

3/16/2015

**26-O-15**

**AN ORDINANCE**

**Proposing the Establishment of a Special Service Area in the City of  
Evanston, Illinois and Providing for a Public Hearing  
and Other Related Procedures**

**WHEREAS**, the city of Evanston is home rule unit under Article II, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, special service areas are established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, (35 ILCS 200/27-5 *et seq.*) and pursuant to the Property Tax Code (35 ILCS 200/1-1 *et seq.*); and

**WHEREAS**, this ordinance is to propose the establishment of Special Service Area Number 6 providing a tax to be levied associated with the provision of special services to the area; and

**WHEREAS**, it is in the best interests of the City of Evanston that Special Service Area Number 6 be established,

**NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
EVANSTON, ILLINOIS:**

**SECTION 1:** The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

**SECTION 2: Authority to Establish Special Service Area:** The City of Evanston is authorized to establish Special Service Area Number 6 pursuant to Article VII, Section 6 of the Illinois Constitution, 1970, and further pursuant to the provisions of the Illinois Special Service Areas Act (Illinois Compiled Statutes, Chapter 35, Paragraph 200/27-5 et seq..

**SECTION 3: Findings:** The City of Evanston finds as follows:

A. It is in the public interest that the creation of Special Service Area Number 6 as described in this Ordinance for the purposes set forth in this Ordinance be established.

B. Special Service Area Number 6 is located in the commercial corridor of Dempster Street south to Main Street and includes Chicago Avenue between the two commercial streets. The area comprised of commercial and mixed use properties as well as some residential is focused primarily on the inclusion of properties that include ground floor commercial uses. Where it is found to be possible, residential property is not included in SSA Number 6. The permanent tax index numbers of all parcels located within the area of the proposed SSA Number 6 and legal descriptions are attached as Exhibit 1. An accurate map depicting the location of the proposed Special Service Area is attached to and incorporated by reference as Exhibit 2.

**SECTION 4: Public Hearing:** That a public hearing shall be held on April 13, 2015 at 7:00pm in the City Council chambers of the City of Evanston, 2100 Ridge Avenue, Evanston, Illinois 60201 to consider the establishment of a Special Service Area Number 6 consisting of territory legally described in Exhibit 1 and as depicted on the map labeled Exhibit 2, and incorporated by reference into this ordinance. At the

hearing, a tax levy for the Special Service will be considered. The proposed annual tax levy for the Special Service Area is in an amount not to exceed the annual rate of [.45% (percent) of the equalized assessed value of the property within the proposed Special Service Area and the tax will be levied for a twelve year period from and after the date the ordinance establishing the Special Service Area. These taxes shall be in addition to all other taxes permitted by law and shall be levied pursuant to provisions of the Property Tax Code (35 ILCs 200/1-1 *et seq*).

**SECTION 5: Notice of Hearing:** Notice of the public hearing shall be published at least once not less than fifteen (15) days prior to the public hearing in the Pioneer Press a newspaper of general circulation in the City of Evanston. Additionally, notice of the public hearing by mail shall be provided with the public hearing notice deposited in the U.S. Mail not less than ten (10) days prior to the time set for the public hearing. The notice of public hearing shall be addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Special Service Area, and in the event taxes for the last preceding year were not paid, the notice of the Hearing was sent to the person or persons last listed on the tax rolls prior to that year as the owner or owners of said property. The notice of public hearing shall be in substantial conformance to notice attached as Exhibit 3 to this Ordinance.

**SECTION 6:** The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

**SECTION 7:** All ordinances or parts of ordinances in conflict herewith are

hereby repealed.

**SECTION 8:** This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

**SECTION 9:** If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: March 23, 2015

Adopted: March 23, 2015

Approved:

March 25, 2015

Elizabeth B Tisdahl  
Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene  
Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar  
W. Grant Farrar, Corporation Counsel

**EXHIBIT 1**

**LEGAL DESCRIPTION OF PROPOSED SPECIAL SERVICE AREA & LIST OF PINS**

## Legal Description of Special Service Area

## Dempster/Main/Chicago Avenue, Evanston, IL

All that part of Sections 18 and 19, Township 41 North, Range 14, East of the Third Principal Meridian, being bounded and described as follows:

Beginning at the Southeast corner of Lot 1 in The Resubdivision of lots 1 and 2 in the Resubdivision of Lot 6 and that part of Lots 1 to 5 lying East of the West 24.2 feet of Block 1 in O. Husse's Addition to Evanston in Section 19 aforesaid; thence West along the South line of said Resubdivision and its extension to the East line of an alley West of Sherman Avenue; thence North, along said East line, to the South line of the North 30 feet of Lot 23 in Block 1 of said O. Husse's Addition to Evanston; thence West, along the South line of said North 30 feet of Lot 23 to the East line of Elmwood Avenue; thence North, along said East line and its extension to the North line of Lot 10 in A. J. Brown's Subdivision of Block 40 in Village of Evanston in Sections 13, Township 41 North, Range 13 and Sections 7, 18 and 19, Township 41 North, Range 14 east of the Third Principal Meridian; thence East, along said North line of Lot 10 to the East line of an alley East of Elmwood; Thence North, along said East line to the South line of Greenwood Street; thence West, along the South line of Greenwood street to the West line of Chicago Avenue; thence South, along the West line of Chicago Avenue to the North line and its extension of Lot A in Stewart Consolidation of Lots 12 and 13 in Block 38 in the Village of Evanston aforesaid; thence East, along the North line and its extension of said Lot A to the East line of an alley East of Chicago Avenue; thence South, along said East line to the North line of Dempster Street; thence South to the intersection of the South line of Dempster Street and the West line of an alley East of Chicago Avenue; thence South, along the West line of said alley East of Chicago Avenue to the Northeast corner of Lot 13 in Block 76 in Village of Evanston Subdivision in said Section 19; thence Southwest, along the North line of said Lot 13, a distance of 62.41 feet to a point 93 feet 11 7/8 inches from the Northwest corner of said Lot 13; thence South to a point 85 feet and 1 inch East of the Southwest corner of said Lot 13; Thence continuing South along the extension of the last described line to the South line of Hamilton Street; thence West, along the South line of Hamilton Street to the East line of Chicago Avenue; thence South along the East line of Chicago Avenue, to the North line of Lot 21 in Block 77 in said Village of Evanston; thence East, along the North line of said Lot 21 to the West line of an alley East of Chicago Avenue; thence South, along said West line of the alley and its extension, to the South line of Greenleaf Street; thence East, along said South line, to the West line of an alley East of Chicago Avenue; Thence South, along said West line and its extension, to the South line of Lee Street; thence East to the West line of an alley East of Chicago Avenue; thence South, along said West line to the extension of the North line of Lot 23 in Gibbs, Ladd and Georges Addition to Evanston in said Section 19; thence West, along the North line and its extension of said Lot 23 to the West line of Hinman Avenue; thence South, along said West line and its extension to the North line of the South 4.46 feet of Lot 23 in the Resubdivision of the East half of Block 11 and the West half of Block 10 in White's Addition to Evanston in Said Section 19; Thence West, along the North line of the South

