact study.

I. Zoning

The zoning map above shows the target property (Margarita Inn) located in the R-6 General Residential District. The R6 general residential district is intended to provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.

ZONING MAP



Surrounding the R-6 district are zoning areas R-5 General Residential District, R-1 Single Family Residential District and D-4 Downtown Transition District.

This impact study concludes that the proposed use of Margarita Inn is inconsistent with surrounding uses as well as inconsistent with the comprehensive plan.

II. Real Estate Value Impact

Target and Control area methodology was utilized to analyze residential real estate values within the immediate vicinity (A.K.A. Target area) of the Margarita Inn. Residential real estate within the vicinity of Margarita Inn is exclusively attached properties (condominiums, townhomes etc.). Target and Control Methodology extrapolates data by comparing average sale prices of this type of real estate on a year over year analysis, as well as a 5-year overall trend analysis of the respective Target and Control areas. Our Year V summary table is shown below. As evidenced, the average sale price of residential real estate within immediate vicinity of the Margarita Inn declined **-28.12%** year over year and **-12.15%** when compared to average sale prices for 2018, while the Control Area showed steady increases for similar sales.

Margarita Inn Vicinity
 Year V 2022-2023

	TARGET AREA					CONTROL AREA					Avg. 30-Year Mtg. Interest Rate
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year 1 Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year 1 Control	
											5.34%
1 Bed	3	\$99,167	\$105,000	-29.04%	-19.24%	3	\$262,333	\$242,000	7.07%	47.26%	
2 Bed	3	\$137,667	\$144,967	-27.20%	-5.06%	7	\$335,011	\$339,878	-4.52%	-16.77%	
3 Bed	N.A.	N.A.	N.A.	N.A.	N.A.	1	\$849,500	\$852,000	24.81%	36.71%	
Average	-	\$118,417	\$124,983	-28.12%	-12.15%	-	\$482,281	\$477,959	9.12%	22.40%	-

Further support is provided with comparable Target and Control analyses of three similar homeless services properties within Evanston: Hilda's Place, Greenwood Care and Albany Care. The summary table for each property is as follows:

Hilda's Place Vicinity
 Year V 2022-2023

	TARGET AREA					CONTROL AREA					Avg. 30-Year Mtg. Interest Rate
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year 1 Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year 1 Control	
											5.34%
1 Bed	6	\$130,000	\$129,933	62.50%	63.40%	3	\$191,000	\$191,333	7.61%	34.51%	
2 Bed	0	\$0	\$0	N.A.	N.A.	7	\$411,250	\$418,000	32.31%	10.69%	
3 Bed	8	\$278,875	\$288,925	9.06%	-29.10%	1	\$609,800	\$606,200	84.51%	89.09%	
Average	-	\$204,438	\$209,429	35.78%	17.15%	-	\$404,017	\$405,178	41.48%	44.76%	-

Greenwood Care Vicinity
 Year V 2022-2023

	TARGET AREA					CONTROL AREA					Avg. 30-Year Mtg. Interest Rate
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year 1 Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year 1 Control	
											5.34%
1 Bed	2	\$142,500	\$105,000	-28.03%	46.34%	3	\$191,000	\$192,201	12.35%	34.51%	
2 Bed	5	\$227,200	\$144,967	3.49%	7.56%	4	\$411,250	\$415,201	32.88%	10.69%	
3 Bed	6	\$295,500	\$301,247	9.11%	18.20%	5	\$609,800	\$621,047	84.51%	89.09%	
Average	-	\$221,733	\$183,738	-5.14%	24.03%	-	\$404,017	\$409,483	43.25%	44.76%	-

Albany Care Vicinity
 Year V 2022-2023

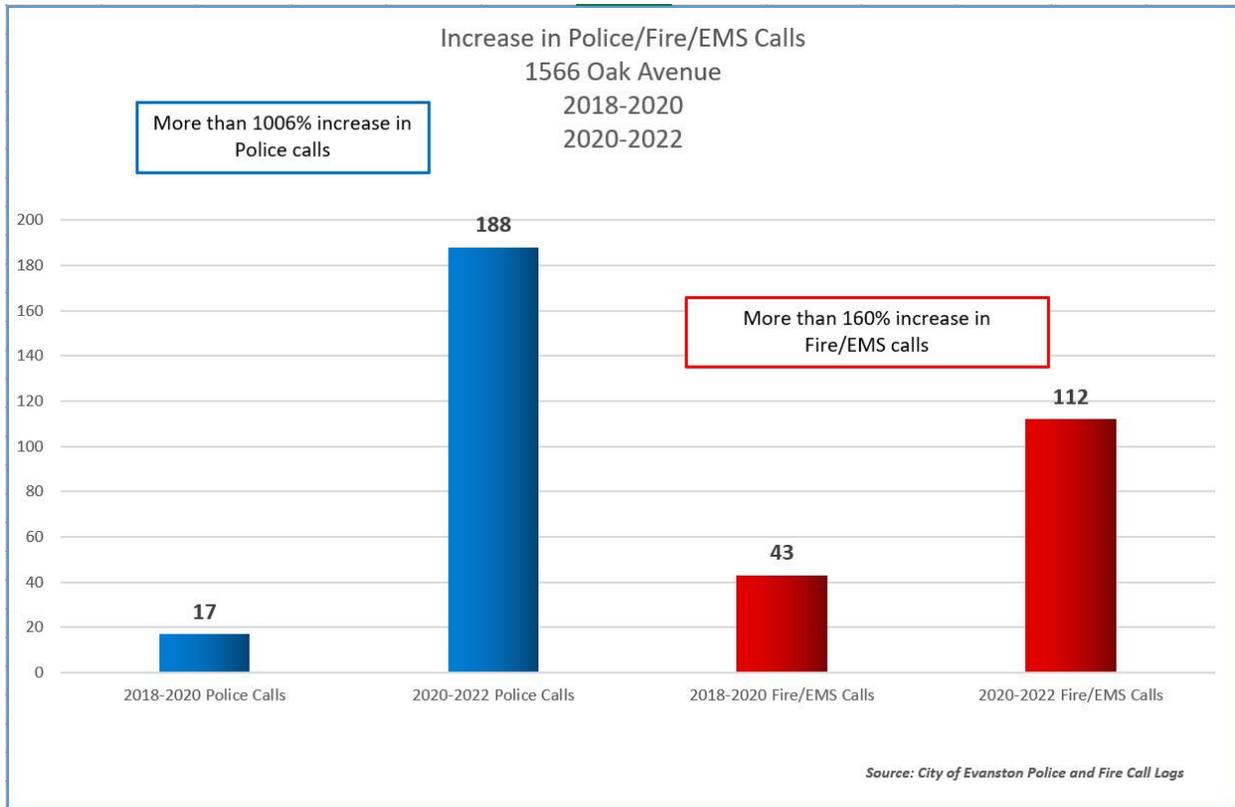
	TARGET AREA					CONTROL AREA					Avg. 30-Year Mtg. Interest Rate
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year 1 Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year 1 Control	
											5.34%
1 Bed	2	\$106,000	\$124,500	N.A.	N.A.	1	\$125,500	\$120,000	-23.94%	-11.31%	
2 Bed	2	\$251,500	\$251,950	0.60%	24.81%	5	\$216,200	\$221,980	37.06%	21.21%	
3 Bed	3	\$246,167	\$258,667	-24.76%	1.37%	2	\$340,833	\$299,000	N.A.	-24.26%	
Average	-	\$201,222	\$211,706	-12.08%	13.09%	-	\$227,511	\$213,660	6.56%	-4.79%	-

As evidenced by this analysis, the target vicinity around Margarita Inn shows significant decrease in terms of both year over year simple averages, as well as when comparing the most recent 2022-2023 figures to the Year 1 figures of (2018-2019). The difference in target and

control area data is the most significant in the Margarita Inn analysis when compared to our three other target and control areas within Evanston.

III. Crime Impact

Analysis of the instances of police activity within the immediate vicinity of the Margarita Inn increase significantly after March 2020 when Connections for the Homeless began operations at the property. This is borne by our compilation of police reports and reported crimes within this area. We utilize the same crime data for similar homeless services facilities within Evanston which also evidences increased reports of crime within the immediate vicinities of those properties.



Despite a no 9-1-1- call policy, Police, Fire and EMS activity as a response to calls originating from within the Margarita crimes being committed is unusually high within the vicinity of the Margarita Inn

Summary of Salient Facts

Property Identification

Property Name	Margarita Inn (and Immediate Vicinity)
Property Address	1566 Oak Avenue Evanston, Cook County, Illinois 60202
Latitude & Longitude	42.046246, -87.687084
Tax Parcel Number	11-18-308-009
Property Owner	1566 Oak LLC

Site

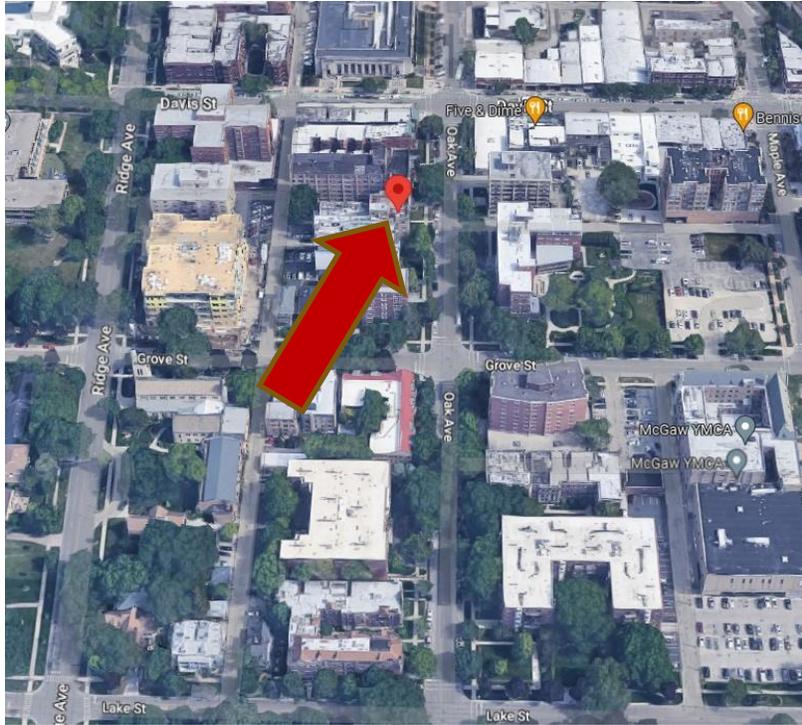
Zoning	Residential (R-5)
FEMA Flood Map No.	17031C0266K
Flood Zone	Zone X
Gross Land Area	0.306 acres
Usable Land Area	0.306 acres

Existing Improvements

Property Use	Homeless Residence
Occupancy Type	Tenant occupied
Gross Building Area (GBA)	25,920 sf
Net Rentable Area (NRA)	25,920 sf
Number of Units	46
Number of Buildings	1
Number of Stories	5
Year Built	1927
Condition	Average
Construction Class	C - Masonry
Construction Quality	Average
Surface Parking	10 spaces

Aerial and Front Views

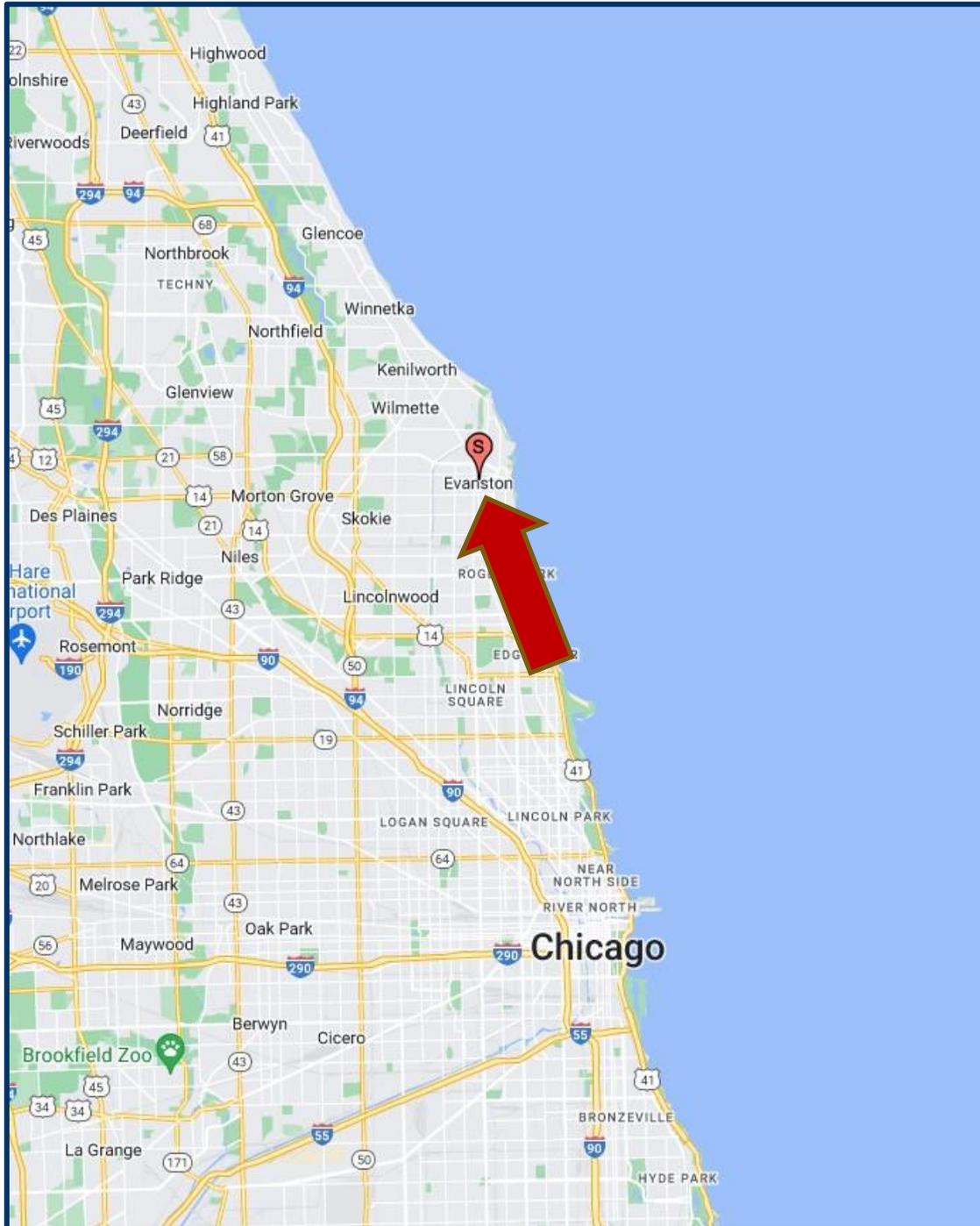
AERIAL VIEW



FRONT VIEW



Location Map



Introduction

Client and Intended Users of the Appraisal

The client in this assignment is BCH1555, LLC (Wilmette Real Estate Group) and the intended user of this report is Wilmette Real Estate Group. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- i. The borrower(s) on any loans or financing relating to or secured by the target property,
- ii. Any guarantor(s) of such loans or financing; or
- iii. Principals, shareholders, investors, members or partners in such borrower(s) or guarantors.

Intended Use of the Appraisal

The intended use of this report is for estimating the effect on residential real estate value with the presence of the Margarita Inn as operated by Connections for the Homeless, and the ensuing court proceedings.

Margarita Inn Identification

The target property is located at 1566 Oak Avenue, Evanston, Cook County, Illinois 60202. The target property is further identified by the tax parcel 11-18-308-009. This impact study identifies the Margarita Inn plus the properties surrounding the Margarita Inn.

Legal Description of Margarita Inn

THE NORTH 58 1/3 FEET OF LOT 3 AND THE SOUTH 8 1/3 FEET OF LOT 4 IN BLOCK 61 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

We were not provided with a Preliminary Title Report. For purposes of this report we assume, there are no easements, rights-of-way, or any other type of encumbrance(s) that would have an effect on the final value of the target. If any such exceptions to the title are found to exist, a reexamination of our findings may be in order.

Use of Real Estate as of the Effective Date of Value

As of the current date of this study, the target property functions as a homeless residence.

Ownership of Margarita Inn

According to Cook County Recorder of Deeds, title to the Margarita Inn is vested in **1566 Oak LLC**.

History of Margarita Inn

Ownership of the Margarita Inn has not changed within the past three years.

Market Value Analysis and Relevant Definitions

This impact study is to opine about the impact upon market value of properties within the vicinity of the Margarita Inn. Market value is defined as the most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale with the buyer and

seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer. Undue stimulus in this instance can be the infringement upon the right to quiet enjoyment and/or risk to public safety, health, and welfare as the result of deleterious use of a property.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

Date of Report

The date of this impact study report is April 24, 2023.

Assumptions and Conditions of the Impact Study

This impact study assignment and the opinions reported herein are subject to the General Assumptions and Limiting Conditions contained in the report and the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results.

Extraordinary Assumptions

- It is assumed that the information provided to us by property owner, City of Evanston, Evanston Police Department and Cook County officials is accurate. Any deviation from how this information was represented to us could result in a change in opinion of value.
- This Impact Study is predicated on the extraordinary assumption that hazardous substances do not exist at the Margarita Inn. The appraiser, however, is not qualified to detect such substances, including the existence of urea-formaldehyde insulation, radon gas, foam and asbestos insulation, lead paint or other potentially hazardous material that may affect the value of the property. Additionally, no soil survey has been furnished, and it is assumed that no surface or subsurface contaminants are present. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
- The use of these extraordinary assumptions may have affected the assignment results. Furthermore, we reserve the right to change our opinions, analysis and/or just compensation due to the owner, on a time and material basis, should any information contrary to the assumptions described herein and which affects the conclusions of the impact study.

Hypothetical Conditions

- The Impact Study is not subject to any hypothetical conditions that would have a material impact on the property value.

Scope of Work

The elements addressed in the Scope of Work are (1) the extent to which the target property and immediate vicinity is identified, (2) the extent to which the target property and immediate vicinity are inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The target property was legally identified via Cook County Recorder of Deeds.
- Economic Characteristics - The target property economic characteristics were identified via information provided by the property owner, market surveys, discussions with market participants, and our database, as well as a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The target property physical characteristics were identified via Costar, County Assessor and Clerk's Offices.

Extent to Which the Property Was Inspected

A cursory inspection of the target property consisting of an exterior inspection of the target and its environs. was completed on 04/04/2023. The target property improvements were not measured during the course of the inspection.

Type and Extent of Data Researched

The following data was researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. Professionals familiar with the target market/property type were also interviewed.

The Assignment

Zoning and LaSalle Factors

It is our understanding that the purpose of this report is provide analysis of the impact that homeless facilities like the Margarita Inn, as well as similar developments within Evanston thus analyzed, may have on nearby properties. The appraisers are not specialists in zoning designations; zoning may have an impact on real estate valuation work, which may be considered as deemed appropriate in an opinion of market value. The following is an excerpt from the Evanston Code of Ordinances pertaining to Transitional Shelter as a special use under the current R-6 zoning designation:

6-3-5-11. - ADDITIONAL STANDARDS FOR A SPECIAL USE FOR TRANSITIONAL SHELTERS:

- (A) Based on evidence presented by the applicant, and any other evidence, the Land Use Commission may find that: 1) there exists a public need in Evanston for a transitional shelter at a given location; and 2) the property line for the proposed transitional shelter is not within one thousand (1,000) feet of the property line of an existing transitional shelter. The Land Use Commission shall determine the minimum number of beds which the applicant is to provide as a preference for those with a relationship to Evanston based on prior residence or employment in Evanston.
- (B) Unless otherwise restricted by the special use permit, such restrictions, based upon the Land Use Commission's determination of public need and other special use standards, the maximum number of occupants permitted to remain in any such shelter shall be determined by the applicable requirements of the adopted building code, but in no case shall exceed thirty (30) occupants (subject to requirements set forth in Subsection (A) of this Section).
- (C) In conjunction with the special use authorizing a transitional shelter, the owner or operator of a transitional shelter shall be required to obtain a license for the operation of a transitional shelter from the health and human services department of the City. The license shall be granted for a period of one (1) year commencing on the date of issuance. Thereafter, the license may be renewed for a one (1) year period subject to a review and determination by the health and human services department.

(Ord. No. 43-O-93; Ord. No. 52-O-22, § 15, 6-27-2022)

The current designation of the Margarita Inn as a "Rooming House" (this designation is currently up uncertain and up for debate), per the local governing body, is a point of contention between Mr. Halim and associates (A.K.A. The Clients) and ownership entity of Margarita Inn. Measurement of value differential as the result of deleterious use, if any, will be the focal point of the analysis. This will be developed by way of the Target and Control areas methodology applied to the vicinity of Margarita Inn as well as comparable locations throughout Evanston, Illinois. An analysis of crime statistics concerning these locations will also be employed.

In the assignment, we consider factors germane to real estate value as the result of zoning designations and the subsequent government power over types of development allowable. Prominent criteria utilized by real estate professionals include the results of the court case "LaSalle National Bank of Chicago v. County of Cook (1957)" which resulted in factors that are considered in the result of a variance of zoning and the impact such variance may have on the general welfare of inhabitants affected. There are 6 factors which are generally considered.

- *The existing uses and zoning of nearby property;*
- *The extent to which the property values are diminished by the particular zoning restrictions*
- *The extent to which the destruction of property values...promotes the health, safety, morals, and general welfare of the public;*
- *The relative gain to the public as compared to the hardship imposed upon the individual property owner;*
- *The suitability of the subject property for the zoned purposes, and;*
- *The length of the time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.*

Of these 6 factors the first, second and third factors are considered within the body of this report

In considering factors 1, 2 and 3, we will demonstrate how the area surrounding the Margarita Inn may contribute to diminution in value of residential real estate properties within the vicinity, and the extent to which this diminution contributes to the health, safety, and well-being (morals, general welfare etc.) of the public.

Analysis of Real Estate Values

Measurement of value differential as the result of deleterious use, if any, will be the focal point of the analysis. This will be developed by way of the Target and Control areas methodology applied to the vicinity of Margarita Inn and comparable locations throughout Evanston, Illinois.

An analysis of crime statistics will also be analyzed; the nature of the Margarita Inn has resulted in increased reports of crime, where the physical address of this property is the response location as documented by the Evanston Police Department. Several incident reports are attached to the addenda of this report in connection with the Margarita Inn. Police reports of the comparable areas utilized in the Target and Control analysis are also included in this report.

It is our understanding that the Evanston LUC (Land Use Commission) will consider this impact study in their determination whether to grant a special use permit for Margarita Inn. Their primary focus is the following standard 6-3-5-10, as dictated by the Land Use Commission:

6-3-5-10. - STANDARDS FOR SPECIAL USES.

The Land Use Commission shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact regarding each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district.

For our analysis, points A, B, C, and D are germane and therefore considered.

(A)-It is one of the special uses specifically listed in the zoning ordinance; A Rooming House is listed in the R-6 district as a special use, however, Transitional Shelter is not included or permitted.

(B)-It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;

(C)-It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole; As evidenced in this impact study; the current use of Margarita Inn causes a negative effect on the surrounding environs.

(D)-It does not interfere with or diminish the value of property in the neighborhood; As evidenced, appreciation of real estate values within the Target area of the Margarita Inn is markedly diminished.

(E)-It can be adequately served by public facilities and services;

(F)-It does not cause undue traffic congestion;

(G)-It preserves significant historical and architectural resources;

(H)-It preserves significant natural and environmental features; and

(I)-It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

*** (Ord. No. 43-O-93; Ord. No. 52-O-22, § 14, 6-27-2022)*

Appraisal Institute Conformity and Report Type

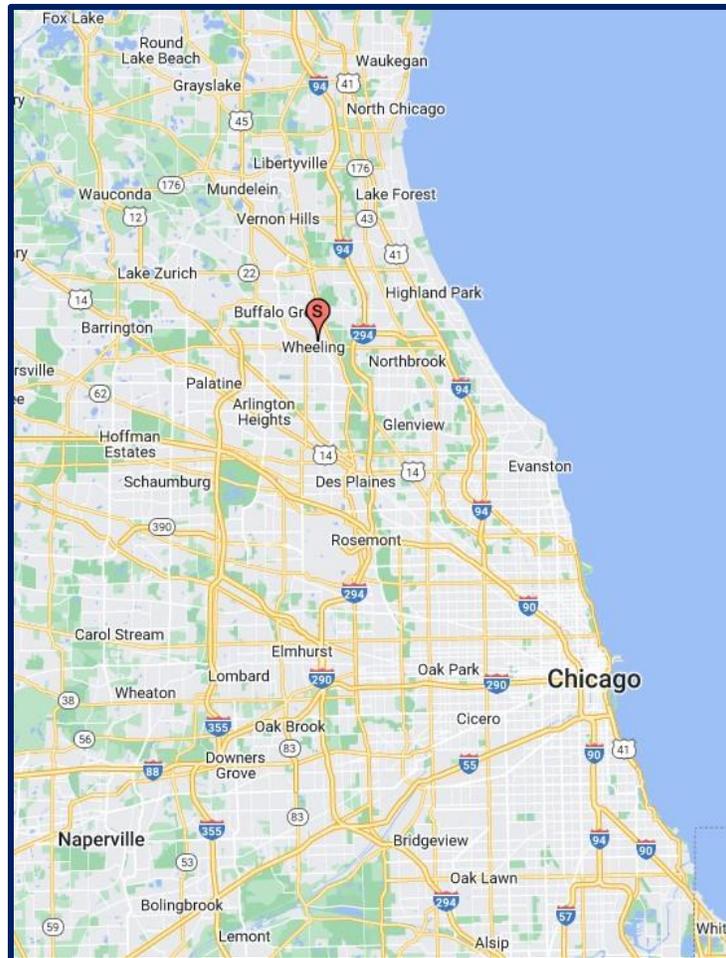
The analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of our client. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

Personal Property/FF&E

All items of non-realty are excluded from this analysis.

