



**AGENDA  
ECONOMIC DEVELOPMENT COMMITTEE  
FEBRUARY 28, 2024  
LORRAINE H. MORTON CIVIC CENTER  
2100 RIDGE AVE., ROOM 2404  
6:00 P.M.**

Those wishing to make public comments at the Economic Development Committee meeting may submit written comments in advance or sign up to provide public comment by phone during the meeting by completing the Economic Development Committee online comment form available by clicking [here](#).

Join by Google Meet: <https://meet.google.com/qoc-ksqb-ibj>  
Join by phone: (US) +1 929-276-0158 PIN: 268 788 634#

Page

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

**2. APPROVAL OF MEETING MINUTES**

- A. **Minutes from January 24, 2024** 4 - 5  
[January 24 2024 - Economic Development Committee Draft Minutes](#)

**3. PUBLIC COMMENT**

**4. ITEMS FOR CONSIDERATION**

- A. **Cancel Economic Development Committee Meeting on March 27, 2024** 6  
Staff is seeking Committee approval to cancel or reschedule the March 27, 2024 meeting

**For Action**

[Cancel Economic Development Committee Meeting on March 27, 2024 - Attachment - Pdf](#)

- B. **SKA Motors Evanston, LLC (dba City VW) requesting a Sales Tax Sharing Agreement** 7 - 13

SKA Motors Evanston, LLC, located at 1033 Chicago Avenue, is seeking the Economic Development Committee's recommendation to the City Council to approve a sales tax-sharing agreement.

**For Action**

[SKA Motors Evanston, LLC \(dba City VW\) requesting a Sales Tax Sharing Agreement - Attachment - Pdf](#)

**5. ITEMS FOR DISCUSSION**

- A. **Enjoy Evanston Update** 14

For discussion: An update on the Enjoy Evanston marketing and communications efforts

**For Discussion**

[Enjoy Evanston update - Attachment - Pdf](#)

- B. **Envision Evanston 2045** 15

Community Development staff will give a brief presentation of Envision Evanston 2045

**For Discussion**

[Envision Evanston 2045 - Attachment - Pdf](#)

**6. COMMUNICATION**

- A. **Economic Development Reports** 16 - 24  
[Economic Development Report - February 2024](#)

- B. **Announcements / Updates from EDC Members**

**7. ADJOURNMENT**

***Order of Agenda Items is subject to change.*** Information about the Economic Development Committee is available at <http://www.cityofevanston.org/economicdev-special-councilcommittees/economic-development-committee/index.php>. Questions can be directed to Paul Zalmezak at 847.448.8013. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or

*communications access assistance should contact the City Manager's Office 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).*

DRAFT

**ECONOMIC DEVELOPMENT COMMITTEE MINUTES  
January 24, 2023 6:00 P.M.**

**Members Present**

**Councilmembers:** Nieuwsma, Kelly, Wynne, Harris

**Members:** Pennisi, Judice, Dziekan

**Ex Officio:** Andy Vick, Katherine Gotsick, Angela Shaffer (Virtual)

**Absent:** CM Reid, CM Burns

**Staff Present:** Paul Zalmezak, Neal Reeves, Katie Boden

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

Call to order at 6:00PM. Quorum was declared.

**2. APPROVAL OF MEETING MINUTES**

A. Minutes from December 6, 2023

Motion for Unanimous Consent. Minutes were approved.

**3. PUBLIC COMMENT**

No public comment

**4. ITEMS FOR CONSIDERATION**

A. SKA Motors Evanston, LLC (dba City VW) requesting a Sales Tax Sharing Agreement

Kohli presented a request for \$2.2 Million.

The Committee unanimously agreed to direct staff to work with Kohli on a sales tax sharing agreement of a lesser value and to return in March 2024.

B. Evanston Rebuilding Warehouse Request for Financial Assistance

Aina Gutierrez presented a request for TIF Funding

The Economic Development Committee approved the funding request on a vote of 7-0-0 TIF funding request not to exceed \$225,000.

**5. ITEMS FOR DISCUSSION**

A. 2023 Economic Development Division Grant Update Staff will present a summary of grants awarded in 2023.

**DRAFT**

Katie Boden and Cara Pratt presented an update on Economic Development and Sustainability Grants.