4.46 feet of said Lot 23 and its extension to the West line of an alley East of Chicago Avenue; thence South, along said West line to the North line of Kedzie Street; thence South to the intersection of the South line of Kedzie Street with the West line of an alley East of Chicago Avenue; thence South, along the West line of said alley East of Chicago Avenue to the North line of Keeney Street; thence West, along the North line of Keeney Street to the East line of Chicago Avenue; thence North, along the East line of Chicago Avenue to the North line and its extension of Madison Street; thence West, along the North line of Madison Street to the West line Custer Avenue; thence North, along the West line of Custer Avenue, to the North line and its extension of an alley North of Madison Street; thence West, along the North line and its extension, to the Southwest corner of Lot A in Plat of Consolidation of Lots 1, 2 and 3 private alley lying South of and adjoining in Owner's Resubdivision of Lots 1, 2 and 3 in Block 6 in Adams and Brown's Addition to Evanston in Section 19 aforesaid; thence North, along the West line of said Lot A, to the Northwest corner of Lot A; thence East, along the North line of Lot A, to a corner of Lot A; thence North, along the West line of Lot A to the Northwest corner of Lot A, being on the South line of Washington Street; thence North to Southwest corner of Lot 7 in the Resubdivision of Lots 16 and 17 of Block 1 in said Adams and Brown's Addition to Evanston; thence North, along the West line of Lots 1 to 7 in said Resubdivision, to the North line of an alley lying South of main Street; thence West, along said North line, to the Southeast corner of Lot 4 in Bayley's Subdivision of Lots 7 and 8 in Block 1 in said Adams and Brown's Addition to Evanston and Lots 1 to 5 in Block 2 in Adams and Brown's Addition to Evanston; thence North, along the East line of Lots 2,3 and 4 in Block 1 of said Bayley's Subdivision, to the Southeast corner of Lot 1 in Block 1 of Bayley's Subdivision; thence West, along the South line of said Lot 1 and its extension, to the East line of Sherman Avenue; thence West to the Southeast corner of Lot 1 on Block 2 of said Bayley's Subdivision; thence West, along the South line of said Lot 1, to the Southwest corner of said lot; thence North, along the West line of said Lot 1 and its extension, to the North line of Main Street; thence West, along the North line of Main Street, to the East line of Maple Avenue; thence North, along the East line of Maple Avenue, to the South line of the North 60 feet of Lots 7 and 8 in George Huntoon's Addition to Evanston in said Section 19; thence East along the South line of the North 60 feet of said Lots 7 and 8, to the East line of said Lot 8; thence North, along said East line, to the North line of said George Huntoon's Addition to Evanston, thence East, along said North line and its extension, to the East line of Sherman Avenue; thence South, along the East line of Sherman Avenue, to the Southwest corner of Lot 20 in Foster's Addition to South Evanston in said Section 19; thence East, along the South line of Lot 20 and its extension, to the East line of an alley East of Sherman Avenue; thence North, along said East line, to a bend in said East line; thence continuing North, long the East line of the alley, to the Northwest corner of Lot 8 in Nicholas Mersch's Addition to South Evanston in said Section 19; thence East, along the north line of Lot 8 to the Westerly right of way line of the Chicago and Northwestern Railroad; thence Northwest, along said right of way line, to the South line and its extension of Lot 1 in The Resubdivision of lots 1 and 2 in the Resubdivision of Lot 6 and that part of Lots 1 to 5 lying East of the West 24.2 feet of Block 1 in O. Husse's Addition to Evanston in Section 19 aforesaid; thence West along the South line of said Lot 1 and its extension to the point of beginning, all in the City of Evanston, Cook County, Illinois.