Regional and Market Area Analysis

REGIONAL MAP



Market Definition

The dynamic nature of economic relationships within a market area has a direct bearing on real estate values and the long-term quality of a real estate investment. In the market, the value of a property is not based on the price paid for it in the past or the cost of its creation, but on what buyers and sellers perceive it will provide in the future. Consequently, the attitude of the market toward a property within a specific neighborhood or market area reflects the probable future trend of that area.

Since real estate is an immobile asset, economic trends affecting its location quality in relation to other competing properties within its market area will also have a direct effect on its value as an investment. To accurately reflect such influences, it is necessary to examine the past and probable future trends, which may affect the economic structure of the market and evaluate their impact on the market potential of the target property. This section of the report is designed to isolate and examine the discernible economic trends in the region, which influence and create value for the property.

Geographic Location

The target property is located in the geographic area generally referred to as the Chicago metropolitan area, which is centrally located in the Midwestern United States. Other major metropolitan areas in the region include Milwaukee, Wisconsin (90-miles north), Indianapolis, Indiana (185-miles southeast) and Detroit, Michigan (279-miles east).

The standards for statistical areas are defined on the federal level by the Office of Management and Budget. Recent changes to these standards by the OMB resulted in new area configurations and new names to identify them. The Chicago metropolitan area, formerly known as the Chicago Metropolitan Statistical Area, is now identified as the Chicago-Naperville-Joliet, IL-IN-WI Metropolitan Statistical Area. The primary area within this new MSA is now referenced as the Chicago-Naperville-Joliet, IL Metropolitan Division. (For ease of reference, this report retains the term "Chicago MSA," but it will refer to the Chicago-Naperville-Joliet, IL-IN-WI Metropolitan Statistical Area. "Chicago MD" is used to refer to the Chicago-Naperville-Joliet, IL Metropolitan Division. Additionally, combined with the neighboring Metropolitan Statistical Areas including the Michigan City-La Porte, IN MSA to the east and Kankakee-Bradley, IL MSA to the south, the Chicago-Naperville-Joliet, IL-IN-WI MSA is a part of the larger Chicago-Naperville-Michigan City, IL-IN-WI Combined Statistical Area (CSA).

CHICAGO-NAPERVILLE-MICHIGAN CITY, IL-IN-WI CSA DEFINITIONS		
Metropolitan Statistical Area (MSA)	Metropolitan Divisions (MD)	Counties
Chicago-Naperville-Joliet, IL-IN-WI MSA	Chicago-Naperville-Joliet, IL MD	Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will
	Gary, IN MD	Jasper, Lake, Newton, and Porter
	Lake County-Kenosha County, IL-WI MD	Lake (IL) and Kenosha (WI)
Kankakee-Bradley, IL MSA	-	Kankakee
Michigan City-La Porte, IN MSA	-	LaPorte

Source: Executive Office of the President of the United States, Office of Management and Budget

The Chicago-Naperville-Joliet, IL Metropolitan Division consists of eight counties in northeastern Illinois. These eight counties are Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry and Will. Also included within the MSA are the counties found in the Gary, IN Metropolitan Division which are Jasper, Lake (IN), Newton, and Porter as well as the counties found in the Lake County-Kenosha County, IL-WI which are Lake (IL) and Kenosha. The Michigan City-La Porte, IN MSA and Kankakee-Bradley, IL MSA consist solely of LaPorte and Kankakee Counties respectively.

Chicago MSA Overview

The City of Chicago is located on the shores of freshwater Lake Michigan and is the third most populous city in the United States. As of the 2020 census-estimate, Chicago has a population of 2,746,388, which makes it the most populous city in both the state of Illinois and the Midwestern United States. It is the county seat of Cook County, the second most populous county in the U.S. Chicago is the principal city of the Chicago metropolitan area, which is often referred to as "Chicagoland." The Chicago metropolitan area has nearly 10 million people, is the third largest in the United States, the fourth largest in North America, and the third largest metropolitan area in the world by land area.

The city of Chicago is part of the Chicago-Naperville-Arlington Heights, IL MSA. As defined by the U.S. Bureau of the Census, the Chicago "Primary Metropolitan Statistical Area" (PMSA) covers nine Illinois counties. However, in relation to the region's principal growth and economic activity the metropolitan area is usually considered to consist of six Illinois counties of Cook, DuPage, Kane, Lake, McHenry and Will, exclusive of outlying DeKalb, Grundy, and Kendall counties. This area includes the City of Chicago and 272 suburban communities and includes 75 miles of Lake Michigan shoreline. These six counties, in conjunction with the City of Chicago, form an interlocking economic structure.

Chicago is the second most visited city in the United States being not far behind New York City in 2015. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, the Museum of Science and Industry, and Lincoln Park Zoo. Chicago's culture includes the visual arts, literature, film, theater, comedy (especially improvisational comedy), food, and music, particularly jazz, blues, soul, hip-hop, gospel, and electronic dance music including house music. Of the area's many colleges and universities, the University of Chicago, Northwestern University, and the University of Illinois at Chicago are classified as "highest research" doctoral universities.

The Chicago region is economically diversified and has a healthy balance between financial services, manufacturing, wholesale and retail trade, transportation, and health care industries. Its assets include a central location served by an extensive air, rail and highway network, a viable central-city downtown district accessible by several forms of public transportation, an ample labor source and a varied housing stock priced below that of the county's east and west coasts.

Chicago remains a mature economy with a large manufacturing base. Though the MSA's economy is exposed to periodic distressed in the manufacturing industry, it is somewhat shielded by the diversity of the overall manufacturing base. As such, manufacturing conditions are generally solid with a majority of the area's companies experiencing order growth. Demand for capital goods, such as machine tools, is robust and steelmakers are seeing improved conditions, all of which is favorable for manufacturing.

Several Fortune 500 industrial or service companies are located in the metropolitan area. According to Economy.com, current employment is 3.74 million which is projected to increase to 3.87 million by 2022. The Northeastern Illinois Planning Commission (NIPC) projects that employment will grow to 5.56 million by 2030. The region is the third largest retail market in the U.S. and is a national and international tourism center. Conventions, trade shows and sales meetings bring in about 4.5 million visitors each year.

In addition to corporate headquarter presence, Chicago is the nation’s second most important financial center and the world leader in commodities with the Chicago Board of Trade, the Chicago Board Options Exchange, the Chicago Mercantile Exchange, and the Chicago Stock Exchange all located within the city. Chicago is the national leader in stock options trading, currency trading, currency futures and interest rate futures. The complex financial activity associated with this volume of trading along with the Midwest’s expanding role in world trade has created a solid base for growth in the financial community.

Chicago remains a mature economy with a fairly large manufacturing base. Though the MSA’s economy is exposed to periodic distressed in the manufacturing industry, it is somewhat shielded by the diversity of the overall manufacturing base. As such, manufacturing conditions are generally solid with a majority of the area’s companies experiencing order growth. Demand for capital goods, such as machine tools, is robust and steelmakers are seeing improved conditions, all of which is favorable for manufacturing.

Population

Population characteristics relative to the target property are presented in the following table.

Population					
Area	2020	Estimated 2022	Annual Δ 2020 - 22	Projected 2027	Annual Δ 2022 - 27
United States	331,449,281	335,707,897	0.6%	339,902,796	0.2%
Illinois	12,830,632	12,740,556	-0.4%	12,560,734	-0.3%
Chicago-Naperville-Elgin, IL-IN-WI (MSA)	9,461,105	9,600,594	0.7%	9,486,661	-0.2%
Cook County	5,194,680	5,260,375	0.6%	5,151,356	-0.4%
Wheeling village	37,783	39,044	1.7%	38,169	-0.5%

Source: ESRI (ArcGIS)

Cook County is the most heavily populated region within the MSA with approximately 59% of the area’s population. The racial makeup of the city in 2010 was 45.3% white (31.7% non-Hispanic white), 32% black, 5% Asian, and 3% from two or more races. The ethnic makeup of the population is 28% Hispanic and 72% belong to non-Hispanic background. In 2000, 21.7% of the population was foreign born; of this, 56.3% came from Latin America, 23.1% from Europe, 18.0% from Asia and 2.6% from other parts of the world. Chicago has the fifth highest foreign-born population in the United States.

Chicago ranks as the country’s third largest city, behind New York and Los Angeles. In 1950, the city of Chicago reached a population of 3.62 million, then as time passed the population dropped by approximately 837,000 residents (a 23% decline) in the following four decades as residents and new families moved to the suburbs. In 1990, the city’s population fell below three million residents to 2.78 million, for the first time since the 1930’s. This pattern reversed itself in 2000 when an influx of young workers boosted its population by 4% to 2.9 million. Its current population of 2.78 million is approximately 3.8% below that of the 2000 census and is projected to increase to 2.83 million by 2022 primarily due to the migration of corporate headquarters and millennials along with baby boomers moving into the city.

The City of Chicago's Central Business District has gradually expanded outside of its initial configurations within the confines of the public transit elevated train tracks that gave it its name as the "The Loop." At present, it is generally bounded by the Chicago River on the north (300 North), and west (400 West), by Roosevelt Road on the south (1200 South) and Lake Michigan on the east.

Chicago's economic growth has been maintained by its large employment base, a healthy downtown business center, an extensive network of expressways and public transportation, two airports, and its numerous and varied tourists' attractions. The city is estimated to have an employment base of 1.42 million workers and has shown resilience in its ability to resume job growth following periods of national recessions.

An expanded downtown district, defined as the Central Area by the City for planning purposes, covers the area generally bounded by North Avenue (1600 North), Halsted Street (800 West), Cermak Road (2200 South) and the lake. This expanded area is roughly the equivalent to all of the community area designated by the City of Chicago as The Loop, most of the Near North Side Community area, and part of the Near South Side.

Chicago's Central Area is estimated to contain approximately 40% to 45% of the city's total workforce. Also located within this district area the city's dense concentration of high-rise office and apartment/condominium buildings, numerous hotels, The Art Institute, Millennium Park, Navy Pier (the city's most visited tourist attraction), stage theaters, municipal, county, and federal government offices, and the internationally known as the "Magnificent Mile" shopping district.

Recent Performance

Chicago is home to one of the largest and most diverse economies in the nation. Chicago's role as the international trade hub for the entire Midwest, as well as its critical place in many distribution networks, can be traced back to its geographical and infrastructural advantages, which include being the only U.S. city connected to six Class 1 railroads. However, these advantages could not shield Chicago from significant employment losses resulting from the coronavirus pandemic, with the area losing over 530,000 jobs (11.5% of total employment) in the month of April alone. While Chicago's employment market has been clawing its way back since, the pace of the recovery slowed substantially since the start of 20Q4, and total employment in the Chicago MSA remains lower by nearly 6%.

At the end of third quarter, Chicago's economy was recovering at a rate on par with the national average. It lost 291,100 jobs from the third quarter of 2019 to the third quarter of 2020, according to the Bureau of Labor Statistics, or a decline of 7.6% which ranked 48th of 82 metros. Of these losses, the leisure and hospitality sector incurred the heaviest share with 36%, followed by the office sector which incurred 21% of the total losses. In September, Chicago's unemployment rate was 11.3%, which ranked in the highest (worst) ten metros. Chicago's unemployment rate peaked in April at 17.5%.

Headquarters to United and Boeing, Chicago faces heavy layoffs in the airlines industry now that the bailout provisions protecting against layoffs has expired. Its air transportation industry lost 3,900 jobs over the year, a decline of 10%. Chicago's manufacturing sector lost 12,700 jobs over the year, a decline of 4.5%. Like New York, Chicago's Transit Authority has suffered from reduced commuters. Already, transit and ground transportation sector lost 4,000 jobs over the year, a loss of 23.2%. This

agency and others face severe fiscal deficits as the economy has and will continue to generate lower tax revenue.

Pritzker and others hoped to pass the Illinois 'fair tax' constitutional amendment, but it failed to pass on election day. The amendment aimed at changing how the state taxes income by charging higher rates on higher income brackets and lower rates on lower brackets would have injected needed tax revenue into the state coffers. However, heavy lobbying by many business groups and wealthy citizens including billionaire Ken Griffin helped to defeat the plan.

Urban core

Chicago's revival runs through downtown, where business/professional services will account for the bulk of the new jobs this year. There has been an explosion of tech-related hiring in the urban core, which has become the new economic engine for the metro division and enticed workers to move downtown. More talent hungry firms will join the inward migration this year. Most venture capital funding in Illinois gets funneled into Chicago, and the dollar volume of deals last year exceeded \$1 billion for the first time since the dotcom bust, with half coming in the fourth quarter. The capital infusion will enable startups to hire more aggressively and support the downtown apartment market. Developers will complete more than 3,000 apartments in 2015 and twice that amount in 2016.

The jobs boom is spreading only so far, as suburban Chicago has trailed the urban core. The influx of young workers into the city is expected to continue in the near term, but the city's violent crime and poor schools will pose a challenge once the twenty something's start having children.

Other drivers

Other growth drivers will be less potent, however. Although Chicago does not export a lot of what it produces, weaker foreign demand will slow the ascent of transportation and warehousing. Cargo traffic through O'Hare and Midway airports softened around the turn of the year. Meanwhile, tourism is also at risk from a strong dollar, which makes it more expensive for foreigners to visit the Windy City. Overseas tourism is important because international visitors stay longer and spend more than their domestic counterparts. Finally, financial services are a lingering concern because smaller banks, which have been slow to shed problems and write down the value of their assets, will be slow to expand. Delinquency rates on commercial mortgages in Chicago are the highest among the 100 largest metro areas.

Fiscal

Chicago will need to get its fiscal house in order to be able to sustain the explosion of tech-related hiring downtown. Although the metro division has done more than the state to gain its fiscal footing, challenges remain. Last year the mayor won approval in the legislature for pension changes that cover nearly half of the city's workforce, narrowed the city's structural budget deficit, and reduced the rate at which it is borrowing. However, Chicago is still wrestling with general obligation and interest debt that makes it an extreme outlier among its peers, and the mayor, who has held the line on property taxes, has not ruled out a hike to help the city meet its pension obligations, including a \$550 million payment due in 2016.

Transportation

Chicago, like any big city, has its share of traffic issues and it can sometimes be very frustrating traveling through the city by car. Not to mention the scarcity of street parking and the ever-increasing costs of parking garages if you're staying at a downtown hotel, and Chicago public transportation starts to look like an excellent choice for getting around. Fortunately, Chicago trains and buses are a great way to get you where you need to go.

As a result of Chicago's strategic location, it has become a central point for all forms of transportation. Located at the junction of four interstate highways, it is the nation's largest trucking center, offering a comprehensive motor carriage system which attracts more than 30 million tons of freight annually. Furthermore, the integrated system of interstate and arterial roadways consists of over 3,000 highway miles in combinations of tollways and expressways.

The Chicago Transit Authority (CTA) runs a network of trains and buses that service nearly every corner of the city. The trains fall under two categories: subway and elevated trains (the "L"). A quick look at a map of the Chicago train system, and you can see that it spiders out from downtown and is your best bet for getting to most of your Chicago destinations. The CTA buses fill in the gaps, running on a regular schedule on most major city streets.

Furthermore, the Chicago area is served by over 630 miles of expressway and by one of the most comprehensive and efficient public transit systems (the Regional Transportation Authority is comprised of the CTA, Metra, and Pace) in the world.

The Chicago MSA has seven major Interstate highways crossing through it. However, the various roadways are more typically known to Chicagoans not by their Interstate route numbers but rather by various given names, the vast majority of which use the suffix "Expressway" rather than "Freeway." These include Interstate 90/94 (Kennedy Expressway, northwest), Interstate 90 (the Jane Addams Memorial Tollway), Interstate 94 (Eden's Expressway, north), Interstate 90/94/57 (Dan Ryan Expressway, south), Interstate 290/IL Route 53 (Eisenhower Expressway, west), Interstate 55 (Stevenson Expressway, southwest), Interstate 355 (Veterans Memorial Tollway, north/south perimeters), Interstate 88 (Ronald Reagan Memorial Tollway), Interstate 94/IL Route 394 (Bishop Ford Freeway) and the Tri-State Tollway which is comprised of Interstate 41, 80, 94 and 294. The Chicago Skyway (I-90, east) became a revenue generator in 2005 when the City of Chicago signed a \$1.83 billion lease with Cintra-Macquaire Consortium to operate the roadway for 99-years.

Education, Recreational and Cultural Amenities

The city of Chicago and the suburban areas surrounding it complement each other in offering education, recreational and cultural amenities. There are over 50 colleges and universities plus 40 professional and technical schools located throughout the area.

Chicago is home to fifteen major public and private universities including the highly regarded Northwestern University and University of Chicago. Other major educational institutions include University of Illinois at Chicago, which has the largest local enrollment, as well as Loyola University and DePaul University. These institutions offer a variety of undergraduate and graduate fields of study. The total enrollment of these Chicago area universities is approximately 151,000 students. Prominent MBA programs in the Chicago area include Northwestern University's Kellogg School of

Management, University of Chicago's Graduate School of Business and DePaul University's Kellstadt Graduate School of Business.

While in the surrounding areas of Chicago there are a number of private liberal arts colleges and universities including North Central College, Wheaton College, Elmhurst College, North Park University, Benedictine University and Lake Forest College. Additionally, many of the major universities have established satellite campuses in the suburban areas. DePaul University has suburban campuses located in Naperville, Oak Forest, O'Hare, and Rolling Meadows. Northern Illinois University has suburban campuses in Hoffman Estates and Naperville.

The Chicago area also has an extensive community college system comprised of twelve two-year colleges with a total enrollment of 145,000 students. Courses range from vocational training to classes in liberal arts, science, business, and pre-professional studies. There are also seven City Colleges of Chicago with an enrollment of over 65,000 students.

Arts, science, and history museums, as well as the theater, opera companies and symphony orchestras are well represented. The area's extensive lakefront and systems of parks and open spaces (Forest Preserve Districts) provide residents with year-round recreational entertainment. Furthermore, sports are embedded within the fabric of the area. Major league franchises such as the Bears football team, the Bulls basketball team, the Cubs and White Sox baseball teams and the Blackhawks hockey team all call Chicago home. In addition, several minor league and college teams have a strong following as well.

Employment

Chicago's level of employment growth has been modest over the past several decades. Prior to the end of Great Recession, the employment gains were not evenly distributed throughout the area; the city had recently been losing jobs overall, while the suburbs had been gaining. Historically, in 1972 the city had 54% of all jobs in the metropolitan region; by 2000 the figure had fallen to 31.3%.

However, it appears there once again is a migration of jobs back to city as companies search for the greatest talent pool of potential employees, primarily with regards to millennial. This is evident by the recent migration of companies such as Google, McDonalds, and Motorola back to the city. In 2017, for the first time ever, a majority of jobs in Chicago as a whole were located in the central area of the city.

Employment by Industry - Chicago-Naperville-Elgin, IL-IN-WI (MSA)

Industry	2022 Estimate	Percent of Employment
Agriculture/Forestry/Fishing/Hunting	11,970	0.24%
Mining/Quarrying/Oil & Gas Extraction	1,741	0.03%
Construction	284,538	5.72%
Manufacturing	551,092	11.08%
Wholesale Trade	143,632	2.89%
Retail Trade	490,635	9.86%
Transportation/Warehousing	373,376	7.50%
Utilities	32,142	0.65%
Information	85,020	1.71%
Finance/Insurance	292,599	5.88%
Real Estate/Rental/Leasing	96,689	1.94%
Professional/Scientific/Tech Services	485,914	9.77%
Management of Companies/Enterprises	5,210	0.10%
Admin/Support/Waste Management Services	204,461	4.11%
Educational Services	443,851	8.92%
Health Care/Social Assistance	686,060	13.79%
Arts/entertainment/Recreation	92,234	1.85%
Accommodation/Food Services	299,185	6.01%
Other Services (excl Public Administration)	223,348	4.49%
Public Administration	171,799	3.45%
Total	4,975,496	100.0%

Source: ESRI (ArcGIS)

According to CoStar, "the coronavirus pandemic continues to weigh on Chicago's office market, as the loss of thousands of office jobs throughout the area coupled with a significantly depressed demand formation environment has driven a sharp uptick in the amount of available space on the market.

Unemployment

The following table exhibits current and past unemployment rates as obtained from the Bureau of Labor Statistics. Overall, the State of Illinois boasts one of the lowest unemployment rates for metropolitan statistical areas in the country at 4.5 percent. Evanston reports even lower unemployment at 3.1%.

Unemployment Rates

Area	YE 2018	YE 2019	YE 2020	YE 2021	YE 2022	2023 ¹
United States	3.9%	3.7%	8.1%	5.3%	3.6%	3.6%
Illinois	4.4%	4.0%	9.3%	6.1%	4.6%	4.5%
Chicago-Naperville, IL-IN-WI (CMSA)	4.1%	3.3%	7.6%	4.1%	4.2%	4.4%
Cook County, IL	3.9%	3.2%	8.4%	4.7%	4.6%	4.2%
Evanston city, IL	3.1%	2.4%	6.9%	2.9%	3.5%	3.1%

Source: www.bls.gov

data not seasonally adjusted; ¹March - most recent for US, others lag by 1-2 mos.)

Median Household Income

Total median household income for the region is presented in the following table. Overall, the target's MSA compares favorably to the state and the country, however the Chicago city's median household income is estimated to be much lower than the target's MSA.

Median Household Income

Area	Estimated 2022	Projected 2027	Annual Δ 2022 - 27
United States	\$62,203	\$67,325	1.6%
Illinois	\$76,812	\$89,538	3.1%
Chicago-Naperville-Elgin, IL-IN-WI (MSA)	\$83,320	\$100,297	3.8%
Cook County	\$77,539	\$92,996	3.7%
Evanston city	\$98,528	\$115,274	3.2%

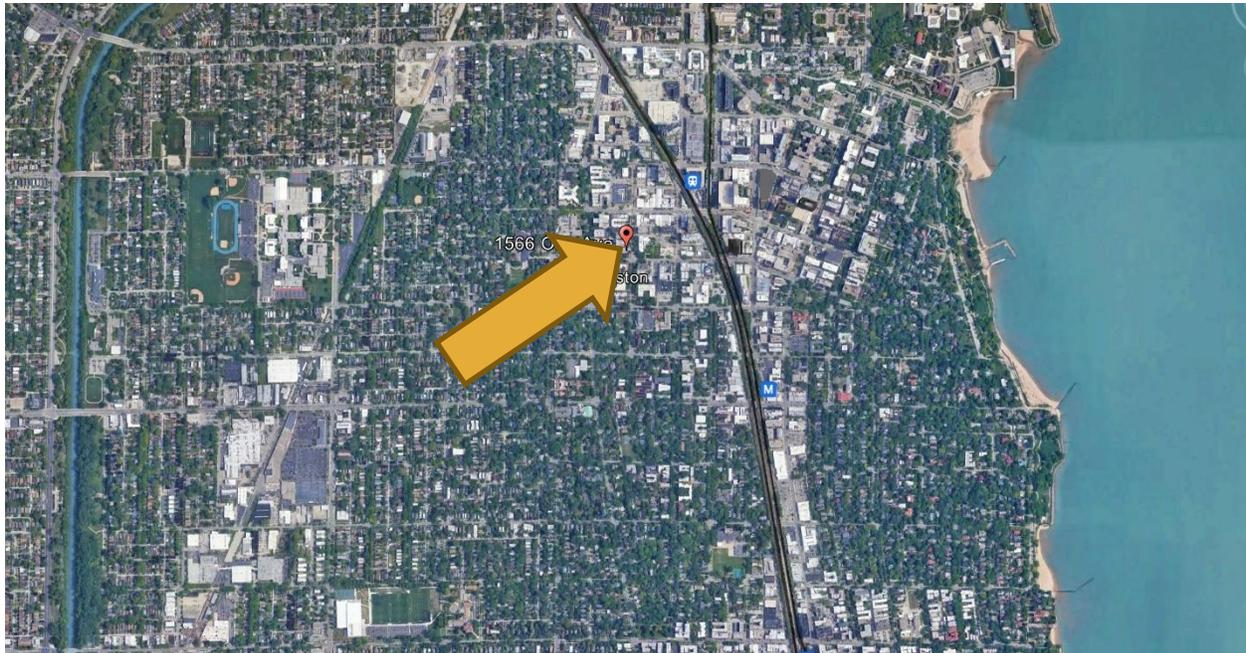
Source: ESRI (ArcGIS)

Conclusions

In conclusion, the Chicago metropolitan area has an established history of economic stability due to its accessibility to major markets, its central location, excellent transportation facilities along with its diversified economic base and is also experiencing rapid employment growth. These features of the target area are positive factors reinforcing the value of local real estate, inclusive of the target property, over the long term with the services sector continuing to grow at a faster rate than other segments of the market. The Chicago metropolitan area has experienced a robust economic expansion over the past several years. The public sector will continue to be a sore spot, but it will not prevent a self-sustaining expansion from taking hold, as growth in private industries broadens and strengthens. Longer term, a huge talent pool of skilled workers, world-class universities, and an airport with direct connections around the globe give Chicago an advantage over the rest of the state and other parts of the Midwest.