**6. COMMUNICATION**

A. Business Registration Directory Update (including MWEDBE) Business Registration Directory MWEDBE January 2024

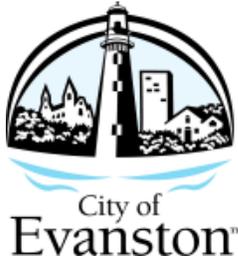
Neal Reeves presented an update on the progress of the new business directory, mapping, and MWEDBE directory. An April delivery is planned.

B. Chicago North Shore CVB Update Fourth Quarter 2023 Chicago North Shore CVB Communication

Gina Speckman, Executive Director presented an update on CVB activities.

**7. ADJOURNMENT**

Meeting adjourned at approximately 8 p.m.



## Memorandum

To: Members of the Economic Development Committee  
From: Paul Zalmezak, Economic Development Manager  
Subject: Cancel Economic Development Committee Meeting on March 27, 2024  
Date: February 28, 2024

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Recommended Action:

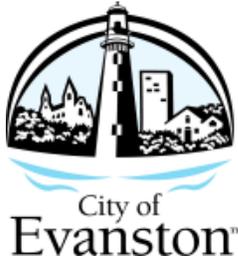
Staff is seeking Committee approval to cancel or reschedule the March 27, 2024 meeting

Committee Action:

For Action

Summary:

Staff is seeking Committee approval to cancel or reschedule the March 27, 2024 meeting. The District 65/202 spring break is scheduled during this meeting, and economic development staff will be unavailable to manage the meeting.



## Memorandum

To: Members of the Economic Development Committee  
From: Paul Zalmezak, Economic Development Manager  
Subject: SKA Motors Evanston, LLC (dba City VW) requesting a Sales Tax Sharing Agreement  
Date: February 28, 2024

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Recommended Action:

SKA Motors Evanston, LLC, located at 1033 Chicago Avenue, is seeking the Economic Development Committee's recommendation to the City Council to approve a sales tax-sharing agreement.

Committee Action:

For Action

Summary:

SKA Motors's owner, Shawn Kohli, is returning for a third time with a modified sales tax sharing agreement proposal as directed by the Economic Development Committee in January 2024. The new proposal requests a 50% share of sales tax over the next five years. The maximum total amount shared will be capped at \$1 million.

The table below illustrates the 2022 sales tax generated by SKA Motors and provides three growth scenario estimates. SKA Motors generated approximately \$327,134 in sales tax in 2022. Assuming a 2% growth rate over five years, staff estimates SKA will generate \$1,736,466. In this scenario, SKA would receive \$868,233. At a 2.5% growth, SKA would receive \$881,256. SKA would share \$894,451 if growth is at 3%. The total amount shared will be capped at \$1 million. For example, if SKA Motors is able to generate \$2 million in sales tax in year one of the sales tax sharing agreement, the City would share \$1 million, and the agreement is fulfilled. Again, for illustrative purposes, if SKA Motors only generates a total of \$1 million over five years, they would receive \$500,000, and the agreement is fulfilled.

<b>SKA Motors Proposed 50% Sales Tax Share Estimates</b>							
<b>Year</b>	<b>Estimated Sales Tax Revenue 2022</b>	<b>Tax Revenue 2% Growth</b>	<b>\$ to Kohli</b>	<b>Tax Revenue 2.5% Growth</b>	<b>\$ to Kohli</b>	<b>Tax Revenue 3% Growth</b>	<b>\$ to Kohli</b>
0	\$327,134	\$327,134	\$0	\$327,134	\$0	\$327,134	\$0
1	\$327,134	\$333,677	\$166,838	\$335,312	\$167,656	\$336,948	\$168,474
2	\$327,134	\$340,350	\$170,175	\$343,695	\$171,848	\$347,056	\$173,528
3	\$327,134	\$347,157	\$173,579	\$352,288	\$176,144	\$357,468	\$178,734
4	\$327,134	\$354,100	\$177,050	\$361,095	\$180,547	\$368,192	\$184,096
5	\$327,134	\$361,182	\$180,591	\$370,122	\$185,061	\$379,238	\$189,619
<b>Total</b>	<b>\$1,308,536</b>	<b>\$1,736,466</b>	<b>\$868,233</b>	<b>\$1,762,512</b>	<b>\$881,256</b>	<b>\$1,788,902</b>	<b>\$894,451</b>
<b>Average</b>		<b>\$347,293</b>	<b>\$173,647</b>	<b>\$352,502</b>	<b>\$176,251</b>	<b>\$357,781</b>	<b>\$178,890</b>