PIN	Property Address	Tax Payer Name	Tax Payer Address	Tax Payer City	Tax Payer State	Tax Payer Zip	2013 Equalized Assessed Value
11-19-213-006-0000	1000 Chicago Ave	Mohammad Jamali	1000 Chicago Ave	Evanston	IL	60202	\$112,785.08
11-19-213-007-0000	1000 Chicago Ave	Connoisseur Oriental	1000 Chicago Ave	Evanston	IL	60202	\$20,503.47
11-19-213-008-0000	944 Chicago Ave	Connoisseur Oriental	1000 Chicago Ave	Evanston	IL	60202	\$20,503.47
11-19-117-028-0000	1001 Sherman Ave	Eli S. Fisher	1001 Sherman Ave	Evanston	IL	60202	\$357,053.81
11-19-117-056-0000	942 Custer Ave	Fisher Investments	1001 Sherman Ave	Evanston	IL	60202	\$140,321.81
11-19-117-055-0000	946 Custer Ave	Robert M. Fisher	1001 Sherman Ave	Evanston	IL	60202	\$17,111.96
11-18-330-011-0000	1336 Chicago Ave	Bank of America NC10010381	101 N Tryon St	Charlotte	NC	28255-0000	\$705,068.00
11-19-105-028-0000	1034 Chicago Ave	Autobarn	1012 Chicago Ave	Evanston	IL	60202-1324	\$686,007.00
11-19-213-025-0000	1012 Chicago Ave	Autobarn Motors	1012 Chicago Ave	Evanston	IL	60202-1324	\$1,260,832.00
11-19-214-002-0000	520 Greenleaf St	Autobarn Motors	1015 Chicago Ave	Evanston	IL	60202	\$445,901.30
11-19-214-030-0000	1015 Chicago Ave	Richard A. Fisher	1015 Chicago Ave	Evanston	IL	60202-1323	\$1,336,364.00
11-19-214-005-0000	1027 Chicago Ave	Richard A. Fisher	1015 Chicago Ave	Evanston	IL	60202-1323	\$167,638.00
11-19-214-004-0000	1031 Chicago Ave	Richard A. Fisher	1015 Chicago Ave	Evanston	IL	60202-1323	\$342,852.00
11-19-214-003-0000	1033 Chicago Ave	Richard A. Fisher	1015 Chicago Ave	Evanston	IL	60202-1323	\$1,742,036.00
11-19-214-029-0000	1033 Chicago Ave	Richard A. Fisher	1015 Chicago Ave	Evanston	IL	60202-1323	\$96,810.00
11-19-214-027-0000	1011 Chicago Ave	RRV Fisher Properties LLC	1015 Chicago Ave	Evanston	IL	60202-1323	\$931,735.00
11-19-213-012-0000	928 Chicago Ave	Independent Futures LLC	1015 Davis St	Evanston	IL	60701	\$94,062.55
11-19-213-023-0000	1028 Chicago Ave	Oscar Isberian	1028 Chicago Ave	Evanston	IL	60202	\$635,280.25
11-19-213-013-0000	924 Chicago Ave	920 Chicago Ave LLC	1028 Chicago Ave	Evanston	IL	60202	\$250,979.88
11-19-401-044-0000	809 Chicago Ave	Kathy Pyle	109 Fallstone Dr	Lake Forest	IL	60045-3427	\$161,997.00
11-19-122-025-0000	801 Main St	Brian R. Esterman	1111 Hawkweed Ln	Lake Forest	IL	60045	\$321,863.54
11-19-104-016-0000	800 Dempster St	Fannie E. Mayer	1115 Fowler Ave	Evanston	IL	60202-1022	\$120,447.00
11-19-207-001-0000	1139 Chicago Ave	Barbara L. Roberts	1139 Chicago Ave	Evanston	IL	60202-1325	\$103,367.00
11-19-200-013-0000	1201 Chicago Ave	1201 Chicago Ave Inc.	1201 Chicago Ave	Evanston	IL	60202-1337	\$168,088.00
11-19-200-012-0000	1205 Chicago Ave	1201 Chicago Ave Inc.	1201 Chicago Ave	Evanston	IL	60202-1337	\$137,777.00
11-19-200-027-0000	1207 Chicago Ave	1201 Chicago Ave Inc.	1201 Chicago Ave	Evanston	IL	60202-1337	\$83,931.00
11-19-213-027-0000	932 Chicago Ave	Oscar Tatosian	122 W Kinsie St	Chicago	IL	60654	\$34,455.53
11-19-105-040-1003	1224 Chicago Ave	1224 Pony Shop LLC	1224 Chicago Ave #103A	Evanston	IL	60202-1389	\$165,505.00
11-19-105-040-1001	1224 Chicago Ave	Dominic Mosca	1224 Chicago Ave #101	Evanston	IL	60202-1389	\$229,870.00
11-19-200-003-0000	1243 Chicago Ave	Arlene A. Brumlik	1243 Chicago Ave	Evanston	IL	60202-1353	\$116,922.00
11-19-105-004-0000	1240 Chicago Ave	A.S. Minasian	1244 Chicago Ave	Evanston	IL	60202-1338	\$351,730.00
11-19-105-003-0000	1244 Chicago Ave	A.S. Minasian	1244 Chicago Ave	Evanston	IL	60202-1338	\$555,389.00
11-19-121-019-0000	901 Maple Ave	Cambridge Realty Cap	125 S Wacker Dr #1800	Chicago	IL	60606	\$5,952,268.63
11-19-303-033-0000	836 Custer Ave	Twonbly Schwartz Custr	1256 W Albion Ave	Chicago	IL	60626	\$113,628.96
11-18-330-007-0000	1310 Chicago Ave	Chicago Ave LLC	1305 Wiley Rd #104	Schaumburg	IL	60173-4354	\$456,255.00
11-18-418-024-0000	1311 Chicago Ave	Chicago Ave LLC	1305 Wiley Rd #104	Schaumburg	IL	60173-4354	\$468,668.00
11-18-330-006-0000	1320 Chicago Ave	Chicago Ave LLC	1305 Wiley Rd #104	Schaumburg	IL	60173-4354	\$553,403.00
11-19-121-022-0000	906 Elmwood Ave	Ashraf Manji	1310 Hinman Ave	Evanston	IL	60201	\$337,183.91
11-19-121-021-0000	909 Main St	Ashraf Samji Manji	1310 Hinman Ave	Evanston	IL	60201	\$104,519.27
11-18-330-004-0000	1326 Chicago Ave	Orrington Realty	1326 Chicago Ave	Evanston	IL	60201-5322	\$282,372.00
11-18-418-011-0000	1301 Chicago Ave	Harry Major	155 N Michigan Ave #565	Chicago	IL	60601-7799	\$569,934.00
11-19-401-024-0000	845 Chicago Ave	OMS Evanston LLC	155 N Wacker Dr #1690	Chicago	IL	60606-1774	\$192,355.00
11-19-104-014-0000	806 Dempster St	Mohammad Reza Ekhter	1700 Washington Ave	Wilmette	IL	60091-2421	\$109,793.00
11-19-104-013-0000	808 Dempster St	Mohammad Reza Ekhter	1700 Washington Ave	Wilmette	IL	60091-2421	\$82,991.00
11-18-329-022-0000	1302 Sherman Ave	Richard-Sheila Bower	1707 Hinman Ave	Evanston	IL	60201-4516	\$64,133.00