City and Neighborhood Analysis

NEIGHBORHOOD MAP



Overview

The target is located in Evanston, Illinois in Cook County. The target property is located on a mid-block parcel at the northwest corner of Grove Street and Oak Avenue just north of downtown Chicago. The target is in the northeast section of Cook County. The nearby towns include Wilmette to the north, Skokie to the south, and Morton Grove to the west.

Neighborhood Location and Boundaries

The target neighborhood is located in just east of the Downtown area of Evanston. The area is urban in nature with downtown retail core districts to the north and east, and Single-Family Residential Districts to the south and west of the target. The neighborhood is bounded by Emerson Street to the north, Chicago Avenue to the east, Main Street to the south, and North McCormick Boulevard to the west.

Transportation Access

Primary access to the target is provided by Oak Avenue in the north/south direction. The secondary access point is provided by Ridge Avenue which runs in the north/south direction. One mile south of the target is access to Dempster Street which heads west running into Interstate 94. Interstate 94 connects the target to Downtown Chicago 19 miles to the south. Dempster Street also connects to North Central Avenue which runs into Interstate 90 connecting the target property to O'Hare International Airport 16 miles to the southwest. 4 Miles south of the target is access to North Lake Shore Drive which leads into Interstate 55 connecting the target to Midway International Airport 24

miles to the south. On block north of the target is the Davis and Oak Pace Bus stop which services Pace Bus routes 3, 201, 206, 208, 213, 250, and 422.

Neighborhood Land Use

The target neighborhood is located in an area with primarily developed urban land uses. Most of the neighborhood is zoned for Single-Family Residential and Downtown Commercial Districts. An approximate breakdown of the development in the area is as follows:

LAND USES	
Developed	100%
<i>Residential</i>	50%
<i>Retail</i>	35%
<i>Office</i>	15%
<i>Industrial</i>	0%
Vacant	0%
Total	100%

Land Use Trends

The neighborhood is not experiencing a change in land use.

Demographics

The following table depicts the area demographics in Evanston within a one-, three-, and five-mile radius from the target.

Neighborhood Demographics

Radius (Miles)	1 Mile	3 Mile	5 Mile
Population Summary			
2020 Population	34,402	183,604	425,054
2022 Population Estimate	35,977	189,428	438,619
2027 Population Projection	35,412	185,332	429,066
Annual % Change (2022 - 2027)	-0.3%	-0.4%	-0.4%
Housing Unit Summary			
2020 Housing Units	15,606	79,202	185,682
% Owner Occupied	39.2%	51.8%	49.5%
% Renter Occupied	49.7%	39.1%	41.5%
2022 Housing Units	17,007	81,797	190,500
% Owner Occupied	43.5%	52.0%	50.0%
% Renter Occupied	44.9%	40.5%	43.0%
2027 Housing Units	16,939	81,886	190,948
% Owner Occupied	44.7%	52.2%	50.2%
% Renter Occupied	43.1%	38.7%	41.2%
Annual % Change (2022 - 2027)	-0.1%	0.0%	0.0%
Income Summary			
2022 Median Household Income Estimate	\$85,144	\$86,720	\$80,407
2027 Median Household Income Projection	\$105,896	\$107,173	\$100,991
Annual % Change	4.5%	4.3%	4.7%
2022 Per Capita Income Estimate	\$57,515	\$54,690	\$50,780
2027 Per Capita Income Projection	\$68,373	\$64,484	\$60,046
Annual % Change	3.5%	3.4%	3.4%

Source: ESRI (ArcGIS)

(Lat: 42.046246, Lon: -87.687084)

Within a three-mile radius, the reported population is 189,428 with a projected growth rate of approximately -0.4% annually. There are 81,797 housing units within that three-mile radius. The growth rate is expected to be 0.0% annually. Most of the housing is owner-occupied. Our research indicates that property values in the area are stable.

Within a three-mile radius, the median household income is \$86,720. Looking ahead, annual household income growth is projected at 4.3% per year. The average income figures suggest that the inhabitants are within the middle income brackets.

Nuisances & External Obsolescence

Neighborhood properties have adequate levels of maintenance; however, the client's main contention is the Margarita Inn's current use as a homeless residence results in an acute level of nuisance.

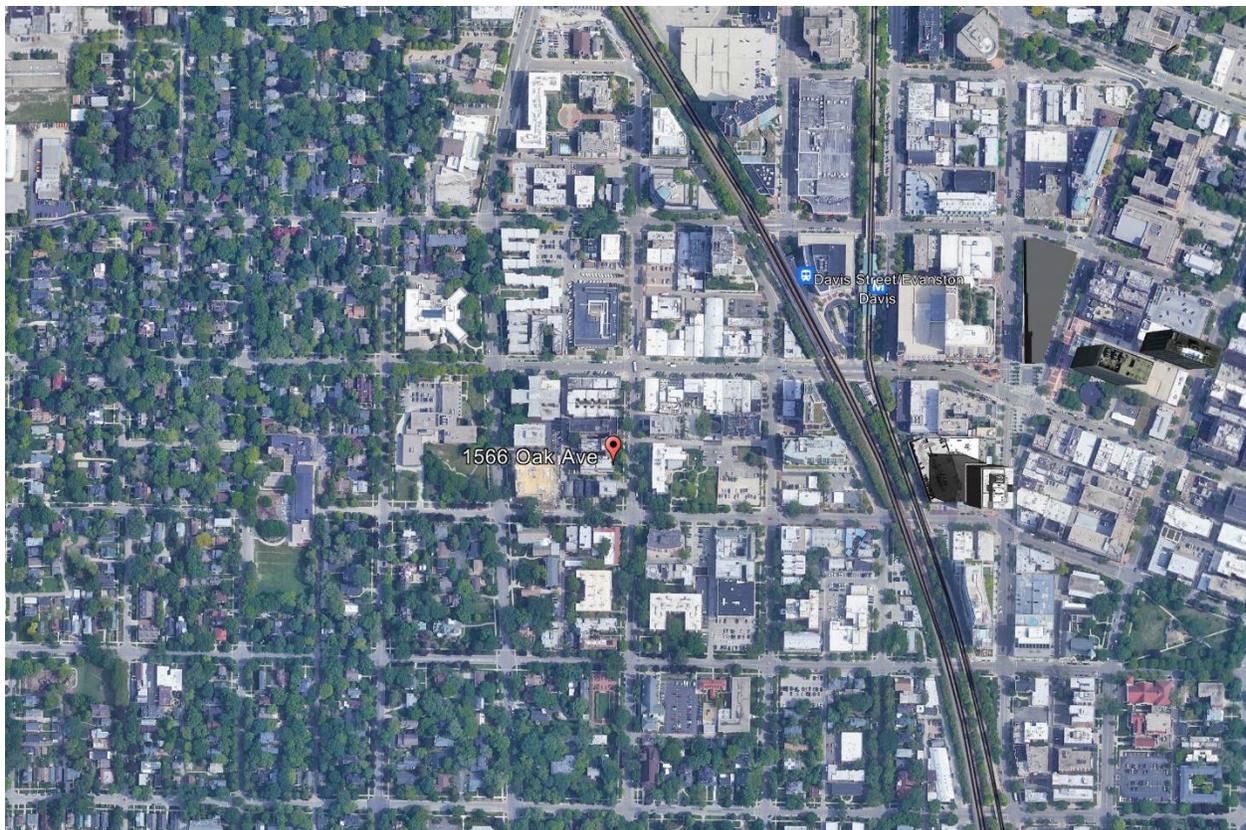
Neighborhood Life Cycle

Most neighborhoods are classified as being in one of four stages: **growth, stability, decline, or renewal**. Overall, the target neighborhood is in the stability stage of its life cycle.

Immediate Area Uses

The below aerial photo exhibits the uses located in the target's immediate vicinity.

IMMEDIATE AREA USES



The current zoning classification contains certain restrictions regarding permitted uses; minimum lot size; yard setbacks; maximum building area; maximum building height; parking; etc. Improvements on the site would need to either 1) meet these zoning requirements, 2) be granted a variance by the local zoning authority for areas that do not conform, or 3) be considered a legal non-conforming use due to the improvements having been built prior to the establishment of the local zoning guidelines. North along Ridge Avenue is small businesses, government buildings, fast food, apartments, and schools. These may include Roycemore School, Northwestern Alumni Association, United States Postal Service, YMCA, Womenscare Counseling, Kingdom Plumbing, Chicken Shack, Hecky's Barbecue, The Reserve Apartments, Ovo Frito Café, and Northwestern University Management Facilities. East of the target provides fast food, hotels, retail shops, and grocery stores. Target, Whole Foods,

Bennison's Bakery, Five Dime, Joy Yee Noodle, Prairie Moon, Chipotle, Hyatt House, and Holiday Inn all rest along Davis Street. South of the target consists of mainly Single-Family Residential developments. To the west along Lake Street is Evanston Township High School and many retail stores, restaurants, and Industrial land uses. The stores, restaurants, and industrial land uses are located Along Dodge Avenue running in the north/south direction. McDonalds, Burger King, i-Storage, U-Haul, Goodwill, Dollar Tree, AutoZone, and Lake Line Industries can be found southwest of the target along Dodge Avenue.

Analysis and Conclusions

The target neighborhood is a developed urban community which exhibits great access to local traffic linkages. Moreover, local demographics indicate a loosely defined but stable population with above average income levels at the metropolitan and statewide averages. Given the surrounding population figures and access, the target neighborhood should remain a viable commercial area for the foreseeable future.

Improvements Description

The target was constructed in 1927 as The Margarita Club for Working Women. Originally, the building served as a hotel/ apartment house for young businesswomen needing proper housing. In the 1960's, the Property was operated as a Single Room Occupancy facility for weekly rental. In 1974, the Zoning Board of Appeals approved a Special Use for a Rooming House and restaurant on the first floor. The Special Use permitted up to sixty-three roomers. It was converted to a hotel in 1989 and in 2013 was renovated to include ensuite bathrooms. Currently, the Margarita Inn has 46 rooms with a capacity of up to 70 participants.

Target Photographs



Target Front



View of public thoroughfare from target property



View of public thoroughfare from target property

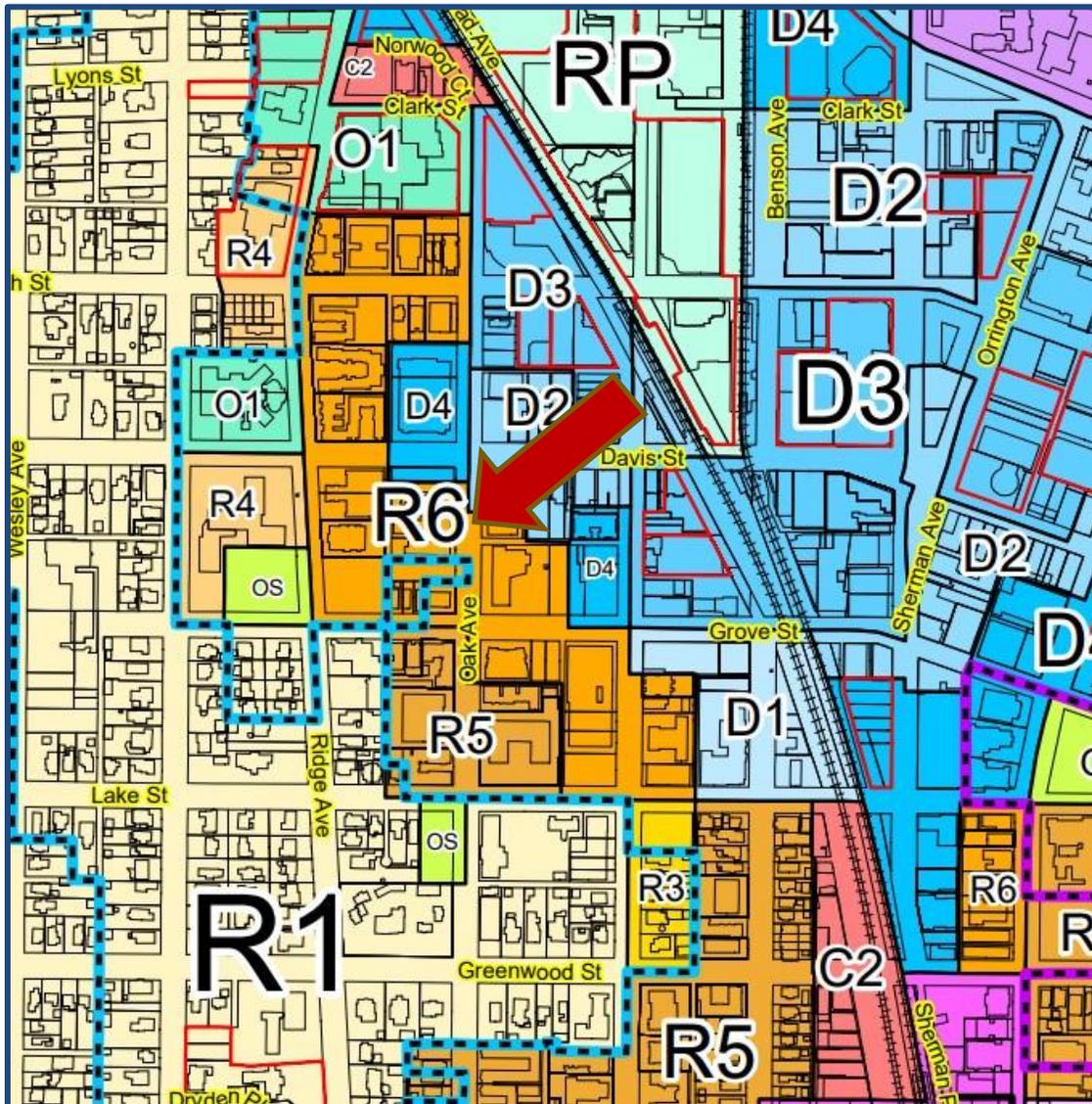
Tab 1. Observations and Conclusions of Target Property Zoning Designation

Observations: The Margarita Inn is within zone R-6; General Residential District. This district is composed of primarily apartments, condos, coops, a museum, and shares a large border with a D-4; Downtown Transition District. It borders D-4 to the east, O-1; Office District to the North, a small O-S; Open Space District to the West, and a similar R-5; General Residential District to the south. It should be noted that D-4 does not permit, even as a special use, either rooming house or transitional shelter special uses.

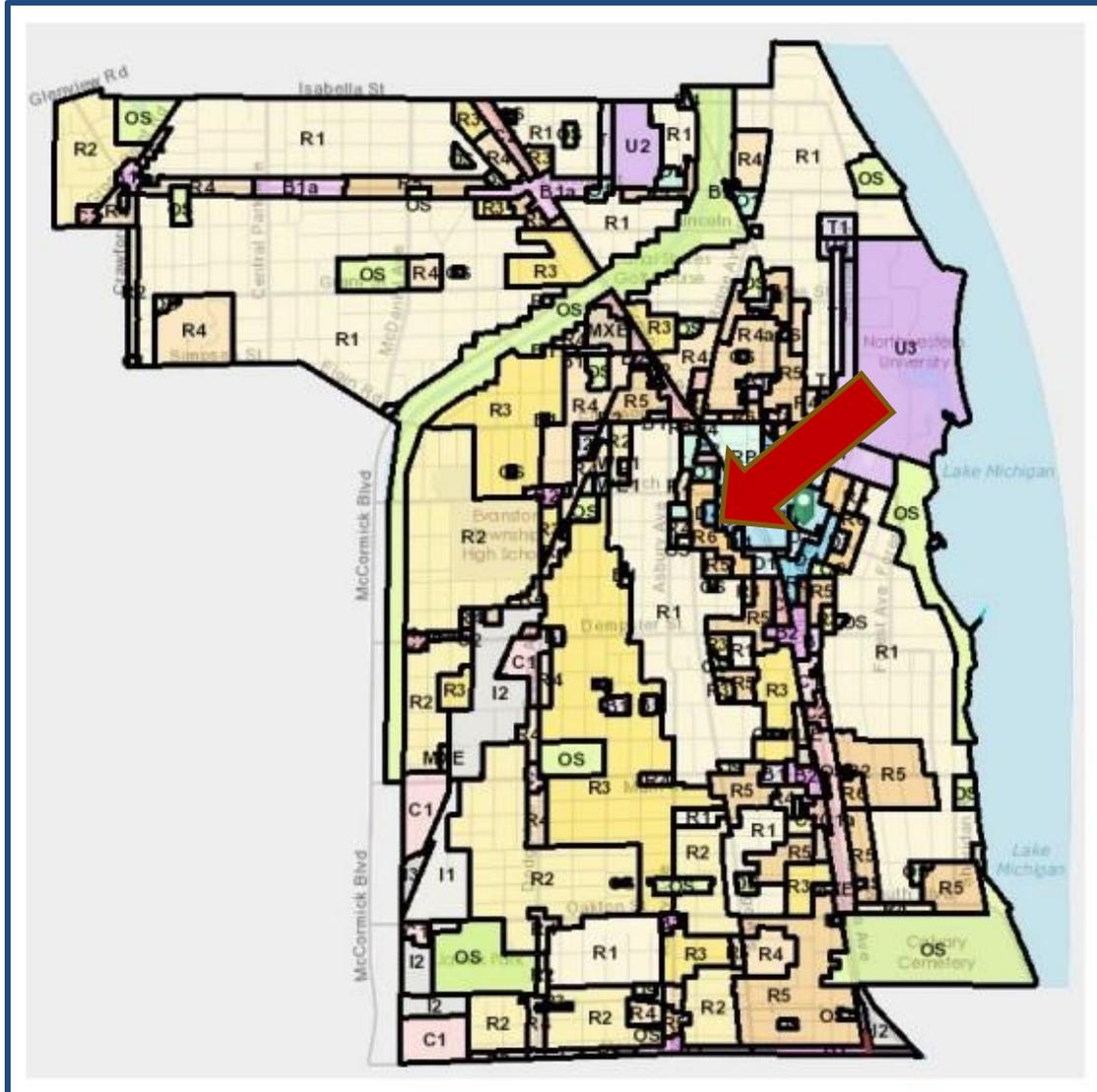
Conclusions: The current use of the Margarita Inn is not consistent with the immediate uses (e.g., apartments, condos, a museum, and the possible future hotel). It is too close to the D-4 zoning, where neither rooming house nor transitional shelter are applicable. A review of the most current comprehensive plan published on March 27, 2023, shows no variance in zoning from the official, up to date zoning map. **Current use of Margarita Inn is inconsistent with surrounding uses as well as inconsistent with the comprehensive plan.**

Observations and Conclusions of Target Property Zoning Designation

CITY OF EVANSTON ZONING MAP



MARCH 2023 COMPREHENSIVE PLAN ZONING MAP



The zoning maps above show the target located in the R-6 General Residential District. The R6 general residential district is intended to provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.

The Margarita Inn vicinity is comprised of zoning areas R-5 General Residential District, R-1 Single Family Residential District and D-4 Downtown Transition District. A summary of each of these designations is as follows:

R1 Single-Family Residential District

To provide for single-family development at the lowest density within the city and to preserve the present physical character of that area while providing for infill development.

D4 Downtown Transition District

Provide business infill development and redevelopment in downtown Evanston. Massing and scale of structures should reflect established uses and provide suitable transition between downtown and neighboring areas. The district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D4 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston".

R5 General Residential District

Provide for the infill development of mix of multi-family residential structures at a medium density, including townhouses, two-family dwellings, three-story walk-ups and courtyard apartment buildings that characterize the traditional multiple-family housing development found in this district.

The target property is currently operated by Connections for the Homeless and is designated by the Evanston Land Use Commission as a "rooming house" (this designation is uncertain and up for debate), housing and providing various types of assistance to homeless individuals. We present the additional standards by the Evanston Zoning department, a list of special uses per the R-6 zoning designation, the target's location and designation per the Evanston zoning map, and the zoning map legend.

6-3-5-11. - ADDITIONAL STANDARDS FOR A SPECIAL USE FOR TRANSITIONAL SHELTERS:

- (A) Based on evidence presented by the applicant, and any other evidence, the Land Use Commission may find that: 1) there exists a public need in Evanston for a transitional shelter at a given location; and 2) the property line for the proposed transitional shelter is not within one thousand (1,000) feet of the property line of an existing transitional shelter. The Land Use Commission shall determine the minimum number of beds which the applicant is to provide as a preference for those with a relationship to Evanston based on prior residence or employment in Evanston.
- (B) Unless otherwise restricted by the special use permit, such restrictions, based upon the Land Use Commission's determination of public need and other special use standards, the maximum number of occupants permitted to remain in any such shelter shall be determined by the applicable requirements of the adopted building code, but in no case shall exceed thirty (30) occupants (subject to requirements set forth in Subsection (A) of this Section).
- (C) In conjunction with the special use authorizing a transitional shelter, the owner or operator of a transitional shelter shall be required to obtain a license for the operation of a transitional shelter from the health and human services department of the City. The license shall be granted for a period of one (1) year commencing on the date of issuance. Thereafter, the license may be renewed for a one (1) year period subject to a review and determination by the health and human services department.

(Ord. No. 43-O-93; Ord. No. 52-O-22, § 15, 6-27-2022)

The following is a summary of permitted and special uses allowable under the current R-6 zoning designation:

PERMITTED AND SPECIAL USES

	R4	R4a	R5	R6
Apartment hotel				S
Assisted or independent living facility	S	S	S	S
Bed and breakfast establishments*	S	S	S	S
Cemetery	S	S		
Child residential care home	S	S	S	S
Community Center- public	S	S	S	S
Congregate housing	S	S	S	S
Cultural facility	S	S	S	S
Daycare home- adult or child*	P	P	P	P
Daycare center-adult or child*	S	S	S	S
Dwellings- Single-family detached	P	P	P	P
Dwellings- Single-family attached, Two & Multiple family	P		P	P
Dwellings – Increase to legally established number*		S		
Educational institution- private	S	S	S	S
Educational institution-public	P	P	P	P
Home occupation*	P	P	P	P
Independent Living Facility	S	S	S	
Long-term care facility	S	S	S	S
Membership organizations	S	S	S	S
Office*	S	S	S	S
Park or playground	P	P	P	P
Planned development*	S	S	S	S
Public utility	S	S	S	S
Recreation center-public	S	S	S	S
Religious institution	S	S	S	S
Residential care home -- Category I & II*	P	P	P	P
Retirement community / home / hotel	S	S	S	S
Rooming house	S	S	S	S
Shelter for abused persons	P	P	P	P
Shelter care home	S	S	S	S
	R4	R4a	R5	R6

ZONING LEGEND



This impact study concludes that the current use of Margarita Inn is inconsistent with surrounding uses as well as inconsistent with the March 2023 comprehensive plan.

Tab 2. Real Estate Value Impact

Methodology:

A study was conducted on the value of single-family residential real estate (attached or detached), using “control” groups outside the area of influence of Margarita Inn, AND within the area of influence of Margarita Inn known as the “target” group. Additionally, we will perform a study on the value of single-family residential real estate using “control” groups outside the area of influence of similar shelter-homeless service providing properties and “target” groups within the area of influence of shelter-homeless service providing properties. These properties are determined to have similar characteristics to Margarita Inn which include transience and increased instances of crime as reported by law enforcement thus negatively impacting the health, safety, and well-being (morals, general welfare etc.) of the public.

Conclusion:

The average rate of appreciation for residential real estate properties within the immediate vicinity of the Margarita Inn declined significantly in the 12-month period commencing with the start of Connections for the Homeless operations at the Margarita Inn location. Moreso, as of March 2023, said property values decreased even more significantly when compared to average sale prices within the immediate vicinity from March 2018, 5 years prior. Conversely, residential real estate values increased markedly outside this immediate vicinity, consistent with other neighborhoods without the presence of homeless shelters.