**Public Benefits**

Staff recommends the Economic Development Committee help define community benefits linked to this public investment, including workforce development opportunities, ETHS education/internship opportunities, engagement with the [Community Garage](#), and adjacent neighbor concerns about property maintenance/noise/lighting. The benefits will be defined in the sales tax agreement to be approved by the City Council.

**Payback Requirement**

SKA Motors will be required to return the total sales tax shared if the dealership is relocated from Evanston within ten years of the date of executing the agreement.

**Background**

- Volkswagen Auto Group requires its dealership network to update to the latest design standards from time to time. Design images are attached for reference.
- SKA Motors is scheduled to renovate the 1033 Chicago Avenue dealership in 2024. [The renovation plans](#) will cost approximately \$1.5 million and are similar in scope to the Chicago City VW upgrades depicted in the images attached.
- Mr. Kohli reports that Evanston property taxes are the highest of his nine dealership locations and twice that of the Chicago location.
- Because Evanston's operating costs are higher, Mr. Kohli is seeking a sales tax sharing agreement to bring operating costs to comparable levels in other locations.
- Without the tax share, Mr. Kohli is strongly considering relocating to a two-acre property just north of Touhy & McCormick in Skokie - a location with higher traffic levels, lower taxes, and the ability to house the dealership on one property. The Skokie site access study is attached for reference.
- Mr. Kohli reports that Skokie officials have contacted him and offered to assist with the relocation.
- If SKA Motors relocates City VW, the City will lose approximately \$327,000 annually based on 2022 sales tax figures. This equates to \$1.7 million over five years.

### **Next Steps**

Upon committee approval, staff will draft a sales tax sharing agreement for the March 11, 2024 City Council meeting.

### Legislative History:

At the meeting on January 24, 2024, the Economic Development Committee directed SKA Motors to return with a modified proposal.

### Alternatives:

#### **Traditional Economic Development Grant Guidelines**

Keeping the City's contribution to no more than 25% of the total project cost (\$1.5 million), the City's traditional approach to public/private partnerships, the sales tax share should not exceed \$375,000. SKA would be required to maintain City VW in Evanston for the entire five years or return 100% of the grant. *SKA Motors indicated this would not be enough to retain the dealership in Evanston.*

#### **Alternative Financial Source**

The Chicago-Main TIF could be amended by expanding the boundary to include a number of properties that arguably could have been included originally. *This process would take six months to a year, requiring* the full set of State of Illinois TIF Act-required public meetings and City Council approvals. A TIF agreement could then be drafted to assist with the cost of the renovation. However, this would not address the cost of operating Mr. Kohli is trying to address.

#### **Deny Request for Sales Tax Sharing**

If SKA Motors were to relocate, the property would most likely be redeveloped as residential multifamily housing. The City potentially loses 100% of the sales tax generated (\$327,000 annually). Some of that could be made up with new residential development. The Main, for example, on a similarly sized parcel generates approximately \$800,000 annually, although at a height/massing/density that the Greenwood and Chicago intersection. Based on a cursory review of property taxes generated per square foot of land associated with multifamily in the area, property taxes from a multifamily development on the 1033 Chicago Ave property could generate in the range of \$600k annually, depending on the scale of the development. An estimated \$500k could be generated from the used vehicle property at 1034 Chicago Avenue. The Foster storage lot, as phase II of Emerson Square, might generate \$30,000 annually based on Emerson Square's first phase.