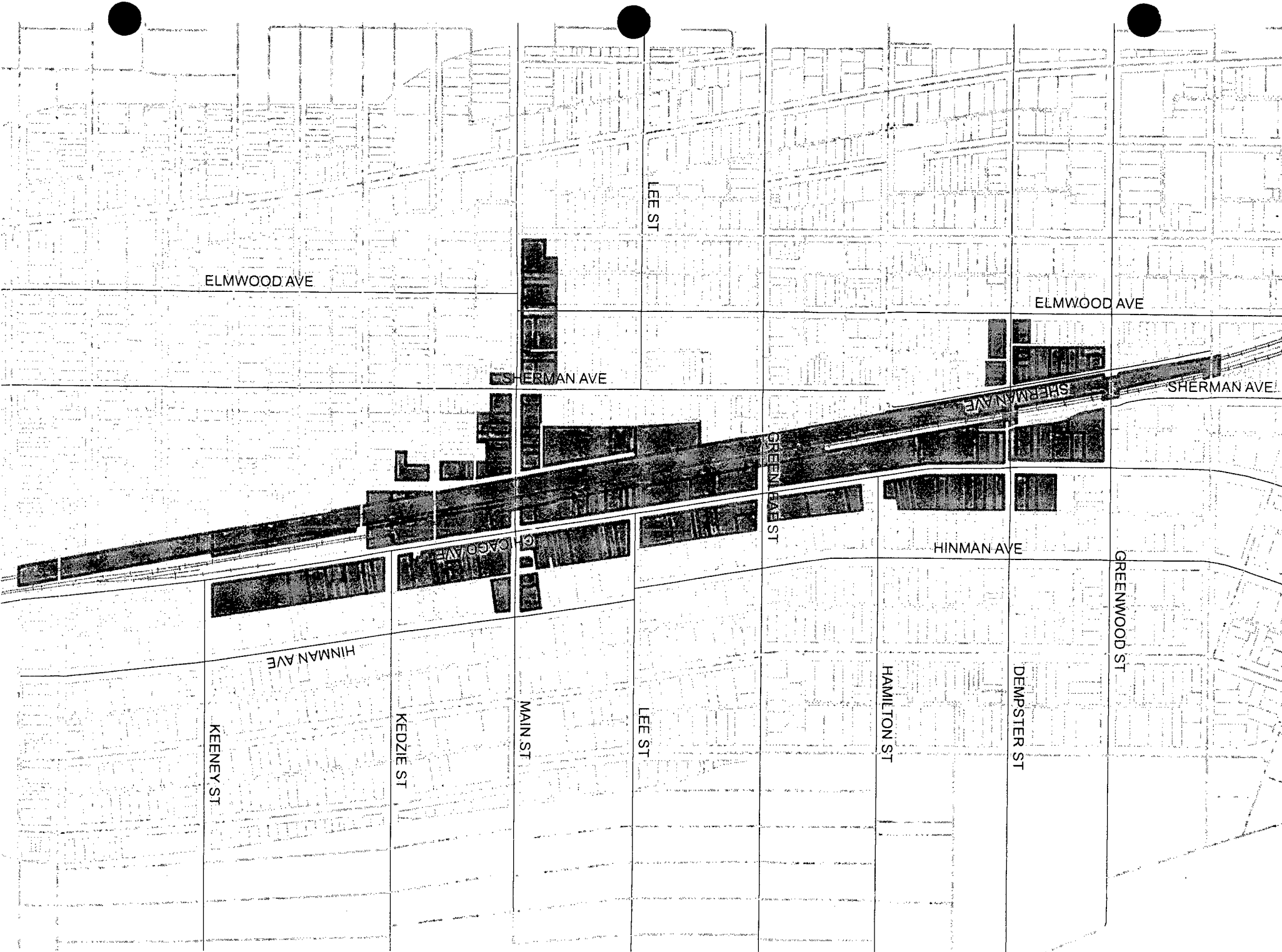
PIN	Property Address	Tax Payer Name	Tax Payer Address	Tax Payer City	Tax Payer State	Tax Payer Zip	2013 Equalized Assessed Value
11-18-329-023-0000	801 Dempster St	Richard-Sheila Bower	1707 Hinman Ave	Evanston	IL	60201-4516	\$144,291.00
11-19-303-025-0000	834 Custer Ave	Linda G. Jelinek	1722 Judson Ave	Evanston	IL	60201	\$66,488.54
11-19-122-011-0000	903 Elmwood Ave	Sanford Kahn	180 N LaSalle st #2025	Chicago	IL	60601	\$664,951.98
11-19-302-010-0000	800 Main St	Linda Gump	1824 Iris Dr	Palatine	IL	60074	\$161,772.99
11-19-122-012-0000	825 Main St	Eimgate Manor	191 Waukegan Rd #5307	Northfield	IL	60093	\$499,116.63
11-19-104-001-0000	1233 Elmwood Ave	Baum Management D.	1910 First St #301	Highland Park	IL	60035-3146	\$559,041.00
11-19-407-001-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606-5070	\$180,839.00
11-19-407-002-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606-5070	\$170,838.00
11-19-407-003-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606-5070	\$458,462.00
11-19-407-005-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606-5070	\$458,462.00
11-19-407-021-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606-5070	\$170,571.00
11-19-407-023-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606-5070	\$144,219.00
11-19-407-038-0000	737 Chicago Ave	Evanston Devco LLC	200 W Monroe St #2200	Chicago	IL	60606	\$1,160,650.48
11-19-122-024-0000	908 Sherman Ave	Kass Management Services	2000 N Racine Ave #4400	Chicago	IL	60614	\$365,974.49
11-18-329-024-0000	1301 Elmwood Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-18-329-025-0000	1301 Elmwood Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-18-329-026-0000	1301 Elmwood Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-18-329-027-0000	1301 Elmwood Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-19-104-046-0000	2100 Ridge Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-19-117-046-0000	2100 Ridge Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-19-121-023-0000	2100 Ridge Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-19-122-023-0000	2100 Ridge Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-18-330-010-0000	609 Dempster St	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-19-400-006-0000	801 Custer Ave	City of Evanston	2100 Ridge Ave	Evanston	IL	60201-2798	\$0.00
11-19-105-040-1002	1224 Chicago Ave	Duquet Limited	2315 Lincoln St	Evanston	IL	60201-2149	\$137,921.00
11-19-400-005-0000	751 Chicago Ave	Robert J. Lynch	2421 Pomona Ln	Wilmette	IL	60091	\$47,952.36
11-18-329-017-0000	1310 Sherman Ave	Mmichael L. Sumpf	2718 Woodland Rd	Evanston	IL	60201	\$212,288.95
11-19-220-019-0000	511 Main St	Schermerhorn & Co.	2737 Central St	Evanston	IL	60201	\$188,596.29
11-19-400-003-0000	750 Chicago Ave	Steve Soble	2747 N Lincoln Ave	Chicago	IL	60614-1320	\$14,743.00
11-19-400-004-0000	750 Chicago Ave	Steve Soble	2747 N Lincoln Ave	Chicago	IL	60614-1320	\$612,790.85
11-19-220-031-0000	Unknown	US Bank N.A.	2800 E Lake St	Minneapolis	MN	55406	\$699,537.95
11-19-220-032-0000	Unknown	US Bank N.A.	2800 E Lake St	Minneapolis	MN	55406	\$624,658.48
11-19-213-022-0000	936 Chicago Ave	Thomas S. Georgoules	2852B W Touhy Ave	Chicago	IL	60645	\$249,829.85
11-19-200-026-0000	1209 Chicago Ave	Loja Evanston LLC	3201 Old Glenview #300	Wilmette	IL	60091-2966	\$67,439.00
11-19-200-025-0000	1211 Chicago Ave	Loja Evanston LLC	3201 Old Glenview #300	Wilmette	IL	60091	\$493,121.59
11-19-200-037-0000	1233 Chicago Ave	Gendell/WNB LLC	3201 Old Glenview Rd	Wilmette	IL	60091	\$477,598.90
11-19-214-001-0000	1045 Chicago Ave	Price Associates Chicago	321 N Clark St #500	Chicago	IL	60654-4769	\$266,250.00
11-19-401-008-0000	860 Hinman Ave	Hinman IV LLC	324 W Touhy Ave	Park Ridge	IL	60068	\$1,114,367.26
11-19-220-001-0000	949 Chicago Ave	941 Chicago Ave LLC	324 W Touhy Ave	Park Ridge	IL	60068-4205	\$338,813.00
11-19-200-004-0000	1239 Chicago Ave	Richard Johnstone	343 Landis Ln	Deerfield	IL	60015-3421	\$327,606.00
11-19-105-001-0000	614 Dempster St	Ted Mavrakis	36 Park Ln	Golf	IL	60029	\$257,310.34
11-19-105-002-0000	606 Dempster St	Badley Management	3617 W Lawrence Ave	Chicago	IL	60625	\$260,637.96
11-18-329-010-0000	1303 Elmwood Ave	Landstar Development	3700 W Devon #A	Lincolnwood	IL	60712-1135	\$292,629.00
11-19-220-005-0000	915 Chicago Ave	Women's American ORT NFP - Judith N	3701 Commercial Ave #13	Northbrook	IL	60062-1835	\$0.00
11-19-220-020-0000	501 Main St	Andrew R. Jove	3809 N Lakewood Ave	Chicago	IL	60613	\$503,666.15