Effect on Single-Family Housing (Attached) with Presence of Homeless Care/Shelter Facilities

Our target area is the vicinity of the Margarita Inn located at 1566 Oak Avenue in Evanston, Cook County, Illinois.

Our assignment is to estimate the effect (if any) on values of residential real estate properties with the vicinity of the Margarita Inn, currently utilized as a residence for homeless individuals and managed/operated by Connections for the Homeless.

Measurement of value differential as the result of deleterious use, if any, will be the focal point of the analysis. This will be developed by way of the Target and Control areas methodology applied to the vicinity of Margarita Inn and comparable locations throughout Evanston, Illinois.

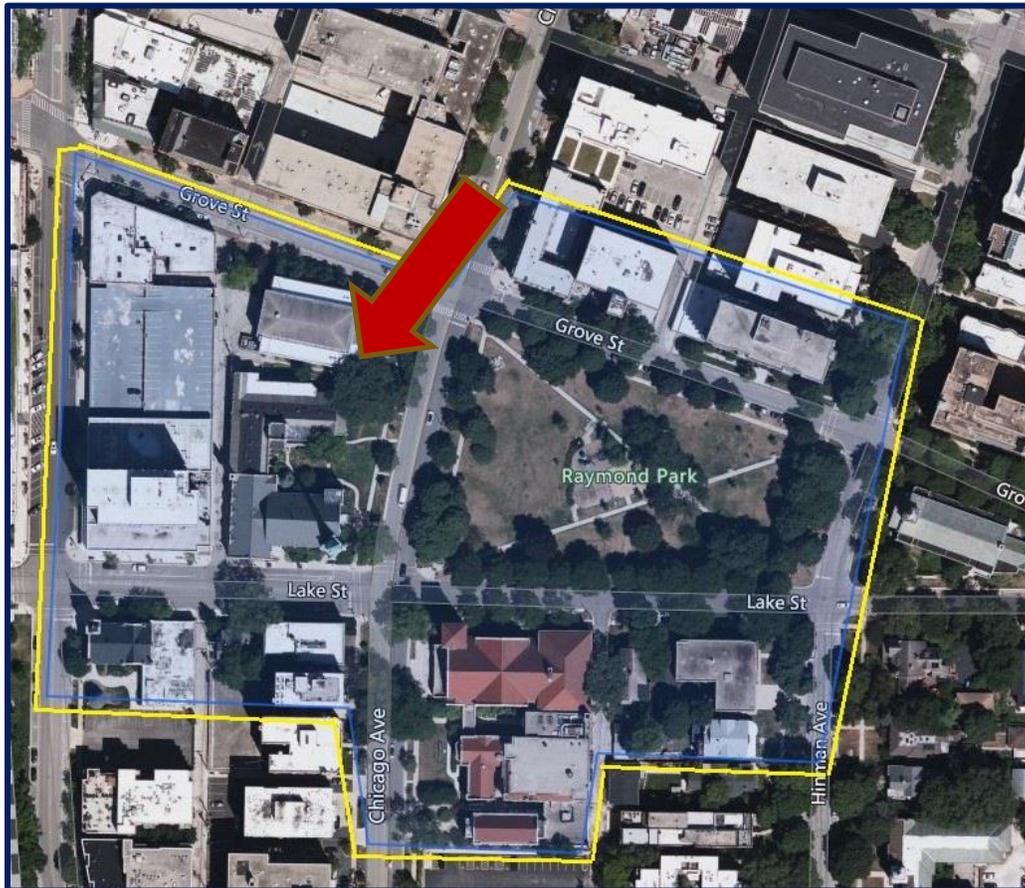
An analysis of crime statistics will also be analyzed; the nature of the Margarita Inn has resulted in increased reports of crime, where the physical address of this property is the response location as documented by the Evanston Police Department. Several incident reports are attached to the addenda of this report in connection with the Margarita Inn.

A study was conducted on the value of single-family residential real estate (attached or detached), using "control" groups outside the area of influence of Margarita Inn, AND within the area of influence of Margarita Inn known as the "target" group. Additionally, we will perform a study on the value of single-family residential real estate using "control" groups outside the area of influence of similar shelter-homeless service providing properties and "target" groups within the area of influence of shelter-homeless service providing properties. These properties are determined to have similar characteristics to Margarita Inn which include transience and increased instances of crime as reported by law enforcement thus negatively impacting the health, safety, and well-being (morals, general welfare etc.) of the public.

The Margarita Inn property commence with its current homeless facility use in March of 2020. As such, our Target/Control analysis considers a 5-year period, starting in March of 2018 and ending in March of 2023. This effectively brackets the commencement date of March 2020, and thus exhibits market activity for single-family transfers.

For all comparisons within this report, both Target and Control areas would be considered for occupancy by typical single-family purchasers and sellers as similar in terms of local amenities offered, proximity to transportation linkages, places of employment, and other household considerations. The control areas were chosen because they are remote from the target property being analyzed.

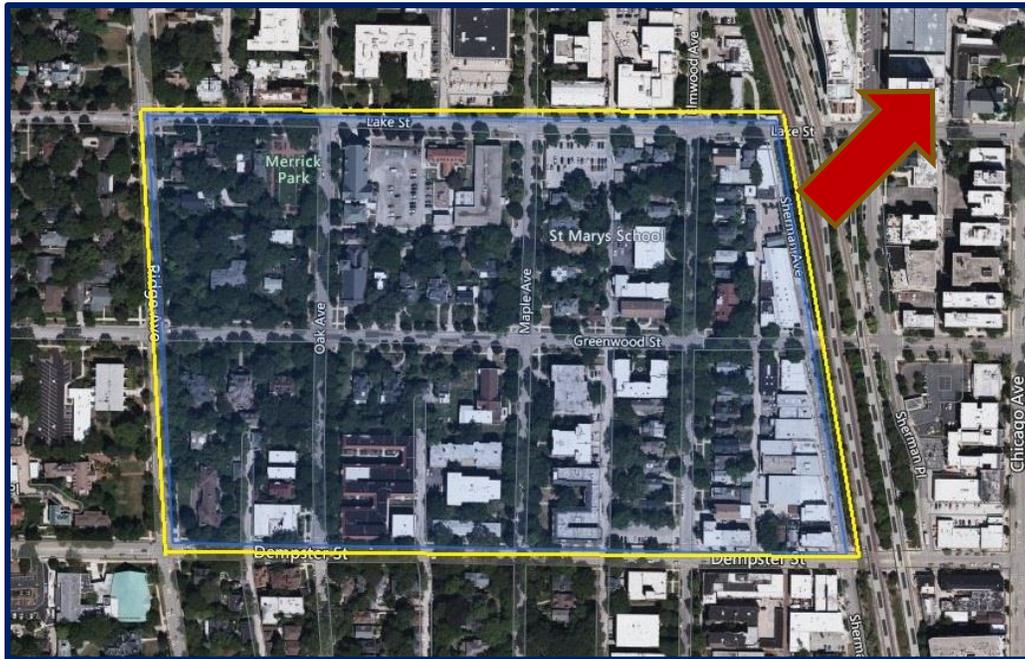
Hilda's Place Vicinity Target Area



This location is Connections for the Homeless headquarters in Evanston (A.K.A Hilda's Place) and provides services such as overnight shelter assistance, (food, showers, clothing, laundry etc.) as well long term and short-term housing assistance in addition to resources for job loss, medical emergencies, and legal assistance resources

The Hilda's Place Target area is that area which may be directly impacted as the result of the nature of the occupants at 607 Lake Street in Evanston (designated by the red arrow). It bounded by Grove Street and a marked area representing buildings directly affected by Hilda's Place to the north along Grove Street, buildings fronting both Lake Street and Chicago Avenue to the south, Hinman Avenue to the east and Sherman Avenue to the west.

Hilda's Place Vicinity Control Area



The Hilda's Place Control area is a nearby, densely developed area with residential and commercial development west and south of the Target Area. It is bounded by Lake Street to the north, Dempster Street to the south, Sherman Avenue and the elevated train tracks to the east, and Ridge Avenue to the west. The red arrow designates Hilda's place.

Target and Control Analysis

The results of all single-family sales (attached condominiums and/or townhomes) within both Target and Control areas are summarized as follows, as well as the average 30-year fixed mortgage rate for residential loans:

Hilda's Place Vicinity Year I 2018-2019						Hilda's Place Vicinity Year II 2019-2020					
TARGET AREA			CONTROL AREA			TARGET AREA			CONTROL AREA		
# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	Avg. 30-Year Mtg. Interest Rate	# of Sales Control	Simple Avg. Sale Price Control	Simple Avg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
					4.54%						
1 Bed	5	\$79,560	\$100,880	N.A.	N.A.	2	\$142,000	\$159,450	N.A.	N.A.	N.A.
2 Bed	7	\$126,571	\$137,628	N.A.	N.A.	5	\$371,520	\$379,600	N.A.	N.A.	N.A.
3 Bed	3	\$393,333	\$426,333	N.A.	N.A.	1	\$322,500	\$339,000	N.A.	N.A.	N.A.
Average	-	\$199,822	\$221,614			-	\$278,673	\$292,683			
					3.94%						
1 Bed	3	\$87,333	\$112,333	9.77%	9.77%	2	\$177,200	\$180,000	24.79%	24.79%	
2 Bed	6	\$155,133	\$159,933	22.57%	22.57%	3	\$317,667	\$266,333	-14.50%	-14.50%	
3 Bed	3	\$315,667	\$323,167	-19.75%	-19.75%	2	\$657,500	\$670,000	103.88%	103.88%	
Average	-	\$186,044	\$198,478	4.20%	4.20%	-	\$384,122	\$372,111	38.06%	38.06%	
					3.10%						
1 Bed	1	\$93,500	\$115,500	7.06%	17.52%	2	\$190,550	\$197,450	7.53%	34.19%	
2 Bed	10	\$172,500	\$178,680	11.19%	36.29%	1	\$269,833	\$289,333	-15.06%	-27.37%	
3 Bed	8	\$294,288	\$295,031	-6.77%	-25.18%	3	\$336,000	\$337,000	-48.90%	4.19%	
Average	-	\$186,763	\$196,404	3.83%	9.54%	-	\$265,461	\$274,594	-18.81%	3.67%	-
					2.96%						
1 Bed	1	\$80,000	\$95,000	-14.44%	0.55%	2	\$177,500	\$179,500	-6.85%	25.00%	
2 Bed	14	\$183,185	\$195,979	6.19%	44.73%	7	\$310,818	\$334,700	15.19%	-16.34%	
3 Bed	9	\$255,711	\$281,189	-13.11%	-34.99%	3	\$330,500	\$375,000	-1.64%	2.48%	
Average	-	\$172,965	\$190,722	-7.12%	3.43%	-	\$272,939	\$296,400	2.23%	3.71%	
					5.34%						
1 Bed	6	\$130,000	\$129,933	62.50%	63.40%	3	\$191,000	\$191,333	7.61%	34.51%	
2 Bed	0	\$0	\$0	N.A.	N.A.	7	\$411,250	\$418,000	32.31%	10.69%	
3 Bed	8	\$278,875	\$288,925	9.06%	-29.10%	1	\$609,800	\$606,200	84.51%	89.09%	
Average	-	\$204,438	\$209,429	35.78%	17.15%	-	\$404,017	\$405,178	41.48%	44.76%	

For 2018-2019 (March to March), the Target area averaged an overall sale price average of **\$199,822** with 15 units sold (1-, 2- and 3-bedroom attached units specifically). The Control area averaged a **\$278,673** sale price within the same period, with 8 total sales reported.

For March 2019-2020, the Target area averaged an overall sale price of **\$186,044** with 12 units sold. The Control area reported 7 sales with an average sale price of **\$384,122** for this period. While the Target area sale prices increased at an average of **4.20%** year over year, the Control area average reported sale price increases averaging **38.06%** in the same period.

For March 2020-2021, 19 residential sales occurred within the Target area, averaging **\$186,763**. Within the Control area, 6 sales occurred, averaging **\$245,461**. Overall sale prices decreased year over year, averaging an **-18.81%** change for the Control area, compared to an average increase of **3.83%** year over year change for the Target area. When comparing this time frame to Year 1 (2018-2019), sale prices in the Target area increased **9.54%**, while the Control area reported a 3.67% increase.

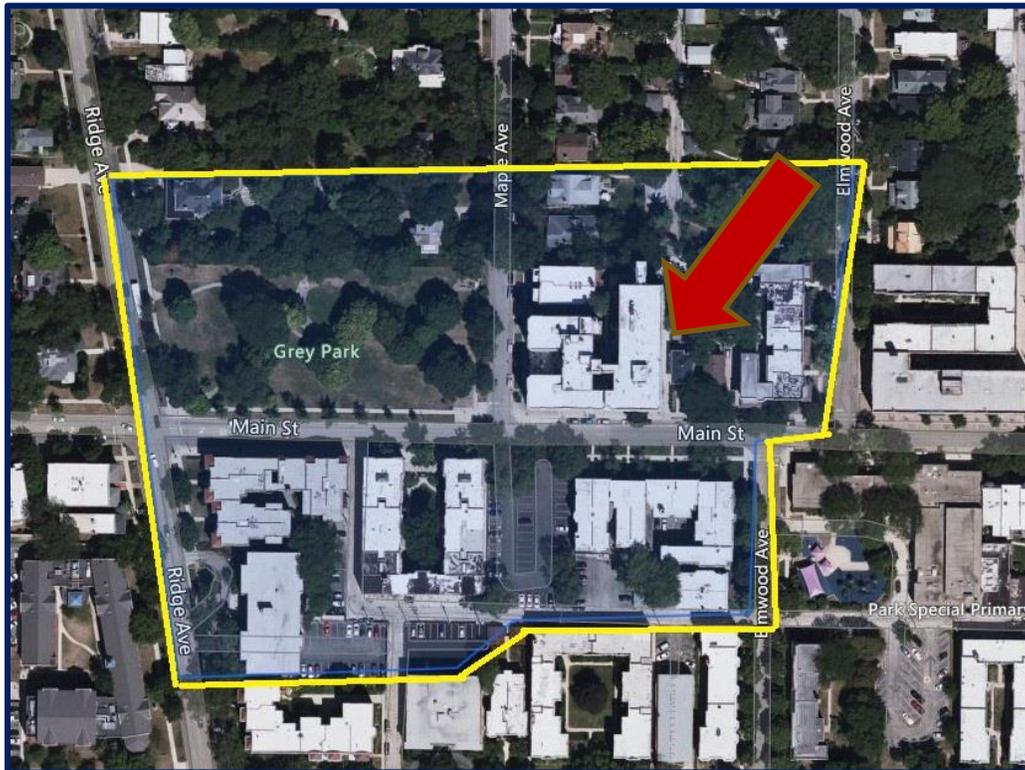
For March 2021-2022, the Target area averaged an overall sale price of **\$172,965** with 24 sales reported. This represented a **-7.12%** average sale price decrease year over year, and a 3.43% increase when comparing Year 1 figures. The Control area reported 12 sales with a simple average of **\$272,939** in sale prices, representing a **2.23%** increase year over year and a **3.71%** average increase when compared to Year 1 figures.

For March 2022-2023, Target area average sale price was reported at an average of **\$204,438** with 14 sales. This resulted in a **35.78%** increase in the year over year figure, and a **17.15%** increase when comparing the Year 1 figures. At the same time, sales within the Control area reported an average sale price of **\$404,017**, representing a **41.18%** increase in prices year over year, and a **44.76%** increase when compared to Year 1 sale figures. These large increases are attributable partly due to larger, highly updated, and remodeled product available within the Control area located at 1416 Maple Avenue, which is a registered landmark, historic building.

Target and Control Analysis for Hilda's Place Summary

As evidenced by this analysis, housing prices within the target vicinity around Hilda's per the demarcations specified in the target map increased less than the control vicinity in year over year simple average change, as well as when comparing the most recent 2022-2023 figures to the Year 1 figures of 2018-2019.

Albany Care Vicinity and Target Area



This location is Albany Care in Evanston and provides a 24-hour, 7 day a week crisis intervention, offering mental health assistance, medication management and nutrition/dietary management to homeless individuals and families.

The Albany Care Target area is that area which may be directly impacted as the result of the transient nature of the occupants at 901 Maple Street in Evanston (designated by the red arrow). It bounded by residential development to the north of Hilda's Place, fronting Maple, Ridge and Elwood Avenues, buildings fronting Main Street to the south, Elmwood Avenue to the east, and Ridge Avenue to the west.

Albany Care Vicinity Control Area



The Albany Care Control area is a nearby, densely developed area with residential and commercial development south of the Target Area. It bounded by Lake Street to the north, Dempster Street to the south, Sherman Avenue and the elevated train tracks to the east, and Ridge Avenue to the west. Albany Care is designated by the red arrow.

Target and Control Analysis

The results of all single-family sales (attached condominiums and/or townhomes) within both Target and Control areas are summarized as follows, as well as the average 30-year fixed mortgage rate for residential loans:

Albany Care Vicinity Year I 2018-2019		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	0	\$0	\$0	N.A.	N.A.	1	\$141,500	\$147,000	N.A.	N.A.	N.A.
2 Bed	3	\$201,500	\$206,333	N.A.	N.A.	5	\$178,375	\$183,500	N.A.	N.A.	N.A.
3 Bed	3	\$242,833	\$249,667	N.A.	N.A.	2	\$450,000	\$425,000	N.A.	N.A.	N.A.
Average	-	\$222,167	\$228,000	-	-	-	\$256,625	\$251,833	-	-	4.54%
<hr/>											
Albany Care Vicinity Year II 2019-2020		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	0	\$0	\$0	N.A.	N.A.	0	\$0	\$0	N.A.	N.A.	3.94%
2 Bed	2	\$322,000	\$334,500	59.80%	59.80%	11	\$170,050	\$194,290	-4.67%	-4.67%	
3 Bed	0	\$0	\$0	N.A.	N.A.	1	\$258,000	\$262,000	-42.67%	-42.67%	
Average	-	\$322,000	\$334,500	59.80%	59.80%	-	\$214,025	\$228,145	-23.67%	-23.67%	-
<hr/>											
Albany Care Vicinity Year III 2020-2021		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	1	\$122,500	\$0	N.A.	N.A.	0	\$0	\$0	N.A.	N.A.	3.10%
2 Bed	1	\$250,000	\$259,900	-22.36%	24.07%	6	\$189,818	\$197,445	11.62%	6.42%	
3 Bed	3	\$336,833	\$350,000	N.A.	38.71%	1	\$258,000	\$262,000	0.00%	-42.67%	
Average	-	\$236,444	\$203,300	-22.36%	31.39%	-	\$223,909	\$229,723	11.62%	-18.13%	-
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Albany Care Vicinity Year IV 2021-2022		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	0	\$0	\$0	N.A.	N.A.	1	\$165,000	\$309,000	N.A.	16.61%	
2 Bed	1	\$249,999	\$249,999	0.00%	24.07%	6	\$157,738	\$314,666	-16.90%	-11.57%	
3 Bed	3	\$327,167	\$334,333	N.A.	N.A.	0	\$0	\$0	N.A.	N.A.	
Average	-	\$288,583	\$292,166	0.00%	24.07%	-	\$161,369	\$311,833	-16.90%	2.52%	-
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Albany Care Vicinity Year V 2022-2023		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	2	\$106,000	\$124,500	N.A.	N.A.	1	\$125,500	\$120,000	-23.94%	-11.31%	
2 Bed	2	\$251,500	\$251,950	0.60%	24.81%	5	\$216,200	\$221,980	37.06%	21.21%	
3 Bed	3	\$246,167	\$258,667	-24.76%	1.37%	2	\$340,833	\$299,000	N.A.	-24.26%	
Average	-	\$201,222	\$211,706	-12.08%	13.09%	-	\$227,511	\$213,660	6.56%	-4.79%	-

For 2018-2019 (March to March), the Target area averaged an overall sale price average of **\$222,167** with 6 units sold (2- and 3-bedrooms specifically). The Control area averaged a **\$256,625** sale price within the same period, with 8 total sales reported.

For March 2019-2020, the Target area averaged an overall sale price of **\$322,000** with 7 units sold. The Control area reported 12 sales with an average sale price of **\$214,025** for this period. While the Target area sale prices increased at an average of **59.80%** year over year (attributable to only 2 sales), the Control area average decreased by **-23.67%** in the same period.

For March 2020-2021, 5 residential sales occurred within the Target area, averaging **\$236,444**. Within the Control area, 7 such sales occurred, averaging **\$223,909**. Overall sale prices decreased year over year, averaging an **-22.36%** change for the Control area, compared to an average increase of **11.62%** year over year change for the Target area. When comparing this time frame to Year 1 (2018-2019), sale prices in the Target area increased **31.39%**, while the Control area reported a **-18.13%** increase.

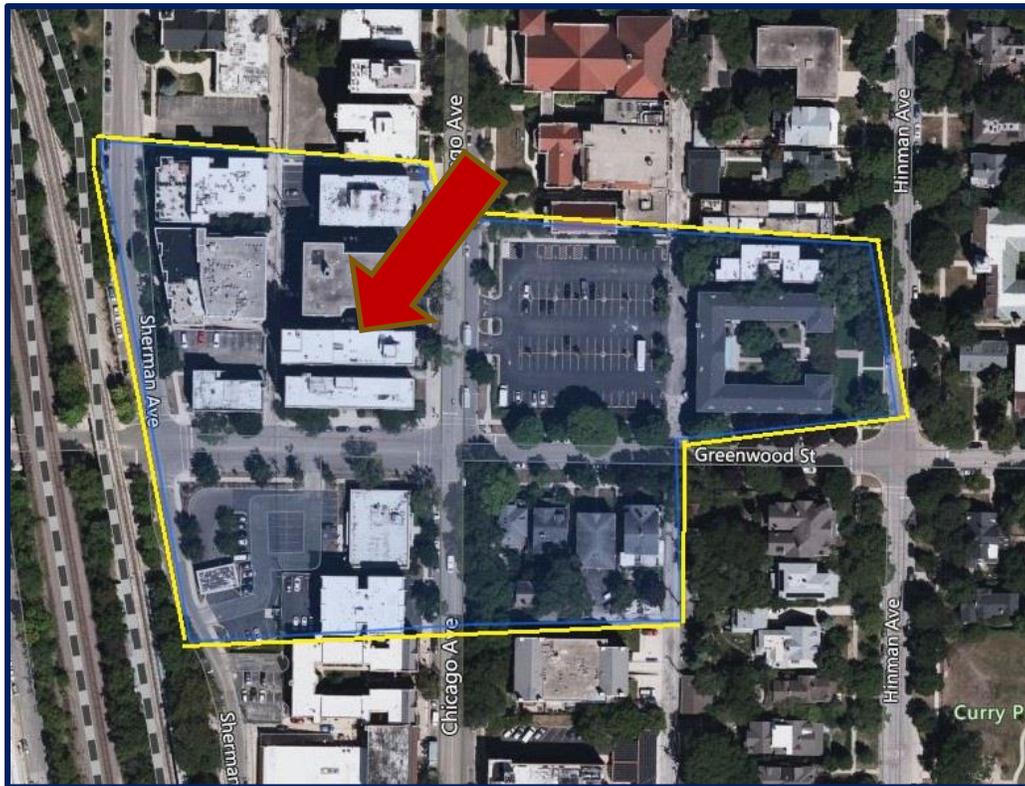
For March 2021-2022, the Target area averaged an overall sale price of **\$288,583** with 4 sales reported. This represented no average sale price change year over year for the 1 such sale, and a **24.07%** increase when comparing Year 1 figures. The Control area reported 7 sales with an average **\$161,369** in sale price, representing a **-16.90%** decrease year over year and an **2.52%** average increase when compared to Year 1 figures.

For March 2022-2023, Target area average sale price was reported at an average of **\$201,222** with 7 sales. This resulted in a **-12.08%** decrease in the year over year figure, and a **13.09%** increase when comparing the Year 1 figures. At the same time, sales within the Control area reported an average sale price of **\$227,511**, representing a **6.56%** increase in prices year over year, and a **-4.79%** decrease when compared to Year 1 sale figures.

Target and Control Analysis for Albany Care Summary

As evidenced by this analysis, the target vicinity around Albany Care, per the demarcations specified in the target map, resulted in a simple average decrease year over year of -12.08%, compared to the control vicinity's increase of 6.56%. The Year 1 comparison (2018-2019) to year 2022-2023 revealed an increase of 13.09% overall in the subject's target area, compared to a decrease overall of -4.79% for the control area.