### Attachments:

[Touhy & McCormick Site Plan- Access Study](#)

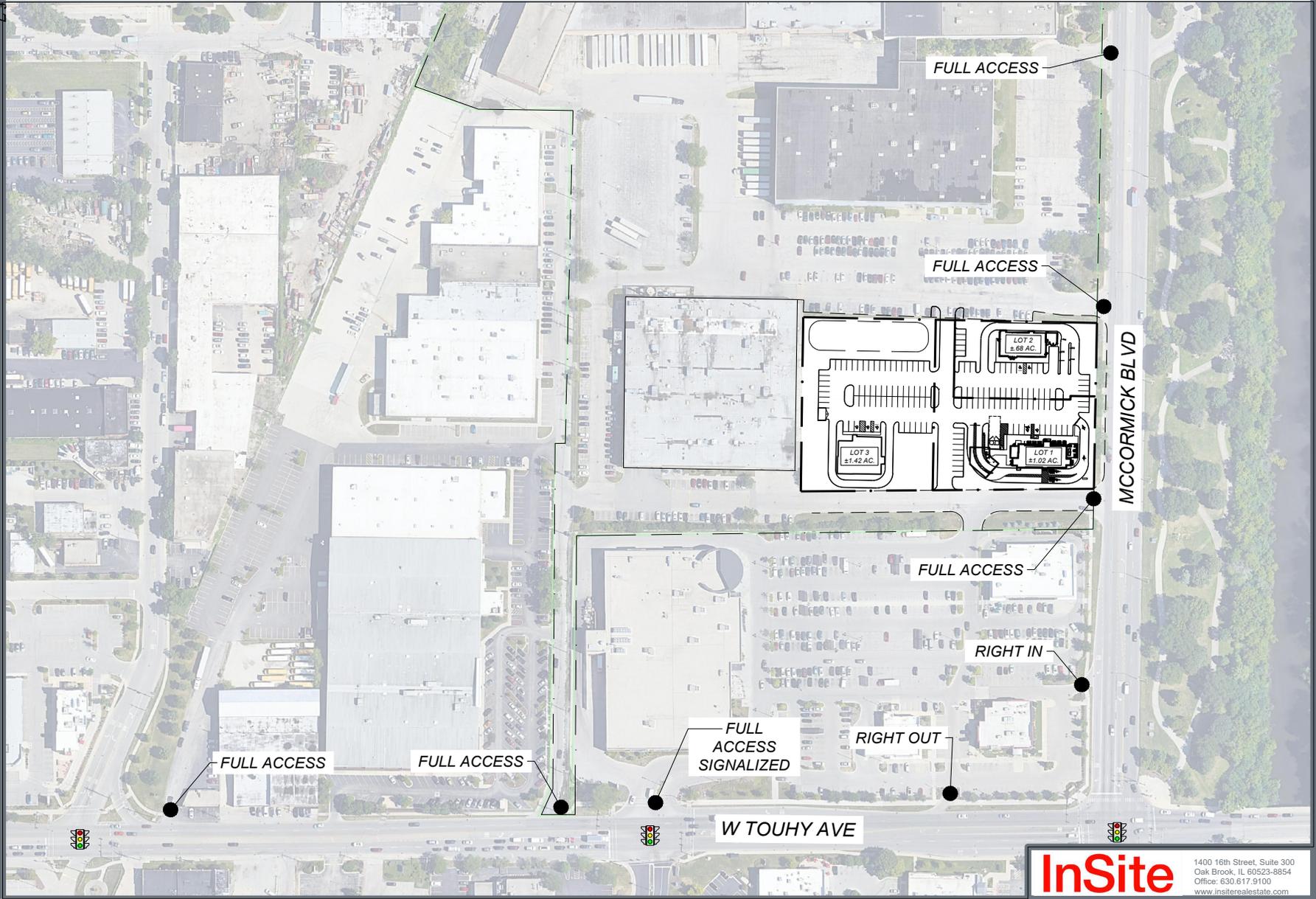
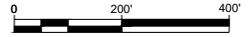
[City VW Chicago](#)

[IMG 7801](#)

[IMG 7798](#)



**CORRIDOR ACCESS**



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## Memorandum

To: Members of the Economic Development Committee  
From: Katheryn Boden, Economic Development Coordinator  
CC: Paul Zalmezak, Economic Development Manager  
Subject: Enjoy Evanston Update  
Date: February 28, 2024

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Recommended Action:

For discussion: An update on the Enjoy Evanston marketing and communications efforts

Committee Action:

For Discussion

Summary:

Consultants from [All Together](#) will provide a brief update on the Enjoy Evanston [website](#), social media, professional photography, and additional branding.