PIN	Property Address	Tax Payer Name	Tax Payer Address	Tax Payer City	Tax Payer State	Tax Payer Zip	2013 Equalized Assessed Value
11-19-117-045-0000	905 Sherman Ave	Surender Puri	381 Orchard LN	Highland Park	IL	60035	\$284,296.02
11-19-407-036-0000	635 Chicago Ave	Southpoint Plaza	401 Huehl #1A	Northbrook	IL	60062	\$1,331,046.01
11-19-407-037-0000	635 Chicago Ave	Southpoint Plaza	401 Huehl #1A	Northbrook	IL	60062	\$1,454,026.92
11-19-220-030-0000	519 Main St	Lucita Huang	4126 Case St	Elmhurst	NY	11373-2268	\$347,391.00
11-18-330-005-0000	1316 Sherman Pl	Wilfred Jacobson	4240 Dempster St	Skokie	IL	60076	\$23,980.17
11-18-329-016-0000	1316 Sherman Ave	Sheldon Grad	5214 N Western Ave	Chicago	IL	60625	\$427,530.17
11-18-329-015-0000	1322 Sherman Ave	Sheldon Grad	5214 N Western Ave	Chicago	IL	60625	\$268,246.24
11-19-401-007-0000	805 Chicago Ave	525 Kedzie LLC	525 Kedzie St	Evanston	IL	60202-2047	\$992,969.00
11-19-200-001-0000	516 Dempster St	Ira J. Rose	530 Dempster St	Evanston	IL	60202	\$732,244.48
11-19-500-002-0000	547 W Jackson Blvd	Commuter Rail Division - Regional Tra	547 W Jackson Blvd	Chicago	IL	60661-5717	\$0.00
11-18-999-001-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-424-004-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-1498	\$0.00
11-19-424-006-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-1498	\$0.00
11-19-424-008-8001	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-1498	\$0.00
11-19-501-006-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-007-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-008-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-009-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-010-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-012-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-013-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-015-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-016-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-024-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-501-026-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-19-999-001-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-30-212-016-0000	567 W Lake St	C.T.A.	567 W Lake St	Chicago	IL	60661-5717	\$0.00
11-18-418-010-0000	1309 Chicago Ave	1307 09 Chicago LLC	600 W Van Buren #1000	Chicago	IL	60607-3767	\$290,494.00
11-19-200-002-0000	1245 Chicago Ave	Blue Star Properties	600 W Van Buren #1000	Chicago	IL	60607-3767	\$552,639.00
11-18-330-008-0000	1308 Chicago Ave	Robert Amado	603 Dempster St	Evanston	IL	60201-4777	\$101,748.00
11-18-330-009-0000	609 Dempster St	Robert Amado	603 Dempster St	Evanston	IL	60201-4777	\$331,883.68
11-18-329-014-0000	1324 Sherman Ave	Jerome R. Latin	6145 N Karlov Ave	Chicago	IL	60646	\$309,801.58
11-18-206-003-0000	633 Clark St	Northwestern University	633 Clark St	Evanston	IL	60208-0001	\$0.00
11-19-401-019-0000	825 Chicago Ave	Leffingwell Building LLC	657 Ash St	Winnetka	IL	60093	\$410,924.01
11-19-401-020-0000	825 Chicago Ave	Leffingwell Building LLC	657 Ash St	Winnetka	IL	60093	\$525,324.98
11-19-220-004-0000	917 Chicago Ave	John Morici	6915 W Hobart Ave	Chicago	IL	60631-3156	\$218,421.00
11-19-117-050-0000	703 Main St	Virag Building LLC	703 Main St	Evanston	IL	60202	\$665,521.67
11-19-303-008-0000	706 Main St	706 Main St LLC	704 Main St 2nd Fl	Evanston	IL	60202	\$140,092.87
11-19-117-049-0000	709 Main St	T M K T Enterprises LLC	709 W Main St	Evanston	IL	60202	\$204,342.59
11-19-303-006-0000	714 Main St	Sam Chinsky Good Paint	710 Main St	Evanston	IL	60202	\$155,764.64
11-19-117-047-0000	717 Main St	Hallmark & Johnson J,E	7101 N Cicero Ave #200	Lincolnwood	IL	60712	\$344,102.70
11-19-303-007-0000	710 Main St	Good Paint & Wallpaper	714 Main St	Evanston	IL	60202	\$126,622.66
11-19-303-030-0000	718 Main St	Vogue Fabric Inc.	718 Main St	Evanston	IL	60202	\$383,533.69
11-19-303-029-0000	722 Main St	Vogue Fabric Inc.	718 Main St	Evanston	IL	60202	\$345,385.83
11-19-303-001-0000	732 Main St	Vogue Fabric Inc.	732 Main St	Evanston	IL	60202	\$459,187.83