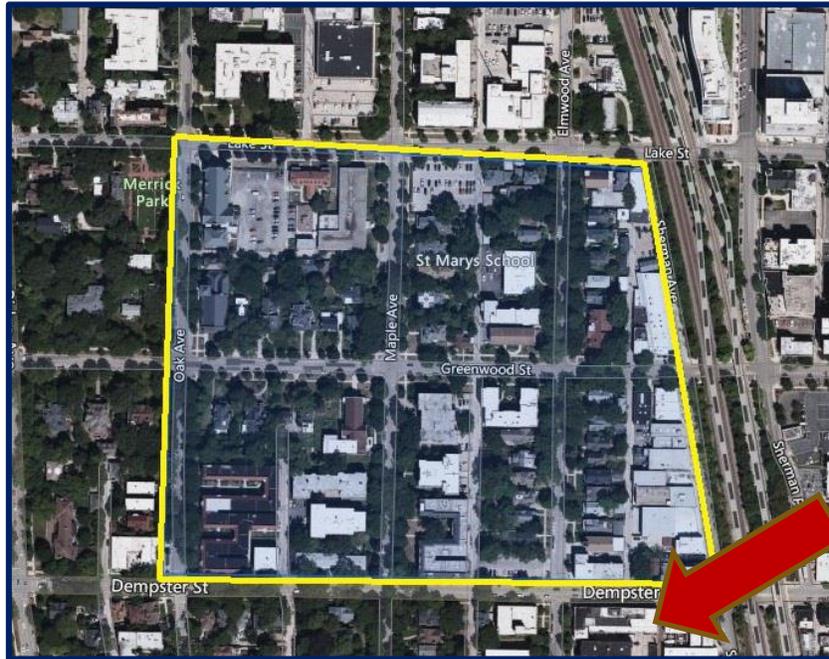
3.Greenwood Care Vicinity Target Area



This location is Greenwood Care in Evanston and provides mental health management, nursing services, dietary and nutrition management and a job finding assistance program.

The Greenwood Care Target area is that area which may be directly impacted as the result of the transient nature of the occupants at 1406 Chicago Street in Evanston (designated by the red arrow). It bounded by buildings fronting Chicago, Sherman and Hinman Avenues to the north, buildings Sherman and Chicago Avenues to the south, Hinman Avenue to the east, and Sherman Avenue to the west.

Greenwood Care Vicinity Control Area



The Greenwood Care Control area is a nearby, densely developed area with residential and commercial development north of the Target Area. It is bounded by Lake Street to the north, Dempster Street to the south, Sherman Avenue and the elevated train tracks to the east, and Oak Avenue to the west. Greenwood Care is designated by the red arrow.

Target and Control Analysis

The results of all single-family sales (attached condominiums and/or townhomes) within both Target and Control areas are summarized as follows, as well as the average 30-year fixed mortgage rate for residential loans:

Greenwood Care Vicinity Year I 2018-2019		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	5	\$97,375	\$119,000	N.A.	N.A.	2	\$142,000	\$154,000	N.A.	N.A.	4.54%
2 Bed	15	\$211,233	\$224,587	N.A.	N.A.	6	\$371,520	\$313,667	N.A.	N.A.	N.A.
3 Bed	1	\$250,000	\$262,415	N.A.	N.A.	1	\$322,500	\$410,000	N.A.	N.A.	N.A.
Average	-	\$154,304	\$171,794			-	\$278,673	\$292,555			
Greenwood Care Vicinity Year II 2019-2020		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	2	\$91,000	\$123,533	-6.55%	-6.55%	2	\$177,200	\$184,025	24.79%	24.79%	3.94%
2 Bed	10	\$273,420	\$276,514	29.44%	29.44%	3	\$317,667	\$319,167	-14.50%	-14.50%	N.A.
3 Bed	2	\$221,200	\$226,217	-11.52%	-11.52%	2	\$657,500	\$751,240	103.88%	103.88%	N.A.
Average	-	\$195,207	\$200,024	3.79%	3.79%	-	\$487,583	\$418,144	38.06%	38.06%	
Greenwood Care Vicinity Year III 2020-2021		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	0	\$0	\$0	N.A.	N.A.	2	\$190,550	\$201,500	7.53%	34.19%	3.10%
2 Bed	5	\$234,031	\$235,104	-14.41%	10.79%	3	\$269,850	\$265,412	-15.05%	-27.37%	
3 Bed	6	\$332,972	\$297,680	50.53%	33.19%	2	\$336,000	\$339,547	-48.90%	4.19%	
Average	-	\$283,502	\$266,392	18.06%	21.99%	-	\$265,467	\$268,820	-18.81%	3.67%	
Greenwood Care Vicinity Year IV 2021-2022		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	1	\$198,000	\$171,200	N.A.	103.34%	1	\$170,000	\$171,200	-10.78%	19.72%	2.96%
2 Bed	12	\$219,533	\$285,238	-6.19%	3.93%	12	\$309,500	\$312,024	14.69%	-16.69%	
3 Bed	3	\$270,833	\$334,257	-18.66%	8.33%	1	\$330,500	\$334,127	-1.64%	2.48%	
Average	-	\$229,456	\$263,565	-12.43%	38.53%	-	\$270,000	\$272,450	0.76%	1.84%	
Greenwood Care Vicinity Year V 2022-2023		TARGET AREA				CONTROL AREA					
	# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target	# of Sales Control	Simple Avg. Sale Price Control	SimpleAvg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
1 Bed	2	\$142,500	\$105,000	-28.03%	46.34%	3	\$191,000	\$192,201	12.35%	34.51%	5.34%
2 Bed	5	\$227,200	\$144,967	3.49%	7.56%	4	\$411,250	\$415,201	32.88%	10.69%	
3 Bed	6	\$295,500	\$301,247	9.11%	18.20%	5	\$609,800	\$621,047	84.51%	89.09%	
Average	-	\$221,733	\$183,738	-5.14%	24.03%	-	\$404,017	\$409,483	43.25%	44.76%	

For 2018-2019 (March to March), the Target area averaged an overall sale price average of **\$154,304** with 21 units sold (1-, 2- and 3-bedrooms specifically). The Control area averaged a **\$278,673** sale price within the same period, with 9 total sales reported.

For March 2019-2020, the Target area averaged an overall sale price of **\$195,207** with 14 units sold. The Control area reported 7 sales with an average sale price of **\$487,583** for this period. While the Target area average sale prices increased at an average of **3.79%** year over year, the Control area average price increased by **38.06%** in the same period.

For March 2020-2021, 11 residential sales occurred within the Target area, averaging **\$283,502**. Within the Control area, 7 such sales occurred, averaging **\$245,467**. Overall sale prices decreased year over year, averaging an **-18.81%** change for the Control area, compared to an increase of **18.06%** year over year change for the Target area. When comparing this time frame to Year 1 (2018-2019), sale prices in the Target area increased **21.99%**, while the Control area reported a **3.67%** increase.

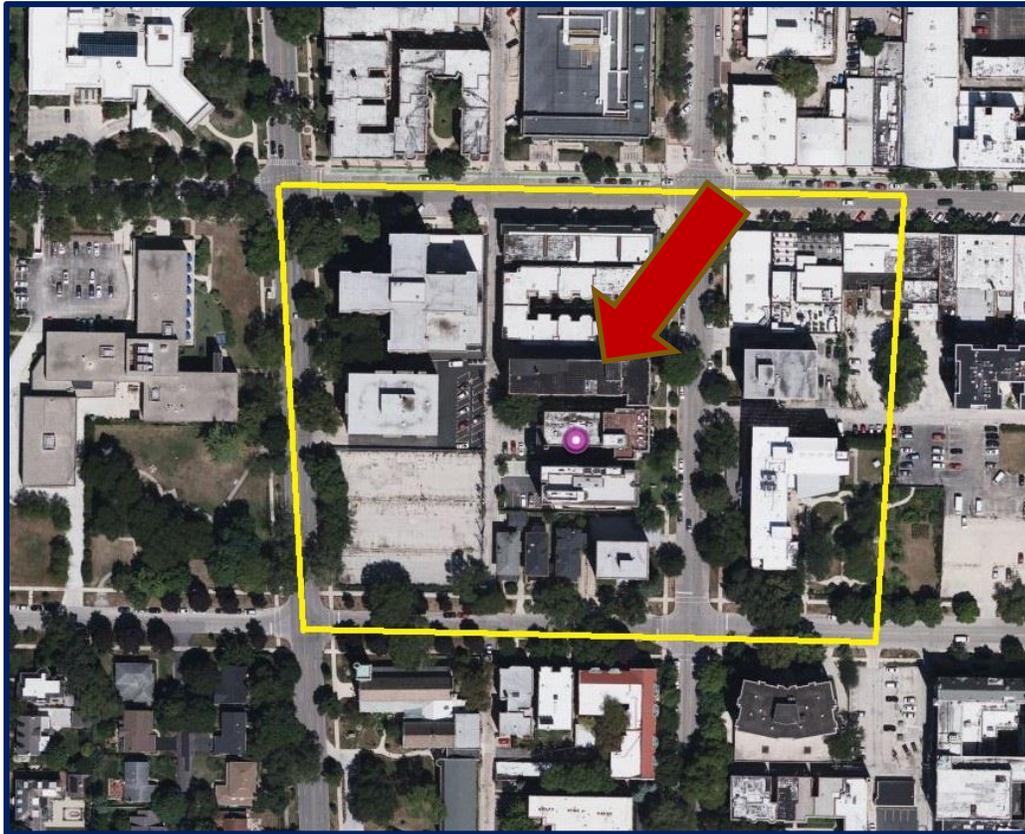
For March 2021-2022, the Target area averaged an overall sale price of **\$229,456** with 16 sales reported. This represented a **-12.43%** simple average sale price decrease year over year, and a **38.53%** increase when comparing Year 1 figures. The Control area reported 14 sales with an average **\$270,000** in sale prices, representing a **0.76%** simple average increase year over year and a **1.84%** average increase when compared to Year 1 figures.

For March 2022-2023, Target area average sale price was reported at an average of **\$221,733** with 13 sales. This resulted in a **-5.14%** decrease in the year over year figure, and a 24.03% increase when comparing the Year 1 figures. At the same time, sales within the Control area reported an average sale price of **\$404,017** representing a **43.25%** increase in prices year over year, and a **44.76%** increase when compared to Year 1 sale figures.

Target and Control Analysis for Greenwood Care Summary

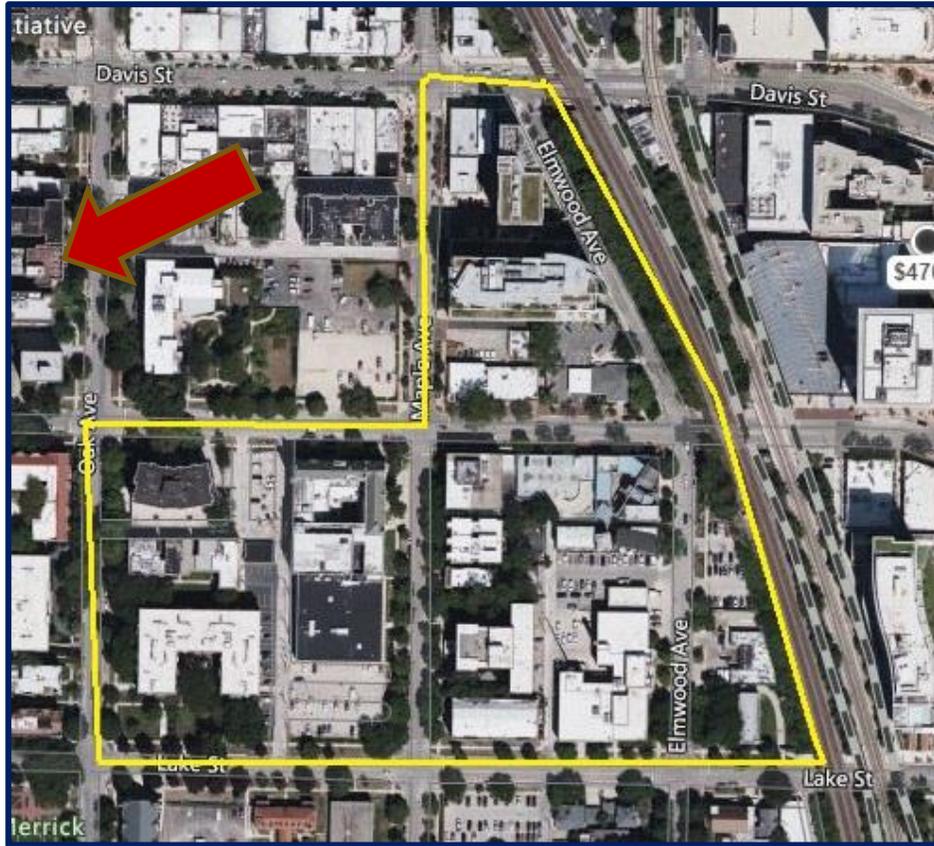
As evidenced by this analysis, the target vicinity around Greenwood Care, per the demarcations specified in the target map, resulted in a negative simple average increase year over year, compared to the control vicinity's increase of 43.25%. The Year 1 comparison (2018-2019) to year 2022-2023 revealed an overall simple average increase of 24.03% overall in the subject's target area, compared to 44.76% simple average increase in the control area.

Margarita Inn Vicinity Target Area



The Margarita Inn Target Area is that area which is believed to be directly impacted as the result of the transient nature of the occupants. It bounded by Davis Street to the north, Grove Street to the south, those properties fronting Oak Avenue directly across the street from the Margarita Inn to the east, and those properties fronting Ridge Avenue to the west, directly behind the Margarita Inn.

Margarita Inn Vicinity Control Area



The Margarita Inn Control Area is a nearby, densely developed area with residential and commercial development south and east of the Target Area. It is bounded by Davis and Grove Streets to the north, Lake Street to the south, Elmwood Avenue and the elevated train tracks to the east, and Maple Street and Oak Avenue to the west. The red arrow shows the location of the Margarita Inn.

Target and Control Analysis

The results of all single-family sales (attached condominiums and/or townhomes) within both Target and Control areas are summarized as follows, as well as the average 30-year fixed mortgage rate for residential loans:

Margarita Inn Vicinity Year I 2018-2019						Margarita Inn Vicinity Year II 2019-2020					
TARGET AREA						CONTROL AREA					
# of Sales Target	Simple Avg. Sale Price Target	Simple Avg. List Price Target	Simple Avg. Change Year Over Year Target	Simple Avg. Change From Year I Target		# of Sales Control	Simple Avg. Sale Price Control	Simple Avg. List Price Control	Simple Avg. Change Year Over Year Control	Simple Avg. Change From Year I Control	Avg. 30-Year Mtg. Interest Rate
											4.54%
1 Bed	7	\$122,786	\$128,629	N.A.	N.A.	3	\$178,148	\$184,600	N.A.	N.A.	N.A.
2 Bed	3	\$145,000	\$151,333	N.A.	N.A.	4	\$402,500	\$426,750	N.A.	N.A.	N.A.
3 Bed	N.A.	N.A.	N.A.	N.A.	N.A.	3	\$621,375	\$629,613	N.A.	N.A.	N.A.
Average	-	\$133,893	\$139,981	-	-	-	\$400,674	\$413,654	-	-	-
											3.94%
1 Bed	6	\$116,483	\$123,533	-5.13%	-5.13%	0	\$0	\$0	N.A.	N.A.	
2 Bed	4	\$170,250	\$170,950	17.41%	17.41%	3	\$381,714	\$392,071	-5.16%	-5.16%	
3 Bed	N.A.	N.A.	N.A.	N.A.	N.A.	2	\$584,600	\$601,800	-5.92%	-5.92%	
Average	-	\$143,367	\$147,242	6.14%	6.14%	-	\$483,157	\$496,936	-5.54%	-5.54%	-
											3.10%
1 Bed	2	\$109,000	\$112,450	-6.42%	-11.23%	3	\$238,000	\$247,000	0.00%	33.60%	
2 Bed	2	\$154,250	\$172,000	-9.40%	6.38%	9	\$400,300	\$410,967	4.87%	-0.55%	
3 Bed	N.A.	N.A.	N.A.	N.A.	N.A.	3	\$708,583	\$761,650	21.21%	14.03%	
Average	-	\$131,625	\$142,225	-7.91%	-2.42%	-	\$448,961	\$473,206	13.04%	15.69%	-
											2.96%
1 Bed	6	\$139,750	\$142,333	28.21%	13.82%	2	\$245,000	\$249,000	2.94%	37.53%	
2 Bed	5	\$189,100	\$194,780	22.59%	30.41%	7	\$350,855	\$362,445	-12.35%	-12.83%	
3 Bed	N.A.	N.A.	N.A.	N.A.	N.A.	3	\$680,625	\$760,000	-3.95%	9.54%	
Average	-	\$164,425	\$168,557	25.40%	22.11%	-	\$425,493	\$457,148	-4.45%	11.41%	-
											5.34%
1 Bed	3	\$99,167	\$105,000	-29.04%	-19.24%	3	\$262,333	\$242,000	7.07%	47.26%	
2 Bed	3	\$137,667	\$144,967	-27.20%	-5.06%	7	\$335,011	\$339,878	-4.52%	-16.77%	
3 Bed	N.A.	N.A.	N.A.	N.A.	N.A.	1	\$849,500	\$852,000	24.81%	36.71%	
Average	-	\$118,417	\$124,983	-28.12%	-12.15%	-	\$482,281	\$477,959	9.12%	22.40%	-

For 2018-2019 (March to March), the Target area averaged an overall sale price average of **\$133,893** with 10 units sold (1- and 2-bedrooms specifically; the Target area did not reveal any 3-bedroom sales within any time frames utilized). The Control area averaged a **\$400,674** sale price within the same period, with 10 total sales reported.

For March 2019-2020, the Target area averaged an overall sale price of **\$143,367** with 10 units sold. The Control area reported 5 sales with an average sale price of **\$483,157** for this period. While the Target area sale prices increased at an average of **6.14%** year over year, the Control area average declined by **-5.54%** in the same period.

For March 2020-2021, marking the commencement of Connections for the Homeless operations within the Margarita Inn, 4 residential sales occurred within the Target area, averaging **\$131,625**. Within the Control area, 15 such sales occurred, averaging **\$448,961**. The Target area's overall sale prices increased year over year, averaging **13.04%**, compared to an average decline of **-7.91%** year over year change for the Target area. When comparing this time frame to Year 1 (2018-2019), sale prices in the Target area declined **-2.42%**, while the Control area reported a **15.69%** increase.

For March 2021-2022, the Target area averaged an overall sale price of **\$164,425** with 11 sales reported. This represented a **25.40%** average sale price increase year over year, and a **22.11%** increase when comparing Year 1 figures. The Control area had 12 sales with a simple average sale price of **\$425,493**, representing a **-4.45%** decline year over year and a **11.41%** simple average increase when compared to Year 1 figures.

For March 2022-2023, Target area average sale price was reported at an average of **\$118,417** with 6 sales. This resulted in a **-28.12%** decrease in the year over year figure, and a **-12.15%** decrease when comparing the Year 1 figures. At the same time, sales within the Control area reported an average sale price of **\$482,281**, representing a **9.12%** increase in prices year over year, and a **22.40%** increase when compared to Year 1 sale figures.

Margarita Inn Target and Control Analysis Conclusions

As evidenced by this analysis, the target vicinity around Margarita Inn per the demarcations specified in the target map show evidence of significant decrease in terms of both year over year simple averages, as well as when comparing the most recent 2022-2023 figures to the Year 1 figures of 2018-2019. The difference in target and control area data is the most significant in the Margarita Inn analysis when compared to our three other target and control areas within Evanston.

Tab 3. Target Vicinity Crime Statistics

Observation: A study of crime statistics was conducted focusing primarily on the Margarita Inn location. A "Target" and "Control" analysis was formed, as well as a sample of actual police calls and the nature of the alleged crime. Additionally, a brief comparison of police activity in and around the Evanston's YMCA and YWCA was conducted; these establishments have much stricter criteria in regard to screening of potential residents than the Margarita Inn as well as conditions for maintaining residency. Examples of the nature of calls, as well as recent police activity have been included.

Conclusion: Despite a no 9-1-1- call policy, Police, Fire and EMS activity as a response to calls originating from within the Margarita crimes being committed is unusually high within the vicinity of the Margarita Inn.

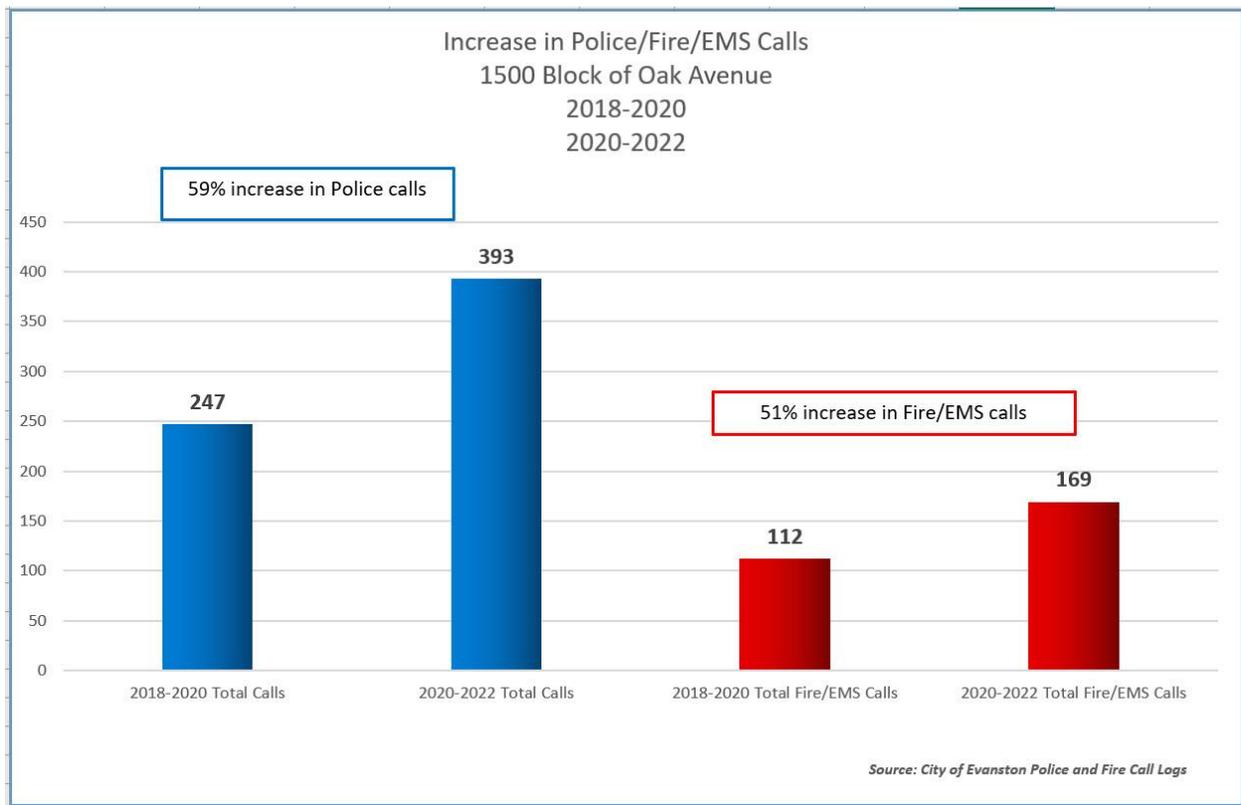
Crime Statistics

Margarita Inn

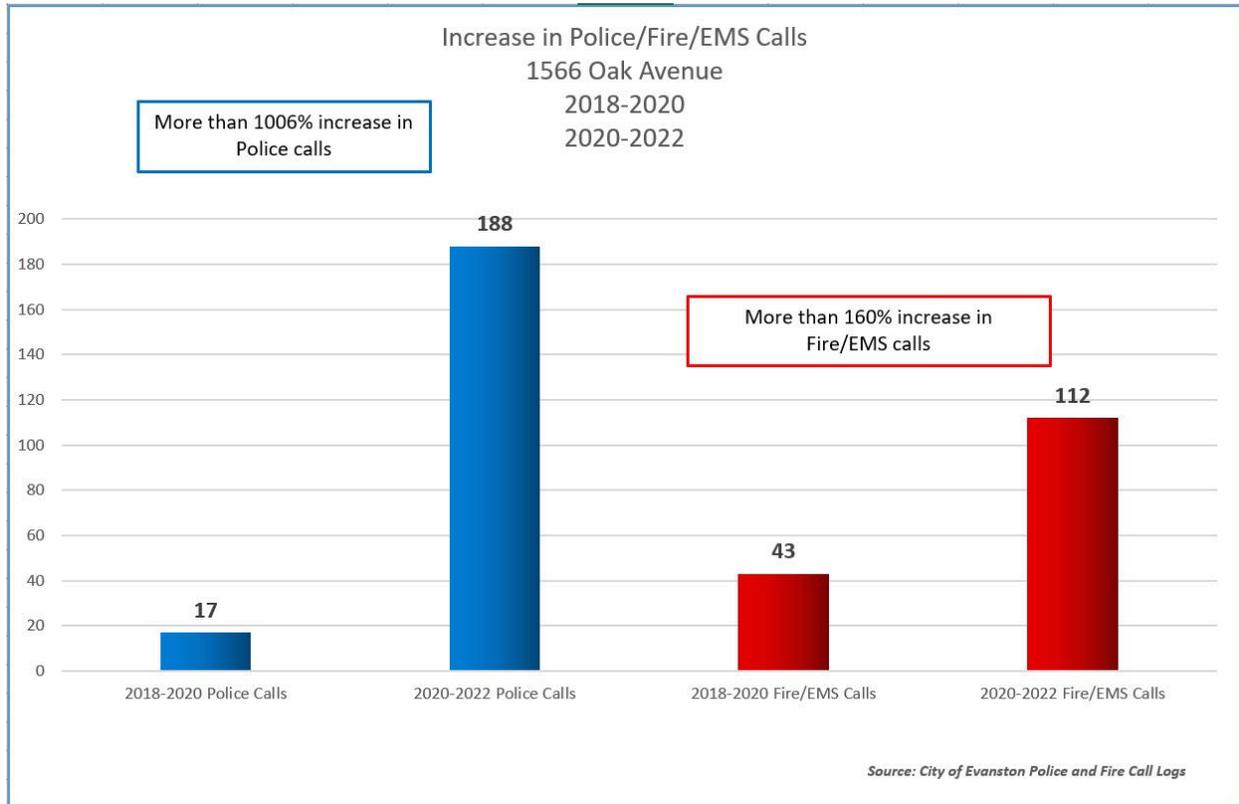
Crime statistics provided by the client were compiled and analyzed in Target and Control areas in the vicinity of Margarita Inn. The control area was defined as the 1500 block of Oak Avenue. The target area is the property located at 1566 Oak Avenue (Margarita Inn).

