

5/3/99, 5/4/99, 5/5/99

**60-0-99  
AN ORDINANCE**

**AUTHORIZING THE CITY MANAGER TO  
ENTER INTO A REAL ESTATE CONTRACT  
FOR THE SALE OF CERTAIN PROPERTY  
IN THE RESEARCH PARK, EVANSTON, ILLINOIS  
(1700 MAPLE AVENUE, 1701-1741 MAPLE AVENUE,  
906-908 CHURCH STREET, 910-926 CHURCH STREET)**

WHEREAS, the City of Evanston owns or will own the real property commonly known as 1700 Maple Avenue, 1701-1741 Maple Avenue, 906-908 Church Street, 910-926 Church Street, Evanston, Illinois (the southern portion of the Research Park), legally described as follows:

See Exhibit A

WHEREAS, the City of Evanston determined that the southern portion of the Research Park should be redeveloped with commercial activities; and

WHEREAS, the Northwestern University Evanston Research Park Board issued Requests For Proposals for the redevelopment of the southern portion of the Research Park; and

WHEREAS, said Requests For Proposals set forth a desired development project to include a multi-screen cinema, a hotel, retail, commercial and a senior center; and

WHEREAS, the EDC held meetings to review and discuss said proposal; take testimony from the community; review information from City consultants; and the Redevelopment Agreement; and

WHEREAS, the EDC recommended that the City Council approve the  
Redevelopment Agreement; and

WHEREAS, pursuant to Resolution 68-R-98, the City Council authorized a  
Redevelopment Agreement with AHC Evanston LLC, an Illinois LLC; and

WHEREAS, the Redevelopment Agreement has been amended from time to time;  
and

WHEREAS, the sale of said land by negotiated sale is in the best interests of the  
City,

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

SECTION 1: The City Council of the City of Evanston finds as fact the  
recitals hereinabove set forth.

SECTION 2: The negotiated sale to AHC Evanston LLC, an Illinois LLC or its  
designee, is hereby accepted by the City Council of the City of Evanston for the real  
property legally described in Exhibit A and attached hereto.

SECTION 3: The City Manager is hereby authorized and directed to sign, and  
the City Clerk is hereby authorized and directed to attest, all documents necessary to sell  
said property. The City Manager is further authorized to negotiate any changes or  
additional terms and conditions with respect to the sale of the aforesaid real property as he  
may deem fit and proper.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are  
hereby repealed.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced May 10, 1999

Adopted: May 24, 1999

Approved: May 25, 1999

Lorraine H. Morton  
Mayor

ATTEST:

Mary P. Morris (mp)  
City Clerk

Approved/as to form:

Ray G  
Corporation Counsel

## EXHIBIT A

### NOTICE OF INTENT TO SELL AS A RESULT OF NEGOTIATION

Public Notice is hereby given that on May 24, 1999 at 8:30PM in the City Council Chambers at 2100 Ridge Avenue, the Evanston Civic Center, the Evanston City Council will consider for approval the sale of the following legally described real estate, to wit:

Property addresses: 1700 Maple Avenue (Parcel A), 1701-1741 Maple Avenue (Parcel B), 906-908 Church Street (Parcel C), 910-926 Church Street (Parcel C)

The property proposed to be sold is vacant land, a portion of parking Lot 20, the site of the Levy Senior Center and the site of two restaurants. The sale is authorized by negotiation pursuant to Resolution 68-R-98 and Ordinance 59-O-99. The property will be used for purposes as set forth in the Redevelopment Agreement between the City of Evanston and AHC Evanston LLC, an Illinois LLC, adopted pursuant to Resolution 68-R-98, as amended from time to time or as permitted by the City Zoning Ordinance. Said sale by negotiation is authorized pursuant to City Code Section 1-17-4-2 and Ordinance 59-O-99.

Legal Description of Subject Property:

#### PARCEL A

ALL OF BLOCK 2 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTH 89 DEGREES, 56' MINUTES 15" SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 2 BEING ALSO THE SOUTH LINE OF UNIVERSITY PLACE, 327.65 FEET; THENCE SOUTH 00 DEGREES, 05 MINUTES, 21 SECONDS EAST, 115.31 FEET; THENCE SOUTH 29 DEGREES, 54 MINUTES, 39 SECONDS WEST, 93.79 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 15 SECONDS WEST, 153.36 FEET TO THE NORTHEASTERLY LINE OF EAST RAILROAD AVENUE; THENCE NORTH 32 DEGREES, 58 MINUTES, 47 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 234.60 FEET TO THE POINT OF BEGINNING), AND 3 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EASTERLY HALF OF THAT PORTION OF EAST RAILROAD AVENUE LYING SOUTH OF A LINE EXTENDED WEST AND PARALLEL OF AND PARALLEL TO THE NORTH LINE OF BLOCK 3; THE ORIGIN OF WHICH LINE TO BE EXTENDED BEGINS AT A POINT ON THE WEST LINE OF MAPLE AVENUE 283.60 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF MAPLE AVENUE AND THE NORTHEASTERLY LINE OF EAST RAILROAD AVENUE,

WHICH VACATED PORTION LIES NORTH OF THE NORTH LINE OF CHURCH STREET EXTENDED EAST TO THE POINT OF INTERSECTION WITH THE WEST LINE OF MAPLE AVENUE AND ADJACENT TO BLOCK 3 IN CIRCUIT COURT PARTITION OF LOT 22 IN COUNTY CLERK'S SUBDIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL B**

LOTS 1 TO 10, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN AND ADJOINING SAID LOTS (EXCEPTING THEREFROM THE EAST 100 FEET OF SAID LOTS 1 TO 6 AND EXCEPTING THEREFROM THE WEST 33 FEET OF SAID LOTS 8 AND 9), ALL IN BLOCK 18 IN THE VILLAGE OF EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL C**

PARCEL 3: LOTS 5 AND 6 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 7, 8, 9, 10, 11 AND 12 IN DEMPSTER'S SUBDIVISION OF BLOCK 66 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