PIN	Property Address	Tax Payer Name	Tax Payer Address	Tax Payer City	Tax Payer State	Tax Payer Zip	2013 Equalized Assessed Value
11-19-401-004-0000	817 Chicago Ave	Michael Lee	7601 N Eastlake Terrace	Chicago	IL	60626-1421	\$304,802.00
11-19-307-029-0000	800 Washington St	Greer & Arthur Braun	800 Custer Ave #2	Evanston	IL	60202	\$301,596.99
11-18-329-012-0000	1334 Sherman Ave.	Dick Brune	800 Greenwood St	Evanston	IL	60201	\$310,155.64
11-19-303-027-0000	830 Custer Ave	Wesley Realty Group	802 Custer Ave	Evanston	IL	60202	\$158,091.31
11-19-303-026-0000	832 Custer Ave	Wesley Realty Group	802 Custer Ave	Evanston	IL	60202	\$157,854.39
11-19-104-015-0000	802 Dempster St	James Korologos	802 Dempster St	Evanston	IL	60202-1397	\$100,356.00
11-18-329-011-0000	806 Greenwood St	High Falls LLC	806 Greenwood St	Evanston	IL	60201	\$329,375.98
11-18-329-021-0000	809 Dempster St	Ronald J. Losczyk	809 Dempster St	Evanston	IL	60201-4303	\$155,746.00
11-18-329-020-0000	813 Dempster St	E. Hopkinson & Amerine	813 Dempster St	Evanston	IL	60201-4303	\$77,236.00
11-19-303-010-0000	702 Main St	Main & Custer LLC	814 Sheridan Rd	Evanston	IL	60202	\$94,642.88
11-19-303-011-0000	702 Main St	Main & Custer LLC	814 Sheridan Rd	Evanston	IL	60202	\$149,647.14
11-19-303-009-0000	704 Main St	Main & Custer LLC	814 Sheridan Rd	Evanston	IL	60202	\$309,788.27
11-19-401-005-0000	815 Chicago Ave	I Country Inc.	815 Chicago Ave	Evanston	IL	60202-2357	\$310,587.00
11-18-329-019-0000	815 Dempster St	Martin D. Babbitt	815 Dempster St	Evanston	IL	60201-4303	\$142,316.00
11-19-401-021-0000	831 Chicago Ave	Ewh Properties LLC	831 Chicago Ave #200	Evanston	IL	60202	\$619,568.55
11-18-329-013-0000	1328 Sherman Ave	Douglas Hoerr	850 W Jackson Blvd #800	Chicago	IL	60607	\$464,253.80
11-19-424-008-8002	860 Chicago Ave	City Newstand Inc.	860 Chicago Ave	Evanston	IL	60202	\$122,397.91
11-19-213-031-0000	900 Chicago Ave	Esskay LLC	900 Chicago Ave	Evanston	IL	60202	\$142,424.87
11-19-213-032-0000	900 Chicago Ave	Esskay LLC	900 Chicago Ave	Evanston	IL	60202-1872	\$427,459.00
11-19-213-033-1001	900 Chicago Ave	Esskay LLC	900 Chicago Ave	Evanston	IL	60202	\$20,540.74
11-19-213-033-1002	900 Chicago Ave #105	American Toby Jug Museum	900 Chicago Ave #105	Evanston	IL	60202-4557	\$0.00
11-19-117-048-0000	711 Main St	Taxpayer Of	909 Foster St	Evanston	IL	60201	\$215,704.42
11-19-117-063-0000	938 Custer Ave	912 Custer LLC	912 Custer Ave	Evanston	IL	60202	\$670,965.66
11-19-220-006-0000	913 Chicago Ave	Jeff Russell	913 Chicago Ave	Evanston	IL	60202-1818	\$118,679.00
11-19-121-020-0000	913 Main St	Lisa Thaviu	913 Main St	Evanston	IL	60202	\$93,594.02
11-19-220-003-0000	933 Chicago Ave	Hemenway United Methodist Church	933 Chicago Ave	Evanston	IL	60202-1818	\$0.00
11-19-220-024-0000	939 Chicago Ave	Shafer	939 Chicago Ave	Evanston	IL	60202-1818	\$452,128.00
11-19-303-028-0000	709 Washington St	Ellen Searles	PO Box 1	Grayling	MI	49738	\$286,321.88
11-19-207-030-0000	1111 Chicago Ave	Terry H. Upton	PO Box 899	Antioch	IL	60002-0899	\$1,208,490.00
11-19-207-032-0000	1131 Chicago Ave	Terry H. Upton	PO Box 899	Antioch	IL	60002-0899	\$556,456.00
11-19-207-031-0000	1137 Chicago Ave	Terry H. Upton	PO Box 899	Antioch	IL	60002-0899	\$198,350.00
11-19-400-002-0000	625 Madison St	Reba Place Fellowship	PO Box 6575	Evanston	IL	60204	\$293,339.17
11-18-329-018-0000	1306 Sherman Ave	Leeway Mgt 570290	PO Box 309	Wilmette	IL	60091	\$136,333.99
11-19-220-025-0000	935 Chicago Ave	JMF P. Schatz	PO Box 470595	Celebration	FL	34747-0595	\$160,059.00
11-19-406-015-0000	610 Chicago Ave	JMF Trust P. Schatz	PO Box 470595	Celebration	FL	34747-0595	\$3,636.00
11-19-406-016-0000	610 Chicago Ave	JMF Trust P. Schatz	PO Box 470595	Celebration	FL	34747-0595	\$8,705.00
11-19-406-017-0000	610 Chicago Ave	JMF Trust P. Schatz	PO Box 470595	Celebration	FL	34747-0595	\$5,859.00
11-19-406-018-0000	610 Chicago Ave	JMF Trust P. Schatz	PO Box 470595	Celebration	FL	34747-0595	\$4,273.00
11-19-401-022-0000	829 Chicago Ave	JMF Trust P. Schatz	PO Box 470595	Celebration	FL	34747	\$186,394.73
11-19-200-006-0000	1225 Chicago Ave	Trader Joes Tax Dept	PO Box 5049	Monrovia	CA	91017	\$531,088.42
11-19-200-036-0000	1231 Chicago Ave	Trader Joes Tax Dept	PO Box 5049	Monrovia	CA	91017	\$58,683.27
11-19-105-031-0000	1150 Chicago Ave	New Albertsons LLC	PO Box 990	Minneapolis	MN	55440-0990	\$3,695,570.00
11-19-407-024-0000	737 Chicago Ave	Commonwealth Edison Co.	3 Lincoln Ctr 4th Fl	Oakbrook Terrace	IL	00000-0000	\$70,293.00