Specifically, we look at both areas over two time periods. Period A being 2018-2020 (prior to Connections for the Homeless operations) and Period B being 3/1/20-2/28/22 (when Connections for the Homeless operations began).

For the control group, Police calls rose 59% from Period A to Period B and Fire/EMS calls rose 51% over the same time frame.



However, when we look at the target group (specifically, the Margarita Inn building), Police calls rose 1006% from Period A to Period B and Fire/EMS calls rose 160% over the same time frame.



As evidenced, police calls from the Margarita Inn rose at a rate **over x17 greater** than they rose on the rest of the block, while the fire/EMS calls rose at a rate **over x3 greater**.

The client relayed information pertaining to several “repeat” offenders who are now residents at the Margarita Inn with extensive rap sheets. According to the client, this is the result of poor screening by Connections for the Homeless as to those individuals who are permitted to occupy the property.

All raw data collected and analyzed for the above graphs are in the appraiser’s work file as the data load is too large to include in this document.

NARRATIVE

Officer(s) name and star number(s): B. Hicks #251
Response address: [REDACTED]
Response date and time: 10/06/21 @0332 hrs.
Nature of Call: Arson Investigation / Criminal Trespass to Property
Recorded on Body Worn Camera: Yes

In Summary: On 10/06/21 at approximately 0332 hrs. I (Officer Hicks) was dispatched to the Margarita European Inn [REDACTED] for a subject, identified as Thomas E. Whitehead attempting to set fire to the building. Furthermore, Whitehead had been evicted from the premises on 10/05/21 and was advised he was not allowed back on the property.

On arrival, I was met at the entrance to the building by Connections for the Homeless employee, [REDACTED] who informed me that Whitehead attempted to set a pile of paper on fire near the elevator and requested assistance in evacuating the building and finding Whitehead-whom [REDACTED] insisted was still on the premises.

[REDACTED] directed me to a pile of paper on top of a garbage can in the main lobby that was still smoldering. I could also smell smoke coming from another location in the building. I notified the EFD, who arrived on the scene shortly afterward. While waiting on the fire department and assisting with the evacuation of the building, Sergeant Tortorello, Officer Leeson, and I located a mattress which was on fire at the west end of the third floor hallway. Officer Leeson dragged the mattress outside to the third floor balcony where he extinguished the flames. The fire department was later shown the mattress to verify the fire was out.

While [REDACTED] did not observe Whitehead set the fires, she did advise that she saw Whitehead in the vicinity of both fires around the time they were set. [REDACTED] authorized officers to sign criminal complaints for trespassing on her behalf for this incident and an earlier incident on 10/06/21 where Whitehead left before officers arrived (21-8323). I Spoke with Whitehead's girlfriend, [REDACTED] who confirmed Whitehead was on the premises during the earlier trespassing incident (21-8323). [REDACTED] stated she gave Whitehead a sweatshirt at that time, and told him to leave. [REDACTED] did not see him during the subsequent incident when the fires were set.

After the building was evacuated, while officers were canvassing for witnesses, Whitehead appeared in the crowd and was identified by residents and staff of the Margarita Inn. Whitehead was taken into custody at that time for two counts of criminal trespassing and an arson investigation. Whitehead was transported to the station where he was placed on hold for the Detective Bureau.

E.T. Officer Leeson, who was already on-scene, took photographs and collected evidence.

INCIDENT/INVESTIGATION REPORT		Case#	
Agency Name <i>Evanston Police Department</i>		<i>21-005593</i>	
ORI <i>IL0163200</i>		Date - Time Reported <i>07/07/2021 21:43 Wed</i>	
Location of Incident <i>1566 OAK AV, Evanston IL 60201</i>		Last Known Secure <i>07/07/2021 21:43 Wed</i>	
Gang Relat:	Premise Type <i>Hotel/motel/etc.</i>	At Found <i>07/07/2021 21:43 Wed</i>	
Zone/Beat <i>EPD, 73</i>	Activity		
I N C I D E N T D A T A	#1 Crime Incident(s) <i>Sex Offense Investigation</i>	(Com) Weapon / Tools	
	<i>7965</i>	Entry Exit Security	
	#2 Crime Incident	() Weapon / Tools	
#3 Crime Incident	() Weapon / Tools	Activity	
MO			
V I C T I M	# of Victims <i>3</i> Type: <i>INDIVIDUAL</i>	Injury:	
	V1 Victim/Business Name (Last, First, Middle)	Victim of Crime # <i>[REDACTED]</i> DOB <i>[REDACTED]</i> Race <i>[REDACTED]</i> Sex <i>[REDACTED]</i> Relationship To Offender <i>[REDACTED]</i> Resident Status <i>[REDACTED]</i> Military Branch/Status <i>[REDACTED]</i>	
	Home Address	Age <i>[REDACTED]</i> Home Phone <i>[REDACTED]</i>	
	Employer Name/Address	Business Phone <i>[REDACTED]</i> Mobile Phone <i>[REDACTED]</i>	
	VYR Make Model Style Color Lic/Iss VIN		
CODES: V- Victim (Denote V2, V3) O- Owner (if other than victim) R- Reporting Person (if other than victim)			
O T H E R S	Type: <i>INDIVIDUAL</i>	Injury:	
	V2 Name (Last, First, Middle)	Victim of Crime # <i>[REDACTED]</i> DOB <i>[REDACTED]</i> Race <i>[REDACTED]</i> Sex <i>[REDACTED]</i> Relationship To Offender <i>[REDACTED]</i> Resident Status <i>[REDACTED]</i> Military Branch/Status <i>[REDACTED]</i>	
	Home Address	Age <i>[REDACTED]</i> Home Phone <i>[REDACTED]</i>	
	Employer Name/Address	Business Phone <i>[REDACTED]</i> Mobile Phone <i>[REDACTED]</i>	
	Type: <i>INDIVIDUAL</i>	Injury:	
I N V O L V E D	V3 Name (Last, First, Middle)	Victim of Crime # <i>[REDACTED]</i> DOB <i>[REDACTED]</i> Race <i>[REDACTED]</i> Sex <i>[REDACTED]</i> Relationship To Offender <i>[REDACTED]</i> Resident Status <i>[REDACTED]</i> Military Branch/Status <i>[REDACTED]</i>	
	Home Address	Age <i>[REDACTED]</i> Home Phone <i>[REDACTED]</i>	
	Employer Name/Address	Business Phone <i>[REDACTED]</i> Mobile Phone <i>[REDACTED]</i>	
	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown *OJ* = Recovered for Other Jurisdiction		
	PROPERTY		
P R O P E R T Y	V1 # Code Status From To Value OJ QTY Property Description Make/Model Serial Number		
Officer/ID# <i>BECKMAN, A. (JUV, *256) (1538)</i>	Invest ID# <i>BECKMAN, A. (JUV, *256) (1538)</i>	Supervisor <i>FAISON, J. (JUV, *) (1505)</i>	
Status Complainant Signature	Case Status <i>Open</i> <i>07/07/2021</i>	Case Disposition: <i>Page 1</i>	
R_CS11BR	Printed By: SJONES,	Sys#: 263170 07/14/2021 08:54	

NARRATIVE

Officer(s) name and star number(s): Detective Beckman #256
Response address: 1566 Oak Ave
Response date and time: 07/07/21 1620 hours
Nature of Call: **Child Sex Offense Investigation**
Recorded on Body Worn Camera: Yes
In Summary: On 07/07/21 at approximately 1620 hours, I, Detective Beckman #256 followed up on **DCFS Child Sex Offense Investigation 21-5593.**

On 07/07/21 at 1620 hours, a DCFS fax was sent to the Evanston Police Department for an allegation of **human trafficking against**

On 07/07/21 at 1625 hours, I called the listed [REDACTED] at telephone number [REDACTED] to follow up on the incident. [REDACTED] agreed to meet me at the Margarita Inn to follow up on the investigation.

Upon my arrival, [REDACTED] was speaking with [REDACTED]. [REDACTED] did not appear to be in distress, and were conversing with [REDACTED].

We spoke with [REDACTED] who denied all allegations, and said the children were at the residence of [REDACTED], later identified as [REDACTED] for the weekend and would not have been present on 07/03/21. [REDACTED] told me [REDACTED] is a foster parent whom he knew, and he would be able to verify the information. [REDACTED] told us she spent the weekend at the O-Mi Hotel (5611 N Lincoln Ave, Chicago, IL 60659) for the weekend with her boyfriend.

[REDACTED] and I spoke over the phone with Connections for the Homeless manager, [REDACTED]. [REDACTED] said the allegations were made by resident, [REDACTED] who stated resident [REDACTED] told her [REDACTED] **made the proposition of sex with her daughter to him.** The subject from the 07/03/21 incident was identified as [REDACTED].

[REDACTED] agreed to have [REDACTED] placed with [REDACTED].

R_CS218A

By: SJONES, 07/14/2021 08:54

Page 3

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 21-005593

Evanston Police Department

[REDACTED] as a safety plan until a forensic interview could be conducted.

Resident, [REDACTED] asked to speak with me about the incident. [REDACTED] told me he had not observed any abused toward [REDACTED]. [REDACTED] told me **he believed the allegations resulted from [REDACTED] interactions with several men at the location, which caused conflict with the male subject's girlfriends.**

We spoke with resident, [REDACTED] who denied having an interaction with a subject on 07/03/21 concerning \$5.00, or making any report about an incident.

We attempted to speak with [REDACTED] with negative results.

[REDACTED] responded to the location to take custody of [REDACTED]. [REDACTED] informed us [REDACTED] were with her on 07/03/21.

It should be noted without telling [REDACTED] any information on the reporter, [REDACTED] informed us she recently had an altercation with [REDACTED]. [REDACTED] said she was telling her children to clean up after doing arts and crafts in the hallway, and [REDACTED] thought [REDACTED] was talking to her at the time. A verbal altercation ensued, and [REDACTED] told [REDACTED] to "be a better mother". [REDACTED] account of the incident was corroborated by Connections for the Homeless Mental Health Worker, [REDACTED].

The body worn camera was recording during my conversations with subjects at 1566 Oak Ave.

The body worn camera was turned off during my interaction with [REDACTED] at his request.

The case will be considered open pending a forensic interview of [REDACTED].

Case Status: Open-Pending Continued Investigation

Agency Name		INCIDENT/INVESTIGATION REPORT				Case#		
Evanston Police Department						20-010364		
ORI IL0163200						Date / Time Reported 11/23/2020 14:49 Mon		
Location of Incident 1566 OAK AV, Evanston IL 60201		Gang Relat NO	Premise Type Hotel/motel/etc.	Zone Beat EPD, 73		Last Known Secure 11/21/2020 22:30 Sat		
						At Found 11/23/2020 14:49 Mon		
INCIDENT DATA	#1	Crime Incident(s) Csa-forcible Sodomy 0262	(Com)	Weapon / Tools None		Activity N		
				Entry	Exit	Security		
	#2	Crime Incident	()	Weapon / Tools		Activity		
				Entry	Exit	Security		
	#3	Crime Incident	()	Weapon / Tools		Activity		
				Entry	Exit	Security		
MO								
VICTIM	# of Victims 1		Type: INDIVIDUAL		Injury: Possible Internal Injury			
	V1		Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender
								Resident Status
								Military Branch/Status
			Home Address			Home Phone		
			Employer Name Address			Business Phone		
							Mobile Phone	
		VYR	Make	Model	Style	Color	Lie/Lis	
							VIN	
CODES: V- Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)								
OTHERS	Type:		Injury:					
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	
							Resident Status	
							Military Branch/Status	
			Home Address			Home Phone		
			Employer Name Address			Business Phone		
							Mobile Phone	
INVOLE	Type:		Injury:					
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	
							Resident Status	
							Military Branch/Status	
			Home Address			Home Phone		
			Employer Name Address			Business Phone		
							Mobile Phone	
1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown (*OJ* = Recovered for Other Jurisdiction)								
PROPERTY	VI #	Code	Status	Value	OJ	QTY	Property Description	
			Frm To				Make/Model	
							Serial Number	
Officer/ID# CARRASCO, P. (PATR, *152) (1654)								
Invest ID# HENDERSON, F. (DET, *110) (1455)				Supervisor CARTER, K. (PATR, *130) (1403)				
Complainant Signature			Case Status		Case Disposition		Page 1	
			Open		11/23/2020			
R_CS11BP		Printed By: MRIVERA,		Sys#: 249650		02/08/2021 09:13		

In furtherance to this investigation, I, Det. Henderson*110, was assigned to follow-up on a **Criminal Sexual Assault** that occurred at 1566 Oak (Margarita European Inn Hotel) [REDACTED] in Evanston, IL on 11/20/2020 at approximately 2230 hours. [REDACTED]

I met with the victim, [REDACTED] on 11-23-20 at approximately 1605hrs at St. Francis Hospital (655 Ridge) Emergency Room #11, [REDACTED] consented to an interview with me and Det. Seebacher*100 and to be recorded on my AXON body camera.

[REDACTED]

On 11-24-20 at 1835hrs, I was able to confirm with video surveillance from **Evanston 1st Liquors** that [REDACTED] were captured on video together on camera #10 on 11-19-20 at approximately 1220hrs, in which [REDACTED] purchased a pint (375ml) of Hartley V.S.O.P brandy. I used my AXON body camera to capture the video footage from the liquor store, as the store owner, [REDACTED] was not sure how to save or export said evidence from the device. The video was uploaded to evidence.com. [REDACTED] advised that he worked the cash register when [REDACTED] made a cash purchase for the brandy liquor, with [REDACTED] in his company. [REDACTED] stated that he remembered [REDACTED] because "he wore a lot of jewelry, rings on every finger". [REDACTED] also provided a copy of the receipt from the transaction made by [REDACTED] which I inventoried into the Property Bureau.

On 11-23-20 at 21:36hrs a Photo Lineup was presented to [REDACTED] 1913 Wesley by Det. Seebacher*100 (see Det. Seebacher's report for details). Det. Sosa*103 constructed the photo line-up, using I-Clear database, and a 'similar demographics query', as follows:

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]

Det. Seebacher advised me that [REDACTED] was unable to make a positive identification; however, pointed to [REDACTED] in the number one position and stated that it looked like him, but that he was fatter now. It should be noted that [REDACTED] photo was in the number one position and has gained a significant amount of weight since said photo was posted in I-Clear in 2019.

[REDACTED]

On 11-23-20 at 2200hrs, I, along with Det. Seebacher*100, made contact with [REDACTED] at the Margarita Inn located at 1566 Oak. [REDACTED] advised that he could "neither confirm nor deny if someone was a part of their program and currently staying at the hotel". I then spoke with hotel staff at the front desk, [REDACTED], who was advised that we were there based on an investigation. We were then distracted when we observed [REDACTED] standing at the elevator, pulling a small cooler. Without being prompted [REDACTED] stated, "Are you here about illicit activity? Because if you are, I know he stays in room [REDACTED] and sells cigarettes" while pointing at [REDACTED] was unable to provide a name, possibly due to the fact that [REDACTED] stood within earshot of the front desk in order to overhear our conversation with [REDACTED] I asked [REDACTED] when rooms on the second floor were scheduled to be cleaned and he advised that the second floor had already been cleaned on this date, in the early afternoon. He elaborated that rooms on the second floor are cleaned on Mondays and Thursdays and verified that included changing of bedding and removal of trash. I asked if a guest would be allowed to deny room entry or for it to be cleaned. [REDACTED] responded that in the past, that would be the case, however, due to COVID-19 restrictions, guests are not allowed refusal of a room to be cleaned per schedule. I provided [REDACTED] with my business card and advised him to contact me should he have any additional information.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

It should also be noted that I was able to make an identification of [REDACTED] using I-Clear, IL Secretary of State driver's license photo [REDACTED] and a similar report filed by [REDACTED] on 11-10-20, in which [REDACTED] provided Room [REDACTED] at the Margarita Inn, [REDACTED] cell phone number, an accurate description of him, and a date of birth close in range to [REDACTED] also verified [REDACTED] room number, as we observed him in the hotel lobby. Similarly noted, [REDACTED] all noted that [REDACTED] wore "a lot of jewelry, rings on every finger". [REDACTED] and [REDACTED] also noted [REDACTED] distinguishable "ponytail" and hairstyle and a similar description of [REDACTED]

[REDACTED]

Disposition: Pending forensic lab results of SAK

NARRATIVE

Officer(s) name and star number(s): Reza #144
Response address: 1566 Oak
Response date and time: 08/04/22 1210 hours
Nature of Call: Battery
Recorded on Body Worn Camera: YES

In Summary: On 08/04/22 at approximately 1210 hours, I Officer Reza #144, was dispatched to 1566 Oak for a Battery report. When I arrived I spoke with he [REDACTED] advised he was on the fifth floor replacing the hand sanitizer when he was approached by the offender [REDACTED] advised [REDACTED] asked him why he didn't clean her room and he did not reply. [REDACTED] advised [REDACTED] then grabbed a phone and struck him on the left eyebrow causing a small laceration that bled. [REDACTED] advised he did not want to sign complaints against [REDACTED] [REDACTED] refused treatment from EFD. [REDACTED] was not on scene when we arrived. Nothing Further.

Agency Name		INCIDENT/INVESTIGATION REPORT				Case#	
Evanston Police Department						22-008176	
ORI IL0163200						Date / Time Reported 09/29/2022 10:55 Thu	
Location of Incident 1566 OAK AV Apt. 211, Evanston IL 60201		Gang Relat NO	Premise Type Hotel/motel/etc.	Zone/Beat EPD, 73		Last Known Secure 09/29/2022 10:41 Thu	
						At Found 09/29/2022 10:55 Thu	
INCIDENT DATA	#1	Crime Incident(s) Drug Overdose Accident/questionable 7251	(Com)	Weapon / Tools		Activity	
				Entry	Exit	Security	
	#2	Crime Incident	()	Weapon / Tools		Activity	
				Entry	Exit	Security	
	#3	Crime Incident	()	Weapon / Tools		Activity	
				Entry	Exit	Security	
MO							
VICTIM	# of Victims		Type: INDIVIDUAL		Injury:		
	V1	Victim/Business Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex
					Age		
	Home Address		Email		Resident Status		Military Branch/Status
	Employer Name/Address		Business Phone		Home Phone		Mobile Phone
	VYR	Make	Model	Style	Color	Lie/Lis	VIN
CODES: V- Victim (Denote V2, V3) W1 = Witness IO = Involved Other RP = Reporting Person (if other than victim)							
OFFENSES	Type: INDIVIDUAL		Injury:				
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex
	OP				Age		
	Home Address		Email		Resident Status		Military Branch/Status
	Employer Name/Address		Business Phone		Home Phone		Mobile Phone
	Type:	Injury:					
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex
					Age		
	Home Address		Email		Resident Status		Military Branch/Status
	Employer Name/Address		Business Phone		Home Phone		Mobile Phone
1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown (*OJ* = Recovered for Other Jurisdiction)							
VI #	Code	Status From/To	Value	OJ	QTY	Property Description	Make/Model
							Serial Number
Officer/ID# MAZUR, R. (PATR, *157) (1650)							
Invest ID# (0)				Supervisor SYED, S. (PATR, *205) (1584)			
Complainant Signature				Case Status Open	09/29/2022	Case Disposition:	Page 1
R_CS17BR		Printed By: MRIVERA, RIVERA		Sys#: 285826		10/03/2022 16:43	

NARRATIVE

Officer(s) name and star number(s): Mazur #157

Response address: 1566 oak #211

Response date and time: 9/29/2022 1055 hours

Nature of Call: Overdose

Recorded on Body Worn Camera: Yes

In Summary: The caller [REDACTED] at 1566 Oak, reported that she located an unresponsive resident [REDACTED] in his room on the floor. She stated she administered 4 doses of NARCAN and called 911. [REDACTED] was responsive and denied any drug usage. [REDACTED] stated he used drugs in the past. Name check clear, no FOID. Walter transported to the Evanston Hospital by the Fire Department. No drugs or paraphernalia located in the room.