**EXHIBIT 2**

**SPECIAL SERVICE AREA PROPOSED MAP**



ELMWOOD AVE

LEE ST

ELMWOOD AVE

SHERMAN AVE

SHERMAN AVE

SHERMAN AVE

GREENLEAF ST

HINMAN AVE

GREENWOOD ST

HINMAN AVE

KEENEY ST

KEDZIE ST

MAIN ST

LEE ST

HAMILTON ST

DEMPSTER ST

**EXHIBIT 3****NOTICE OF HEARING - CITY OF EVANSTON  
SPECIAL SERVICE AREA NUMBER 6**

NOTICE IS HEREBY GIVEN that on April 13, 2015 at 7:00p in City Council Chambers, 2100 Ridge Avenue, Evanston, Illinois 60201, a hearing will be held by the City Council of the City of Evanston to consider the establishment of a Special Service Area consisting of territory legally described as follows:

Legal Description of Special Service Area  
Dempster/Main/Chicago Avenue, Evanston, IL.

All that part of Sections 18 and 19, Township 41 North, Range 14, East of the Third Principal Meridian, being bounded and described as follows:

Beginning at the Southeast corner of Lot 1 in The Resubdivision of lots 1 and 2 in the Resubdivision of Lot 6 and that part of Lots 1 to 5 lying East of the West 24.2 feet of Block 1 in O. Husse's Addition to Evanston in Section 19 aforesaid; thence West along the South line of said Resubdivision and its extension to the East line of an alley West of Sherman Avenue; thence North, along said East line, to the South line of the North 30 feet of Lot 23 in Block 1 of said O. Husse's Addition to Evanston; thence West, along the South line of said North 30 feet of Lot 23 to the East line of Elmwood Avenue; thence North, along said East line and its extension to the North line of Lot 10 in A. J. Brown's Subdivision of Block 40 in Village of Evanston in Sections 13, Township 41 North, Range 13 and Sections 7, 18 and 19, Township 41 North, Range 14 east of the Third Principal Meridian; thence East, along said North line of Lot 10 to the East line of an alley East of Elmwood; Thence North, along said East line to the South line of Greenwood Street; thence West, along the South line of Greenwood street to the West line of Chicago Avenue; thence South, along the West line of Chicago Avenue to the North line and its extension of Lot A in Stewart Consolidation of Lots 12 and 13 in Block 38 in the Village of Evanston aforesaid; thence East, along the North line and its extension of said Lot A to the East line of an alley East of Chicago Avenue; thence South, along said East line to the North line of Dempster Street; thence South to the intersection of the South line of Dempster Street and the West line of an alley East of Chicago Avenue; thence South, along the West line of said alley East of Chicago Avenue to the Northeast corner of Lot 13 in Block 76 in Village of Evanston Subdivision in said Section 19; thence Southwest, along the North line of said Lot 13, a distance of 62.41 feet to a point 93 feet 11 7/8 inches from the Northwest corner of said Lot 13; thence South to a point 85 feet and 1 inch East of the Southwest corner of said Lot 13; Thence continuing South along the extension of the last described line to the South line of Hamilton Street; thence West, along the South line of Hamilton Street to the East line of Chicago Avenue; thence South along the East line of Chicago Avenue, to the North line of Lot 21 in Block 77 in said Village of Evanston; thence East, along the North line of said Lot 21 to the West line of an alley East of Chicago Avenue; thence South, along said West line of the alley and its extension, to the South line of Greenleaf Street; thence East, along said South line, to the West line of an alley East of Chicago Avenue; Thence South, along said West line and its extension, to the South line of Lee Street; thence East to the West line of an alley East of Chicago Avenue; thence South, along said West line to the extension of the North line of Lot 23 in Gibbs, Ladd and Georges Addition to Evanston in said Section 19; thence West, along the North line and its extension of said Lot 23 to the West line of Hinman Avenue; thence South, along said West line and its extension to the North line of the South 4.46 feet of Lot 23 in the Resubdivision of the

East half of Block 11 and the West half of Block 10 in White's Addition to Evanston in Said Section 19; Thence West, along the North line of the South 4.46 feet of said Lot 23 and its extension to the West line of an alley East of Chicago Avenue; thence South, along said West line to the North line of Kedzie Street; thence South to the intersection of the South line of Kedzie Street with the West line of an alley East of Chicago Avenue; thence South, along the West line of said alley East of Chicago Avenue to the North line of Keeney Street; thence West, along the North line of Keeney Street to the East line of Chicago Avenue; thence North, along the East line of Chicago Avenue to the North line and its extension of Madison Street; thence West, along the North line of Madison Street to the West line Custer Avenue; thence North, along the West line of Custer Avenue, to the North line and its extension of an alley North of Madison Street; thence West, along the North line and its extension, to the Southwest corner of Lot A in Plat of Consolidation of Lots 1, 2 and 3 private alley lying South of and adjoining in Owner's Resubdivision of Lots 1, 2 and 3 in Block 6 in Adams and Brown's Addition to Evanston in Section 19 aforesaid; thence North, along the West line of said Lot A, to the Northwest corner of Lot A; thence East, along the North line of Lot A, to a corner of Lot A; thence North, along the West line of Lot A to the Northwest corner of Lot A, being on the South line of Washington Street; thence North to Southwest corner of Lot 7 in the Resubdivision of Lots 16 and 17 of Block 1 in said Adams and Brown's Addition to Evanston; thence North, along the West line of Lots 1 to 7 in said Resubdivision, to the North line of an alley lying South of main Street; thence West, along said North line, to the Southeast corner of Lot 4 in Bayley's Subdivision of Lots 7 and 8 in Block 1 in said Adams and Brown's Addition to Evanston and Lots 1 to 5 in Block 2 in Adams and Brown's Addition to Evanston; thence North, along the East line of Lots 2,3 and 4 in Block 1 of said Bayley's Subdivision, to the Southeast corner of Lot 1 in Block 1 of Bayley's Subdivision; thence West, along the South line of said Lot 1 and its extension, to the East line of Sherman Avenue; thence West to the Southeast corner of Lot 1 on Block 2 of said Bayley's Subdivision; thence West, along the South line of said Lot 1, to the Southwest corner of said lot; thence North, along the West line of said Lot 1 and its extension, to the North line of Main Street; thence West, along the North line of Main Street, to the East line of Maple Avenue; thence North, along the East line of Maple Avenue, to the South line of the North 60 feet of Lots 7 and 8 in George Huntoon's Addition to Evanston in said Section 19; thence East along the South line of the North 60 feet of said Lots 7 and 8, to the East line of said Lot 8; thence North, along said East line, to the North line of said George Huntoon's Addition to Evanston, thence East, along said North line and its extension, to the East line of Sherman Avenue; thence South, along the East line of Sherman Avenue, to the Southwest corner of Lot 20 in Foster's Addition to South Evanston in said Section 19; thence East, along the South line of Lot 20 and its extension, to the East line of an alley East of Sherman Avenue; thence North, along said East line, to a bend in said East line; thence continuing North, long the East line of the alley, to the Northwest corner of Lot 8 in Nicholas Mersch's Addition to South Evanston in said Section 19; thence East, along the north line of Lot 8 to the Westerly right of way line of the Chicago and Northwestern Railroad; thence Northwest, along said right of way line, to the South line and its extension of Lot 1 in The Resubdivision of lots 1 and 2 in the Resubdivision of Lot 6 and that part of Lots 1 to 5 lying East of the West 24.2 feet of Block 1 in O. Husse's Addition to Evanston in Section 19 aforesaid; thence West along the South line of said Lot 1 and its extension to the point of beginning, all in the City of Evanston, Cook County, Illinois.

The approximate location of the proposed Special Service Area is located in the commercial corridor of Dempster Street south to Main Street and includes Chicago Avenue between the two commercial streets in the City of Evanston, Cook County, Illinois. The area comprised of commercial and mixed use properties as well as some

residential is focused primarily on the inclusion of properties that include ground floor commercial uses.

All interested persons affected by the proposed establishment of the Special Service Area will be provided with an opportunity to be heard regarding the formation of, the boundaries of, the special service area and may object to the formation of the area and the levy of taxes affecting the area. The purpose for establishing the Special Service Area is to provide a source of funds for business district activities that are proposed to include within the SSA boundaries, but are not limited to landscaping activities, installation of holiday decorations, public-way aesthetic improvements, wayfinding signage, and advertising and marketing of the business district. All the described services are unique and in addition to services generally provided by the City of Evanston.

At the hearing, a tax levy for the Special Service will be considered. The proposed annual tax levy for the Special Service Area is an amount not to exceed an annual rate of .45% (percent) of the equalized assessed value of the property within the proposed Special Service Area and the tax will be levied for indefinite period of time from and after the date of the ordinance establishing the Special Service Area. These taxes shall be in addition to all other taxes permitted by law and shall be levied pursuant to the provisions of the Property Tax Code (35 ILCS 200/1-1 *et seq*). The tax levies are intended to produce approximately \$200,000 annually for the cost of the services described above. The City of Evanston, however, may annually levy up to the maximum rate specified in the ordinance establishing the Special Service Area for the cost of services described above as said services become necessary and are provided by the City of Evanston. The hearing may be adjourned by the City Council of the City of Evanston to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition objecting to the establishment of the proposed Special Service Area, the tax levy, or the imposition of a tax for the provision of special services to the proposed Special Service Area that has been signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area, and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Special Service Area, is filed with the City of Evanston City Clerk within sixty (60) days following the final adjournment of the public hearing regarding the establishment of the proposed Special Service Area, no such Special Service Area may be established nor any tax levied or imposed.

Dated this DAY the day of MONTH, YEAR.

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CITY CLERK