INCIDENT/INVESTIGATION REPORT	
Agency Name Evanston Police Department	Case# 22-008213
ORI IL0163200	Date / Time Reported 09/30/2022 16:31 Fri
Location of Incident 1566 OAK AV, Evanston IL 60201	Last Known Secure 09/30/2022 16:31 Fri
Gang Relat NO	Premise Type Shelter-
Zone/Beat EPD, 73	At Found 09/30/2022 16:31 Fri
#1 Crime Incident(s) Committal-involuntary 7542	(Com) Weapon / Tools Entry Exit Security Activity
#2 Crime Incident	() Weapon / Tools Entry Exit Security Activity
#3 Crime Incident	() Weapon / Tools Entry Exit Security Activity
MO	
# of Victims 0 Type:	Injury:
VI Victim/Business Name (Last, First, Middle)	Victim of Crime #
DOB	Race
Age	Sex
Relationship To Offender	Resident Status
Military Branch/Status	
Home Address	Email
Home Phone	
Employer Name/Address	Business Phone
Mobile Phone	
VYR	Make
Model	Style
Color	Lic/Lis
VIN	
CODES: V- Victim (Denote V2, V3) W1 = Witness IO = Involved Other RP = Reporting Person (if other than victim)	
Type: INDIVIDUAL Injury:	
Code Name (Last, First, Middle)	Victim of Crime #
DOB	Race
Age	Sex
Relationship To Offender	Resident Status
Military Branch/Status	
Home Address	Email
Home Phone	
Employer Name/Address	Business Phone
Mobile Phone	
Type: INDIVIDUAL Injury:	
Code Name (Last, First, Middle)	Victim of Crime #
DOB	Race
Age	Sex
Relationship To Offender	Resident Status
Military Branch/Status	
Home Address	Email
Home Phone	
Employer Name/Address	Business Phone
Mobile Phone	
(CARPENTER)	
1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)	
VI #	Code
Status	Value
OJ	QTY
Property Description	Make/Model
Serial Number	
Officer/ID#	CORTES, J. (1812)
Invest ID#	(0)
Supervisor	BUSH, J. (PATR, *10) (1412)
Complainant Signature	Case Status
Open	Case Disposition:
09/30/2022	Page 1
R_CS17BR	Printed By: SIJONES, SIJONES1
Sys#: 285861	10/04/2022 22:28

<p>NARRATIVE</p> <p>Officer(s) name and star number(s): Cortes #108 Response address: 1566 Oak Ave Response date and time: 09/30/2022 1631 hours Nature of Call: Involuntary Committal Recorded on Body Worn Camera: Yes</p> <p>In Summary:</p> <p>We responded to 1566 Oak Ave (Margarita Inn) on 09/30/2022 at approximately 1631 hours in reference to a call of an involuntary committal. Upon arrival, I met with [REDACTED] who advised the following:</p> <p>[REDACTED] advised that a resident of The Margarita Inn, [REDACTED] has been in and out of the hospital for drug overdose. [REDACTED] was most recently discharged from the hospital yesterday (09/29/2022) due to a drug overdose of fentanyl. White advised that [REDACTED] received several doses of Narcan to combat the fentanyl overdose.</p> <p>[REDACTED] believes that [REDACTED] is a danger to himself and has signed the petition to have [REDACTED] committed.</p> <p>[REDACTED] was advised of these details and was transported to Evanston hospital by Evanston Fire without incident. [REDACTED] will be seen by Dr. Lippitz.</p> <p>FOID check conducted with negative results.</p> <p>NFI</p>			
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ARREST REPORT

AGENCY	Agency Name Evanston Police Department	ORI IL0163200	Date/Time Arrested 11/17/2022 13:22	Thu	Case # 22009683		
	Taken	Arrest Tract 73	Residence Tract	Arrest Number 60177			
ARRESTEE	Name (Last, First, Middle) GRAHAM, HENRY L JR	D.O.B. [REDACTED]	Age 48	Race [REDACTED]	Sex [REDACTED]	Place of Birth [REDACTED]	Citizenship
	Current Address 1566 OAK AV, 211, EVANSTON, IL 60201	Phone [REDACTED]	Occupation	Residence Status [REDACTED]			
	Employer's Name [REDACTED]	Address [REDACTED]	Phone [REDACTED]				
	Also Known As (Alias Names)	Hgt [REDACTED]	Wgt [REDACTED]	Hair [REDACTED]	Eyes [REDACTED]	Skin Tone [REDACTED]	
	Scars, Marks, Tattoos	Social Security # [REDACTED]	CLN and State [REDACTED]	Misc. # and Type			
Nearest Relative Name	Address	Phone					
ARREST	If Armed, Type of Weapon UNARMED	Type of Arrest ON VIEW	Place of Arrest 1001 DAVIS ST, EVANSTON				
	Charge #1 Cdp-knowingly Damages Property	Type Misd	Counts 1	IBR Code 290	Warrant/Summons #	Statute # 720ILCS5/21-1(A)(1)	Warr. Date
	Charge #2	Type	Counts	IBR Code	Warrant/Summons #	Statute #	Warr. Date
	Charge #3	Type	Counts	IBR Code	Warrant/Summons #	Statute #	Warr. Date
VEH	VYR	Make	Model	Style			
	Color	Plate #/State/Plate Year	VIN				
CONF	Date/Time Confined	Place Confined	Committing Magistrate				
	Type Bond	Bond Amount	Title Date 01/06/2023 10:30	Time	Court Of District 2 Courthouse	City SKOKIE	
	Arresting Officer Name/ID #/Bureau BENOIT, K. (PATR, *129) (1374) PATR	Assisting Officer Name/ID #/Bureau	Released By (Name/Department/ID #)	Date/Time Released			
DRUGS	Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown/Lost						
	Code	Status	Quantity	Type Measure	Suspected Type		
Other Name	Name	Address	Phone				
	Name	Address	Phone				
NARRATIVE	On the above date and time Officers responded to the disturbance. With additional information I located Graham Jr., Henry L who matched the description for the reported offender on the corner of Maple and Davis. Graham became uncooperative and threatening to harm officers and was handcuffed, searched and placed into the rear of my squad car pending further investigation. Subsequent to locating victims at 1605 Maple and their statements, Graham was arrested for criminal damage to						
	** Continued **						
STATUS	Arresting Officer Signature/ID #/Bureau BENOIT, K. (PATR, *129) (1374) PATR						Arrestee Signature
	Case Status						

Printed By: MRIVERA, RIVERA

NARRATIVE

Officer(s) name and star number(s): Officer K. Benoit 129/1374

Response address: 1001 Davis

Response date and time: 11/17/2022 1213 hours

Nature of Call: Disturbance/Criminal Damage to Property

Recorded on Body Worn Camera: YES

In Summary: On the above date and time I Officer Benoit responded to the area of Maple and Davis for a disturbance of two subjects. Upon arrival I located a subject who I believed was involved from the description and I had seen, had conversation with and purchased a meal item for approximately 15-20 minutes prior known as [REDACTED] was in a highly aggitated state and showed excited behavior. I asked [REDACTED] what happened over at the Currency Exchange and he excitedly uttered that:

he went over to "get a copy of my ID because that evanston address was on it with Chicago, IL and when the woman wouldn't give me a copy, she instructed the man to kill me, so I threw him through the window". [REDACTED] was taken into custody handcuffed, searched and placed into the rear of my squad car for transportation to EPD for processing. Officer Golubski responded to 1605 Maple See Field Supplementary report for details.

While in lock-up [REDACTED] admitted that he consumed a large quantity of Gin/alcohol before eating the meal piurchased by myself which led him to believe that the man in the currency exchange was sent to "Kill" him.

[REDACTED], owner of the currency exchange advised that he is willing to sign complaints for the criminal damage I transported a complaint for criminal damage set for Skokie court on 01/06/2023 at 1030 hours in room 103 to the store awaiting his signature. No further at this time.

Comparable Locations

Additional locations were analyzed; the *Evanston YMCA at 1000 Grove Street* and the *YWCA at 1215 Church Street* in Evanston. They are considered comparable to the Margarita Inn, due to their similarities of the nature of occupants who are either eligible for free rooming or reduced, below-market rates as subsidized by local, state and federal organizations. Both the Evanston YMCA and YWCA have strict screening and guideline policies regarding what individuals qualify for residency. The result is a much lower incidence of police activity and reported crimes within this vicinity when compared to Margarita Inn. The crime instances of police calls to these locations are summarized as follows.

Count of Police Calls by Type									
Police Calls to YWCA, Mar 2020 - Mar 2022		Police Calls to YMCA Mar 2020 - Mar 2022		Police Calls to Margarita Inn Mar 2020 - Mar 2022					
Row Labels	Count of Nature	Police Call Type	Count	Call Type	Count				
LEAF BLOWER VIO	1	THEFT RPTO	1	ARSON	1				
DECEPTIVE PRACT	1	OUTSIDE STOLEN	1	ASSAULT	1				
DIRECTED AREA	2	BATTERY	1	ASSIST EVANSTON AGENCY	1				
THEFT	1	LOST PROPERTY	3	ASSIST OTHER AGENCY	1				
Grand Total	5	NUISANCE COMPLA	4	BATTERY	5				
		FIREWORKS	1	CHECK WELL BEING	8				
		THEFT	3	CRIMINAL DAMAGE TO PROPERTY	6				
		TRESPASSING	1	DEATH INVESTIGATION	3				
		CRIMINAL DAMAGE	2	DECEPTIVE PRACTICE	1				
		DISORDERLY COND	2	DIRECTED AREA PATROL	49				
		BURGLAR ALARM	3	DISORDERLY CONDUCT	9				
		ASSIST OTHER AG	1	DISTURBANCE	28				
		HARASSMENT	2	DOMESTIC RELATED	2				
		ASSAULT	2	DRUG OVERDOSE	1				
		UNWANTED PERSON	2	DRUG RELATED ACTIVITY	1				
		MISSING PERSON-	2	DUPLICATE TICKET	2				
		FOUND/CONFISCAT	2	FOLLOW UP	1				
		SUSP INCIDENT	1	GPS MONITORING NOTIFICATION	1				
		DEATH INVESTIGA	1	HARASSMENT	2				
		DISTURBANCE	3	INVOLUNTARY COMMITAL	1				
		AUTO THEFT	3	JUVENILE INVESTIGATION	2				
		DOMESTIC RELATE	1	LANDLORD/TENANT DISPUTE	1				
		SEX OFFENSE INV	1	MAN WITH A GUN	1				
		BURGLARY TO VEH	1	MISCELLANEOUS INVESTIGATION	3				
		Grand Total	44	MISCELLANEOUS PUBLIC SERVICE	1				
				MISSING PERSON-ADULT	1				
				NUISANCE COMPLAINT	5				
				PREMISE CHECK	16				
				SEX OFFENSE INVESTIGATION	2				
				STANDBY ASSIST TO PUBLIC	1				
				SUSP INCIDENT	1				
				THEFT	8				
				TRESPASSING	4				
				UNWANTED PERSON	14				
				VEHICLE ALARM	1				
				VOLUNTARY COMMITAL	2				
				Grand Total	187				

Police Activity Data Conclusions

Based on the preceding data as provided by the client and Evanston Police Department, a high number of incidents involving police/Fire/EMS as the result of alleged crime activity has been evidenced in the vicinity of Margarita Inn as a direct result of the nature of the occupants who are either staying at these facilities or congregate within proximity to these properties in addition to inadequate screening/decision making by Connections for the Homeless. Margarita averages over 90 police incidents annually.

Other Considerations

Based on both the Target/Control analysis employed, as well as the compilation of crime reports within the vicinity of Margarita Inn and the three comparable locations functioning in the same utility, these points are considered.

-The extent to which the property values are diminished by the particular zoning restrictions

- Our analysis has uncovered ample evidence supporting a conclusion that property appreciation rates within our designated Target areas are overall diminished when comparing the Control area data concerning residential real estate. In each instance, the most recent values reported show less dollar appreciation in the Target area properties which are at most only a few blocks from the Control areas. Both areas would be considered by a similar pool of potential home buyers/small investors when considering a purchase of this product type. It is apparent that the proximity to the nature of the vicinity of the Target property may be a primary cause for such diminution. The most significant contrasts in terms of Target and Control property values occurs within the Margarita analysis by far.

-The extent to which the destruction of property values (of plaintiff) promotes the health, safety, morals, and general welfare of the public.

- The diminution (destruction) of property values as evidenced in our analysis provides well supported evidence of an adverse impact on the health, safety, morals, and general welfare of the public; such neighboring property owners may not be able to quietly enjoy use of their properties.

General Assumptions and Limiting Conditions

This impact study is subject to the following general assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Chicago will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the target property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Chicago is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
10. The sketches, maps, plats, and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Chicago and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability, or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Chicago.
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the target property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed, nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the target property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the target property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the target property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the target improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment, or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state, or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Chicago both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Chicago and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | Chicago or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Chicago for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | Chicago shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Chicago. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Chicago and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Chicago harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Chicago in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Valbridge Property Advisors - Chicago Metro. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.
41. The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy, or the market in which the target property is located. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the target property of this event, or any event, subsequent to the effective date of the appraisal.

Certification – Thad Landis

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Thad Landis has personally inspected the target property.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.



Thaddeus D. Landis
Real Estate Analyst
Illinois License 557.006385
tlandis@valbridge.com

Certification – Gary K. DeClark, MAI, CRE, FRICS, R/W-AC

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Gary K. DeClark has personally inspected the target property.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



Gary K. DeClark, MAI, CRE, FRICS, R/W-AC
Senior Managing Director and Principal
Illinois License 553.000218
gdeclark@valbridge.com

Addenda

Glossary

Qualifications

- Thad Landis, Real Estate Analyst
- Gary K. DeClark, Senior Managing Director

Information on Valbridge Property Advisors

Office Locations

Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 7th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP) and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the “as is” phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an “as is” value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but that are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor’s rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Bulk Value

The value of multiple units, subdivided plots, or properties in a portfolio as though sold together in a single transaction. (Dictionary)

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center’s common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security, [amenities,] and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

Condominium

An attached, detached, or stacked unit within or attached to a structure with common areas that are held as tenants in common (an undivided interest) with other owners in the project. The units can be residential, commercial, industrial, or parking spaces or boat docks. These units are commonly defined by state laws in their locations. Because units can be stacked on top of other units, these units can be defined both vertically and horizontally. (Dictionary)

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement

may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI \div I_m$), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date.

In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation;
3. Both the buyer and seller are acting prudently and knowledgeably;
4. The seller is under compulsion to sell;
5. The buyer is typically motivated;
6. Both parties are acting in what they consider to be their best interests;

7. An adequate marketing effort will be made during the exposure time;
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (Dictionary)

Double Net (Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net lease is defined as a lease in which the tenant is responsible to pay both property taxes and premiums for insuring the building(s). (Valbridge)

(The market definition of a double net lease varies depending on the market)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

1. The date on which the appraisal opinion applies. (SVP)
2. The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (USPAP, 2020-2021 ed.)
3. The date that a lease goes into effect. (Dictionary)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings.

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2021 ed.)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. In essence, floor common area represents all of the area on the floor that is common to that respective floor with the exception of those areas that penetrate through the floor, such as the elevator shaft and stairwell. The significant point to be made is that floor common area is not part of the tenant's usable area. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full-service lease*. (Dictionary)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

Gross Building Area (GBA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically, does not include garage space. (Dictionary)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading

docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor-by-floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as “grossed up.” (Dictionary)

Gross Sellout Value (Sum of the Retail Values)

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date but summing the sale prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values, aggregate retail selling price or sum of the retail values*. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset’s existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset

when formulating the price that it would be willing to bid. (IVS)

3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

Insurable Value (Replacement Cost for Insurance Purposes)

The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted). (Dictionary)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor’s specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)
2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified

in the lease plus the reversionary right when the lease expires. (Dictionary)

Leasehold Interest (Leasehold Estate)

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

See also Positive Leasehold and Negative Leasehold.

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or

telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all the conditions requisite to a fair lease transaction, the lessee, and the lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

1. Lessee and lessor are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
4. The rent reflects specified terms and conditions, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, and tenant improvements (TIs). (Appraisal Institute)

Market Value

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary; 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation)

Master Lease

1. A lease in which a part or the entire property is leased to a single entity (the master lessee) in return for a stipulated rent. The master lessee then subleases the property to multiple tenants.
2. The first lease in a sandwich lease. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

Negative Leasehold

A lease situation in which the market rent is less than the contract rent. (Dictionary)

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., $OER = 1 - NIR$ (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common or easement. (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Percentage Lease

A lease in which the rent or some portion of the rent represents a specified percentage of the volume of business, productivity, or use achieved by the tenant. (Dictionary)

Positive Leasehold

A lease situation in which the market rent is greater than the contract rent. (Dictionary)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (Dictionary)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, super adequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make that claim junior, or subordinate, to the claims of another party. (Dictionary)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

TPO

Thermoplastic polyolefin, a resilient synthetic roof covering.

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease*, *net net net lease*, or *fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases, tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

Value-in-Use

1. The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned. (FASB Accounting Standards Codification, Master Glossary)
2. Formerly used in valuation practice as a synonym for *contributory value* or *use value*. (Dictionary)

VTAB (Value of the Total Assets of a Business)

The total amount that the real property, tangible personal property, and intangible property assets of a business would sell for in an asset-based transaction. (Dictionary)

Qualifications

Qualifications of Thaddeus D. Landis

Real Estate Analyst

Valbridge Property Advisors | Chicago Metro

Independent Valuations for a Variable World

State Certifications

Illinois
Associate Real Estate Trainee
Appraiser

Membership/Affiliations

Member: Appraisal Institute – Practicing Affiliate
Member: ICAP; Illinois Coalition of Appraisal Professionals

Appraisal Institute & Related Courses

Continuing education courses taken through the Appraisal Institute and other real estate organizations. Current on USPAP and other required education.

Education

Roosevelt University,
Chicago, Illinois
Bachelor of Fine Arts

Experience

Commercial Real Estate Appraiser
Valbridge Property Advisors | Chicago Metro (2020-Present)

Contact Details

312-429-0121 ext. 601 (p)
312-929-4216 (f)
tlandis@valbridge.com (e)

Commercial Real Estate Appraiser
Urban Real Estate Research, Inc. | Chicago Metro (2017-2020)

Staff Appraiser/Research Analyst
L-CAM | Chicago Metro (2015-2017)

Valbridge Property Advisors |
Chicago Metro
566 Lake Street, Suite 240
Chicago, IL 60661

Residential Real Estate Appraiser
Real Valuation Services | Deerfield, IL (2011-2013)

Residential Real Estate Appraiser
Landis Appraisal Services, Inc. | Chicago Metro (2005-2011)

www.valbridge.com

Appraisal/valuation and consulting assignments include Single-family residential, condominium, apartments, vacant land, office buildings, hotels/motels, service stations, retail, restaurants, industrial plants, research and development, warehouses, contaminated properties, self-storage facilities, special purpose properties, feasibility/market studies, condemnation/eminent domain/easement right-of-way valuations, and real estate tax appeals.

Nearly 5 years of professional experience in the commercial real estate industry, primarily focused on commercial valuation and consulting work.

Thad currently holds an Associate Real Estate Trainee Appraiser's License and is pursuing a Certified General Real Estate Appraiser's License.



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Qualifications of Gary K. DeClark, MAI, CRE, FRICS, R/W-AC

Senior Managing Director

Valbridge Property Advisors | Chicago Metro

Independent Valuations for a Variable World

State Certifications

Certified General
States of Illinois, Indiana,
Michigan, Wisconsin, Missouri,
and Arizona

Education

Master of Arts
Real Estate and Urban
Development
University of Georgia

Bachelor of Science
Finance
University of Illinois at Urbana-
Champaign

Contact Details

312-429-0131 (p)
gdeclark@valbridge.com (e)

Valbridge Property Advisors |
Chicago Metro
566 Lake Street, Suite 240
Chicago, IL 60661

www.valbridge.com

Membership/Affiliations

Member: Appraisal Institute – MAI Designation
Member: Counselors of Real Estate – CRE Designation
Fellow: Royal Institution of Chartered Surveyors – FRICS
Designation
Member: International Right of Way Association – R/W-AC
Designation
Member: Chicago Estate Planning Council

Appraisal Institute & Related Courses

Continuing education courses and seminars taken through the Appraisal Institute, Counselors of Real Estate, International Right of Way Association and other real estate organizations.

Experience

Senior Managing Director
Valbridge Property Advisors | Chicago Metro (2017-Present)

Senior Vice President
Valuation and Advisory Division, CBRE, Inc. (2014 - 2017)

Managing Director
Integra Realty Resources – Chicago Metro (1999-2014)

Valuation and consulting assignments include unique and unusual property types, special purpose parcels, partial and full takings in eminent domain including temporary and permanent easements, fractional interests, condominium developments, apartments, vacant land, office buildings, hotels/motels, service stations, retail, industrial warehouse and manufacturing plants, research and development facilities, landfills, contaminated properties, properties with construction defects, and review appraisals.

Mr. DeClark has provided valuation services in a wide variety of complex civil litigation including real estate, land use cases, condemnation, estate matters, property taxation, contract disputes, partnership and corporate disputes, environmental lawsuits, professional negligence cases, financing, construction defects, and bankruptcy/creditors matters.

Qualified as an expert witness in federal district courts in northern Illinois, northern and southern Indiana, and southern New York, county circuit courts in Illinois of Cook, Lake, McHenry, Winnebago, Ogle, Dekalb, DuPage, Kane, Grundy, Kendall, Kankakee, Champaign, Peoria, and Tazewell. Indiana counties include Lake and Marion. Wisconsin counties include Kenosha, Racine, Milwaukee, Brown, and Dane. Other venues include the U.S. Tax Court and various real estate Tax Tribunals or Appeals Boards in Illinois, Indiana, and Wisconsin. He is a highly experienced forensic appraiser having provided testimony in many trials/hearings over 37 years of practice.



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REPORT ON THE ARCHITECTURAL DEFICIENCIES
OF USING THE MARGARITA INN
AS A HOMELESS SHELTER

Homelessness is a chronic issue that affects all fabrics of society. As an architect who has volunteered at homeless shelters since the age of 18, the old days of temporary church gym housing during evening and overnight hours and government issued cheese and bread breakfasts have evolved and we realize as a society that this is far from the ideal solution.

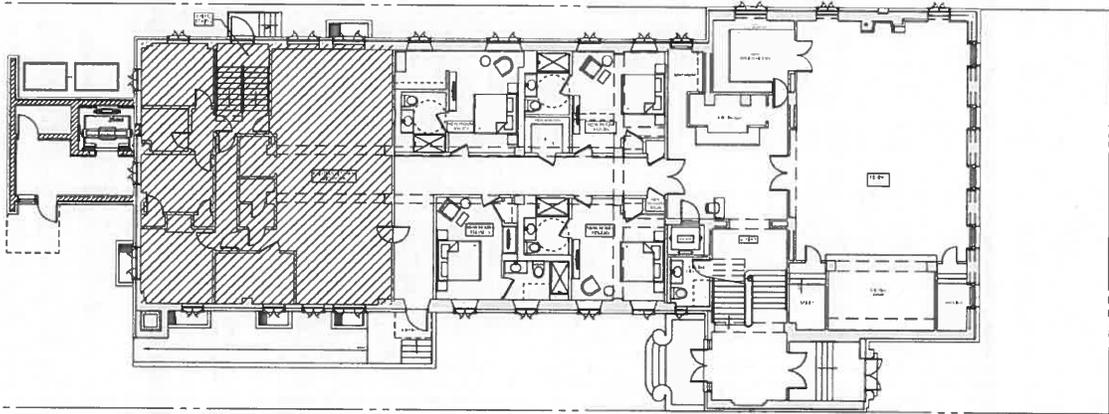
Architects have a long and proud tradition of addressing pressing social needs. A homeless shelter is a complex assortment of typologies that is not only residential and should be much more than institutional. To be truly effective, shelters must be much more than an institutional way station and should include facilities that will reduce the duration of homelessness and facilitate empowering the homeless with solutions. Homeless shelter design has evolved and should embrace a more gracious approach and serving not only residents but its employees and its community. Design undoubtedly has a psychological and a physical effect on residents and staff. It must imbue healing, a sense of being valued, safety, order, and a place where one can heal and recover.

We know mental health and addiction affects all walks of life and is no doubt an underlying cause of chronic homelessness. National statistics say about 64% of all homeless have a lifetime history of abusing alcohol or drugs and about 30% have mental health conditions.

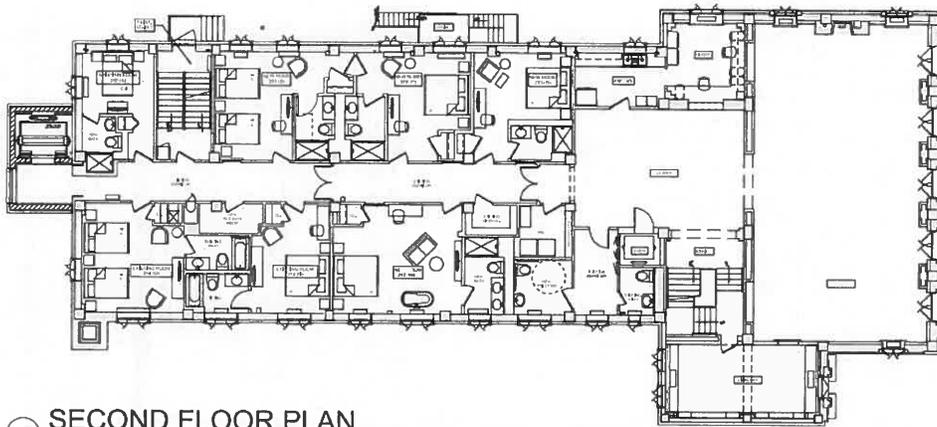
It is my professional opinion as a licensed architect that to integrate a population of 70+ beds of people with high needs the building itself should be understood as a source of rehabilitation. It is my opinion that the Margarita Inn building should have resources readily available on site due to their resident profile.

As seen on the floorplans below, the current Margarita has 46 rooms. If there are 70 people living in the shelter, this means that at least 24 rooms (more than half of the building) are set up to be shared. The average room size in the building does vary, but the smallest is about 150 sq feet, which include the bathroom. In general, the rooms in the building range from 150-180 square feet. These are small rooms.

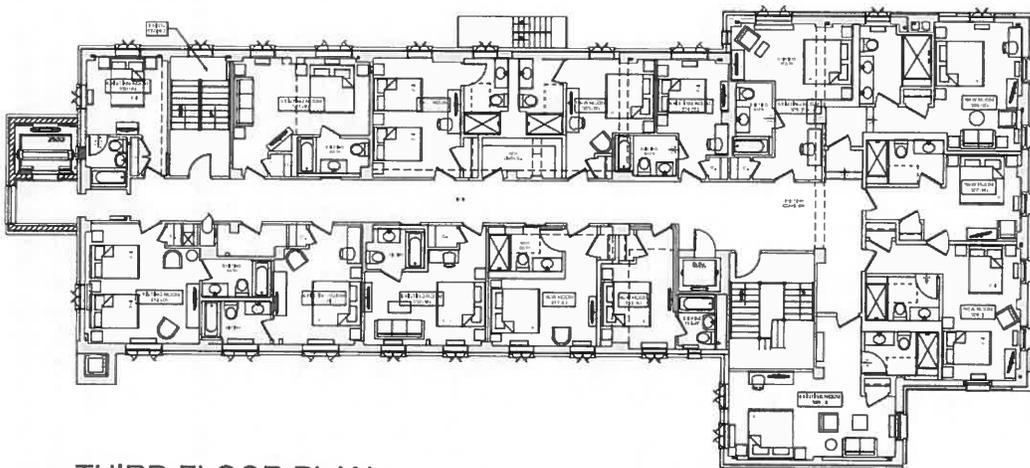
REPORT ON THE ARCHITECTURAL DEFICIENCIES OF USING THE MARGARITA INN AS A HOMELESS SHELTER



1 FIRST FLOOR PLAN
1/8" = 1'-0"

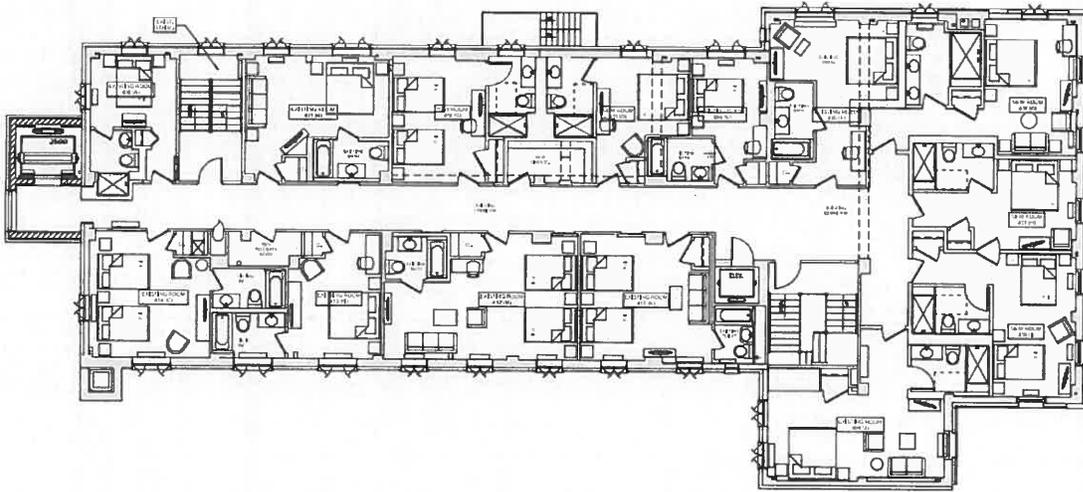


2 SECOND FLOOR PLAN
1/8" = 1'-0"

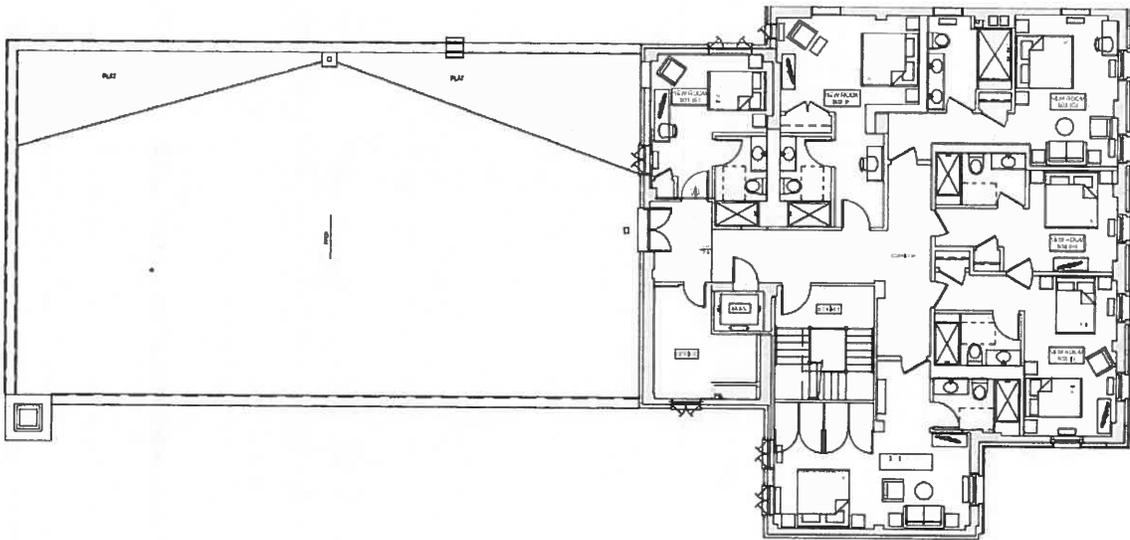


1 THIRD FLOOR PLAN
1/8" = 1'-0"

REPORT ON THE ARCHITECTURAL DEFICIENCIES
OF USING THE MARGARITA INN
AS A HOMELESS SHELTER



2 FOURTH FLOOR PLAN
1/8" = 1'-0"



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

As you can see from the above, the very dense layout of room types, lack of support spaces, and small individual room sizes do not comply with the current best practices and standards described below:

REPORT ON THE ARCHITECTURAL DEFICIENCIES
OF USING THE MARGARITA INN
AS A HOMELESS SHELTER

- Security screening areas
- Medical triage center
- Shelter support services
- Resident workshop areas
- Resident educational services
- Resident employment services
- Initial assessment dormitories
- Secluded diversion dormitories
- General population dormitories
- Separate family dormitories
- Resident and employee lounges
- Resident outdoor areas that are not public walk ways – where do families with children play?
- Dining area
- General staff offices, building infrastructure and maintenance rooms.

In preparing for this report, I read numerous documents pertaining to design, mental health, homelessness, different care facilities and how they are designed and built. There is a plethora of information available as resources for designers, architects, and this in the healthcare field. NYC implemented their Design Guidelines for Supportive Housing and in December 2010, the Department of Veterans Affairs Office released a revolutionary “Design Guide.”

These guides and articles shared the following points:

- Community spaces should be numerous, easily accessible and encourage use.
- All ADA requirements should be considered.
- Resident units must be livable.
- Improperly designed transitional or supportive housing may, in fact, further traumatize or harm those the building is designed to serve; The effect of a poorly designed shelter may not simply be bad for mental health, it can in fact be dangerous for the inhabitants, neighbors, or first responders who seek to help the resident population.
- There is a clear relationship between social density/crowding and aggression-issues in general healthcare.
- Services should be provided in a safe and secure space.
- Services should be integrated and coordinated.
- Provide a clearly visible nurse station that facilitates productive communication to encourage people to seek treatment.

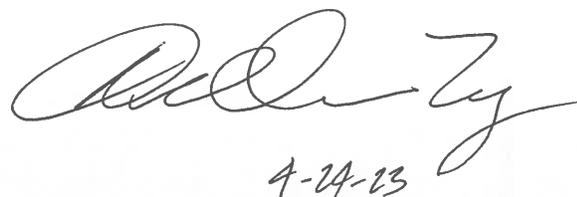
REPORT ON THE ARCHITECTURAL DEFICIENCIES
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Conclusion

In conclusion, it is my opinion as both a licensed architect, as well as a frequent volunteer that the current layout at the Margarita Inn, with a proposed population of 70+ beds may, at the very least, be considered inappropriately designed and, may in fact, be dangerous, and may truly be an unfit environment for its residents.

If this facility is to be a beneficial and healthy facility for its residents, then the Margarita Inn must provide the basic needs and support areas on site to serve these residents. It must include the areas for the programmatic services to be offered (listed above). It should provide resident units larger than 150 sq ft. It should provide ADA accessible amenities to its disabled base of residents. The density must be significantly reduced to accommodate sufficient separation of residents. Support areas for the necessary support and personnel, and support rooms for its occupants.

I know Evanston to be on the cutting edge of policy and care for the less fortunate. I believe this is the opportunity to promote a new paradigm for mental health and addiction, that the City has the funds and community support, and that this committee should stand behind and promote a facility that, like other programs in Evanston, is revolutionary in its goals to serve as a template for other cities.



4-24-13

**Statement from Richard Eddington
Chief of Evanston Police Department from 2007- 2018**

I have been active in the police profession, in different capacities and in four separate municipalities, for over 45 years. I was appointed Evanston Police Chief in 2007 and served in that office until retiring in 2018, followed by an interim position in 2022. Connections for the Homeless has been a known entity in Evanston at Hilda's Place since the 1980s, as well as a partner with Interfaith. They were present when I began my work in Evanston.

Around 2022, I became more aware of Connections for the Homeless as neighborhood complaints began to accelerate around their office location at 2121 Dewey. Calls to the police increased as neighbors were disturbed by Connections' clients loitering on Dewey and occasionally engaging in behavior that the neighbors did not appreciate. However, when Connections for the Homeless expanded from the 20-bed temporary shelter at Hilda's Place to managing hundreds of homeless during the pandemic, a marked increase in the number and severity of calls for service ensued.

Police, EMS, and fire calls steeply increased, creating a strain on our critically understaffed police department. This resulted in my 2022 meeting with Betty Bogg, her staff, Mayor Biss, and various other City and Police staff members. The meeting was held specifically to find a way for the City and Police to achieve a workable relationship with Connections for the Homeless. The goals were to stabilize the situation, assuage neighbors' concerns, and provide Police the cooperation necessary to handle the calls for service. At no time did the City or the Police ask Connections to shut down or turn people away. Rather, we were seeking a path of mutual cooperation so that the Police could properly perform their duties. Most unfortunately, this meeting did not yield any significant outcomes.

As we left the meeting, I expressed my deep dismay to Mayor Biss. I made it clear to all, in no uncertain terms, that Connections for the Homeless, though they were astute enough not to overtly refuse our requests, were wholly unwilling to adjust their program. They failed to consider making any important changes regardless of the safety risk to the neighbors, their own staff, the City, Police, or other providers. Their default position was and continues to be that, based on the Homeless Bill of Rights, they are not required, or willing, to cooperate with the Police on any level. I maintain the belief that Connections uses the Homeless Bill of Rights as a shield to deny any meaningful oversight, to hide the lack of management abilities, and to conceal troubling illegal occurrences including violent crimes and drug use.

Between the time they opened and the time I re-retired in October, 2022, I have noticed the following:

1. There is no doubt that, despite that the Margarita has a do-not-call 911 policy, they rely very heavily on the Evanston Police, Fire and EMS. Residents inside the Margarita could suffer some kind of assault but are discouraged by Connections staff from seeking help.

2. Connections for the Homeless has refused to share with the City the number of staff and their credentials. I deduce that staffing/training issues result in additional calls for service.
3. The neighbors' hesitancy to have this operation at their doorsteps is exacerbated by Connections' lack of relevant transparency.
4. In my opinion, there is a clear link to Connections operation at 1566 Oak and the notable increase in disorder in the neighborhood, including assaults, aggressive panhandling, and criminal damage to property.

Unless an agreement is formulated between Connections and the City which stipulates exactly under what circumstances Connections is compelled to cooperate with the police, this project will bring long-term problems into the City of Evanston. Their license, permit, or permissions to operate have to be put at risk for revocation if they fail to cooperate. Among other requirements, Connections must guarantee that staffing and service levels meet city officials' expectations.

Based on Connections' track record of an unreasonable interpretation of the Homeless Bill of Rights and an unwillingness to address any inappropriate conduct by their clients offsite, I believe Connections will not be a genuine or beneficial partner with the City. This will result in continued degradation of the neighborhood and downtown.

I have written these remarks because I am a committed resident of the 1st Ward. Evanston is my home. I want to see this City thrive and I hope the current Evanston Police Department members can partner with Connections to maximize the opportunities for constitutional policing. Such conditions will enable the Police to keep their promise to protect and serve the people of this great City.

It's imperative that we take the time to get this right. If Connections is allowed to operate without enforceable City oversight, the efforts to correct the situation will be monumental.



Gregory Morrow
1000 Grove St. #519
Evanston IL 60201
312 – 613 – 8185
gregorymorrow@msn.
com

Dear Land Use Committee Members:

I have prepared the following list of “questions” to help you understand my experience with Connections for the Homeless and the Margarita Inn, where I worked. Thank you for your service to the City of Evanston.

1. What do you do now?

I am a Career Coach for prominent Chicago – based workforce services non – profit; we assist low – income clients in accessing vocational training so that they may access good careers. Here is my Linked In profile:

<https://www.linkedin.com/in/gregory-morrow-wioa-careers/>

2. Where do you live now?

I have been a resident of the McGaw YMCA, Evanston, for eight years; previously I lived in Chicago

3. What experiences have you had working before with the homeless?

Many years ago, I experienced homelessness. After I overcame homelessness, I wanted to assist others as they had assisted me. This led to a career in social services, including working as an Employment Case Manager for Chicago – based Streetwise, and as a Social Security Benefits Specialist for Evanston – based Connections For The Homelessness. I’ve also extensive community service/volunteer experience, serving the homeless at Catholic Charities, Lincoln Park Community Shelter, Howard Area Community Center (Chicago), Center on Halsted (Chicago), and Chicago Help Initiative

4. What experience do you have working with other non-profits?

WIOA Career Coach at National Able Network (Chicago) and Howard Area Community Center (Chicago); Employment Coach at Jane Addams Resource Corporation (Chicago), SCSEP (Senior Services) Program Assistant at Center on Halsted (Chicago)

5. From when till when did you work at Connections for the Homeless?

March 2022 – May 2022

6. What did you do for them?

I was a Social Security Disability Benefits Specialist, assisting homeless clients in accessing income via Social Security Disability benefits. My job was to set people up with social security. The idea behind the social security benefit system is that people apply for governmental aid when they have medical conditions that prevent them from working. To get these disabilities can take up to a year and I took training on how to present their cases before the social security hearing board. I was the clients’ representative to gather all their medical information and advocate for them to get these benefits. It was my job to prove that the applicants could not work so that they could qualify for the disability. However, I never was able to get one person to begin the process

7. Who did you work with?

CFTH Program Manager Tina White was my supervisor. I also worked with many front – line staff, e.g., Case Managers, Clinicians, Health Services Staff, Housing & Benefits Locaters, Outreach Specialists, and other Support Staff; some were based at the Margarita, others at the other CFTH locations.

8. Where did you work?

At the CFTH Main Office at 2121 Dewey, The Margarita Inn, and Hilda’s Place Drop – In Center; primarily I was at the Margarita at 1566 Oak.

9. What was the average day like working in the Margarita inn?

For me, very disappointing. My role was to assist Margarita Inn guests in accessing Social Security Disability Benefits, which is a lengthy, cumbersome, and often fraught process; it can take up to a year. However, guests who I attempted to assist consistently missed appointments, did not follow through with the required extensive paperwork, and some did not even have a medical provider – which is necessary, because benefits are solely based on medical records from health care providers. My role was a new one, and IMO it was poorly thought out by my Supervisor, Tina White. When I asked her what research she had done to craft this new position, she had no answer. Since I felt “useless”, this was not a good fit for me, and I gave my same – day resignation notice, telling Ms. White, “My staying in this job will just be a needless waste of Connection’s time and money; I need to move on, as I am also wasting my time here”. My parting was without rancor.

There was, without any doubt, violence on a consistent basis. There is rampant drug use in the Inn. I personally did not feel safe working in that location, which was another reason I left. Many guests would tell their stories to me about their things being stolen, being harassed or threatened. Management never had any plan to intervene on behalf of the guests.

IMO Connections receives a lot of money and thus thoughtlessly creates new staff positions, without carefully thinking through what these new positions entail. I did not feel that I was adequately supported by Connections for the Homeless. As a result, employee turnover can be very high – **in the ten weeks I was there, nine staff members resigned**, I among them.

10. What is the Building Like?

On the first floor, there is an area that is used as “congregate housing.” I believe there are 6 men living there. I believe it used to be the restaurant space.

The building itself is very cramped. They need more office space. If you want to meet with someone privately, there is only the lobby and a room on the second floor – the Library- but sometimes that is used for meetings, and I had to scramble to find a place to have meetings.

The majority of the people living at the Margarita are not from Evanston. My impression is that many are from Chicago, Grayslake, Skokie and Northbrook.

11. What Support did you get from Upper Management?

In the time that I was in, neither Betty Bogg nor Nia ever came once to the Margarita. In general, Tina was present. The executive team generally worked remotely from home and we had many meetings via TEAMS.

12. During the short time that you worked at the Margarita, how many people did you see placed in permanent housing who then subsequently lost their housing?

Four

13. Why did they lose their housing?

They were evicted for lease violations, e.g., violence, drugs, not keeping their premises clean. Connections failed to adequately prepare them for “independent living.” In my knowledge, several came back to the Margarita and others just disappeared.

14. What contact does Connections for the Homeless have with people after they are housed?

A few people keep in contact with Connections, but there is no “rule” requiring so. Connections itself does little outreach to those they’ve placed in housing.

15. What was the worst thing you saw at the Margarita?

Blatant drug/alcohol abuse and open drug dealing. Fights between guests, and some guests stealing from other guests. Many guests in dire need of mental health services had needs that were completely ignored. I saw a lot of fights, altercations. There were women and children there, which is very concerning to me. One woman and her child actually left when I was there because they did not feel safe there. I do not know if they went back to the street, but I do know that no outreach was made on their behalf.

Also, the absolute and utter disdain that Management – Betty Bogg, Tina White, Andrew Seibert, Nia Tavoularis – had for *any* neighborhood concerns. They are very arrogant and have *no* intention of working in a good – faith effort with the neighbors or the City in addressing any of the Margarita Inn issues. This attitude was *continually* expressed in weekly staff meetings, and in internal communications (email...). I was appalled at this, and it was one of the reasons I left Connections – after all *I* am one of their neighbors, living within 500 feet of the Margarita

There was a suicide while I was there. She was obviously in need of help, but did not get it. The general attitude was “She didn’t ask for help.” She was obviously in need or in pain but because she did not actively request help, none was given to her.

Class X felons are not screened out of the building, and people who harm other people are most definitely in the building. Connections was very loose about dealing with extensive arrest records. I was often aware that residents had extensive criminal backgrounds. They say that they screen out sex offenders, but they have to be registered. Whether or not they actually do, I am unsure. They do not take any precautions to make sure that others in the building are not harmed by those who they chose to admit. There are people who are very very seriously mentally ill and untreated. There are people who never ever sleep. There are people who never say one word to anyone- they do not speak. One person like this resulted in a large police incident where he exposed himself to a child. This person, like many others had appointments set up with Trilogy, and often times the Margarita client would not show up to the appointment.

16. Do any of the people at the Margarita go to panhandle in downtown Evanston?

I observed a number of Margarita guests panhandling/loitering on Davis Street, in front of Bennison’s, Evanston First Liquors, Gigio’s Pizzeria, Post Office, Davis Pantry, the Metra stop, the Currency Exchange, the Davis L stop, and in front of the Target in downtown Evanston. In talking to these business owners, they are very fed – up with these vagrancy issues, as neither the City nor Connections is willing to even listen to them about their serious concerns. Connections did absolutely nothing to discourage or prevent this. They consider panhandling protected under the Homeless Bill of Rights.

17. What interaction did the residents of the Margarita Inn have with the residents at the McGaw YMCA?

I heard through the grapevine that one Margarita guest tried to enter the YMCA residential area, which is secured late at night but the YMCA overnight security stopped him.

18. What interaction did the residents of the Margarita Inn have with the participants of Peer Services Methadone Clinic?

Some guests were clients of Peer Services. One guest, Sebastian Oko, notoriously dealt drugs to clients of Peer Services – he would sell to them around the premises of Peer Services, and inside the Margarita Inn. I saw him almost daily, doing this.

Margarita staff, including Managers Tina White and Andrew Seibert, were fully aware that Sebastian Oko was dealing both on the street and inside the Margarita. They did nothing about it, as I mentioned it to them several times; they simply “shrugged their shoulders” when I informed them of this

There are also continual guest drug overdoses – thus all Margarita staff are trained to administer Narcan. There have been numerous deaths by residents at the Margarita. The Evanston EMS comes and removes the bodies.

19. Please explain the protocol required of staff if a resident inside the Margarita was injured, abused, or harassed by another resident?

They were supposed to record the incident, and then contact Program Manager Tina White, or Operations Manager Andrew Seibert, who would “handle the situation”. Interactions with 911/EPD were absolutely *discouraged* - the EPD was seen as “the enemy”. Also, their “Homeless Bill of Rights” was used as an excuse for not involving law enforcement

20. What is the relationship between Hilda’s Place and the Margarita?

Some Hilda’s Place clients are eventually placed at the Margarita.

21. Why did you take the time to put your thoughts together and come to this meeting today?

I am not a “NIMBY” type of person. I would gladly welcome and support (by volunteering and donating) a well – managed transitional living shelter in our neighborhood; many others would too. Such a facility could be a sterling model of homeless services that we could all support and be proud of. But despite generous funding and excellent resources, what Connections has offered us so far with their management of the Margarita Inn is simply not a viable or “safe space” for Margarita guests, staff, and our greater Evanston community. We *could* have the very best, but instead Connections is offering us a “lowest common denominator” facility, and I am not sanguine – despite their assurances – that anything will change. This, to me, is a tragedy!

Thank you for giving me the time to clarify some important issues!

Respectfully,

Gregory Morrow – Evanston 4th Ward resident and Margarita Inn “neighbor”

April 24, 2023

Dear Land Use Committee,

Thank you for your time. I am here today to tell you about my experience on the Good Neighbor Agreement which produced the document that was ultimately signed by Ms. Bogg and Mayor Biss. I did attend the meetings, read the drafts, and attended the signing ceremony at LeTour. I would like to make it very clear that this document has not been adjusted in any way to reflect concerns of the immediate neighbors of the Margarita.

As has been discussed at length, the GNA committee ended up primarily as a group of those persons who favor Connections for the Homeless operation of a homeless residential facility. My overall sense, as well as my own personal sentiment from participating in the committee, was that many community members felt their input would not provide any real value. Within the committee meetings, it became apparent that even participants who were supportive of C4H did not feel they could attest or affirm that they necessarily represented the community constituents they were representing.

My own tenants continue to express concern about the disruption to the neighborhood. As renters, they are less vested in the community than I am, though I have many long-term tenants who would prefer not to move. I invited my tenants to participate directly to share their concerns and did manage to get one to attend the first public meeting at St. Mark's, but otherwise, they all have their own lives and responsibilities and didn't feel it was worth their time to participate in a process which appeared to be a done deal. In my opinion, they were not wrong.

Other constituencies represented included some representation from condominium owners who have units in buildings that are largely self sufficient, with security, various levels of staffing, lobbies and doormen. None of the GNA committee members felt they were significantly representing their respective bodies in an authoritative role. It was generally felt that John Nieuwsma, as an elected council member, had the sole authoritative role in representing the community. I agreed with that assessment and felt that my role was to be there to be sure he heard all the concerns from the neighborhood.

From an initial draft of the GNA which tried to create bi-directional responsibility between C4H and the surrounding neighbors, at each meeting, it became more apparent that the responsibility for community support had to be from City representation. The final GNA is less a bi-directional document than it is a promise from C4H to "be a good neighbor". That promise by C4H has no official status for enforcement. In seeking a way to make the document appear more reciprocal, it was increasingly apparent through the committee meetings that Evanston needed to be a party to the agreement in an official capacity. My

understanding is that, although City Legal Council had initially advised that the City should not sign the agreement in an official capacity due to enforcement and liability concerns, C4H was able to leverage their political clout in a way that led to the ceremonial co-signing of the GNA document by Mayor Daniel Biss and C4H CEO Betty Bogg.

I hope this provides some background on how the 67-page GNA document came to pass, being mostly written by C4H staff, and with some legal review by Evanston City Council, though the latter had already been given a mandate that it would be signed officially by the city.

These following facts may be of interest you:

Since the onset of the process, the Good Neighbor Agreement has been explained as “one of the three stool legs” to make this process work. It relies on good faith and a genuine respect for neighbors and a desire to contribute to the neighborhood. Good Neighbor Agreements are NOT LEGALLY ENFORCABLE and have no judicial weight.

A. PARTICIPANTS:

*Out of 15 persons, 10 were either Connections employees or case managers. 2 or 3 were neighbors as defined by the 500 foot distance from the Margarita. My own representation of six renters was, I believe, the highest direct "neighbor" representation.

*3 Business Delegates refused to sign. Additionally, none of them live near 1566 Oak, let alone 500 feet of the 1566 Oak.

B. NUMBER OF MEETINGS

There were 5 meetings of the committee. Committee meetings provided an opportunity for input, with suggestions for changes in focus or tone, but the combination of time and skills resulted in the majority of the document being written by Connections staff.

C. WHERE THE MEETINGS WERE HELD

All meeting were held in the Parlor of the Margarita Inn.

D. WHO WROTE THE FINAL AGREEMENT

The GNA, as signed by Connections and the City of Evanston was started from a suggested template provided to the committee by Connections. Numerous issues were raised about who was agreeing to the GNA and how parties were being represented. The final document was written primarily by Sue Loeollbach and other Connections staff.

Several aspects discussed by the committee were deemed to be more operational in scope and are largely covered by the publicly shared operations guide used by Connections. With minimal information from the city about how the final license would be structured, it was difficult for the committee to make decisions on what a "Good Neighbor Agreement" should contain.

Aside from an informational meeting held in the community, and an appeal through Jon's ward newsletter, there was never a real "outreach" to the community. The listening sessions only presented Connections method of operation and plan, in order to show why they could not accommodate neighbor's requests of feedback. To be clear, there has been zero compromise on their plan, particularly regarding drugs and alcohol. This is why the GOOD NEIGHBOR AGREEMENT morphed into the GOOD NEIGHBOR DECLARATION, which then morphed into the GOOD NEIGHBOR COMMITMENT.

I would like to conclude by saying that the LUC should make no mistake- there is no agreement in place with the neighbors of this project. Rather, the GNA as signed is simply a promise from Connections to operate within the requirements of an as-yet unwritten license agreement.

Thank you for your attention.

A handwritten signature in black ink, appearing to read "Carl Kettler". The signature is fluid and cursive, with the first name "Carl" written in a larger, more prominent script than the last name "Kettler".

Carl Kettler
Owner, 1110 Grove St