Legislative History:

On November 27, 2023, the City Council approved a contract with All Together Studio for Evanston Thrives Implementation of communication and marketing plan consulting services.



## Memorandum

To: Members of the Economic Development Committee  
From: Katheryn Boden, Economic Development Coordinator  
CC: Paul Zalmezak, Economic Development Manager  
Subject: Envision Evanston 2045  
Date: February 28, 2024

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Recommended Action:

Community Development staff will give a brief presentation of Envision Evanston 2045

Council Action:

For Discussion

Summary:

Community Development staff will provide an overview of the ongoing comprehensive plan efforts for Envision Evanston 2045.

### Economic Development Activities by Business District - Updated 2/23/2024

New Activity			
Orrington Hotel	1710 Orrington	1	New Ownership. Renovations underway. Ballroom complete
Vacant Becky & Me Toy Store	620 Grove	4	New Antique Shop / Cora Violet Auctions
Mensch's Deli	1608 Chicago Ave	1	New dell from owner of Picnic and Pono Ono Poke is under construction
Evanston Thrives Enjoy Evanston Communication / Website			Project Underway. Photography sessions begin this week
Evanston Thrives Enjoy Evanston Placemaking Planning		4,5	Consultant hosted an engagement session with city staff and business district leadership to begin identifying placemaking equipment for summer launch
Evanston Thrives - Murals			Contract Signed, work to begin in Spring
OKAY Dispensary & West Town Bakery	100 Chicago Avenue	8	Grand Opening Held on February 15, 2024
Lefty's Righteous Bagels	827 Chicago Avenue	3	Opening Spring 2024
<a href="#">Tapestry Station (vogue)</a>	740 Main	4	Now Leasing
Varsity	1710 Sherman	1	Summer 2024 interior buildout well underway. Retail lease coming soon
The Lodge	Oak/Church	2	Church building opening soon for lease.
Lot 1 - South Boulevard Shores	504 South Blvd	3	Property sale closing March 2024. Construction spring 2024.

### Central Street Business District

New Businesses	Address	Ward	Latest Update	Status
Fat Shallot	2902 Central	6	Open	
Massage Business	1701 Central	7	Sign in window	In Progress
Gameday Spirit, Inc.	1706 Central	7	New owners of Let's Tailgate	Open
Growing Up Green	1707 Central Street	7	Children's Resale/Plant Shop in the works	In Progress hoping to open fall 2023
Enclave Co-Working Space	1710 Central Street	7	In Administrative Review Use for Zoning	
Endoscopy Center of the North Shore	1732 Central Street	7	Relocated from Wilmette	Open
Brazilian Jiu-Jitsu studio/smoothie bar/Mixed-used Residential	1803 Central	7	Construction Underway. Brazilian Jiu-Jitsu studio in back, retail in front.	Hoping to open by EOY
EPNA	1804 Central	7	Relocated from 1703 Central Street for a bigger space	Open
The Alchemists Wife	1810 Central	7	Relocated from Main Dempster	Open
TJ Cullen Jewelers	1812 Central	7	Jewelry repair/retailer	Open
Rogue Dog	2603 Prairie	7	Dog Groomer	Open Soon
Sports & Ortho	2536 Ewing	6	Moved from 2930 Central Street	Open
Harmelin Art Gallery	2904 Central	6		Open
Something is there - Double Checking	2930 Central	6		
Lapin Systems	2934 Central	6	Moved to a larger location	Open
Third Coast Pediatric Dentistry	2942 Central	6	Moved from Downtown and opened private practice	Opening Soon
Mack's Bike & Goods	2948 Central	6	Mack's Bike & Goods Moved from 2536 Ewing	Open

Ongoing Projects	Address	Ward	Latest Update	Status
Central Street Metra Station Café		7		TBD
Enclave Co-working Space	1710 Central Street	7	In Administrative Review Use for Zoning	TBD
Vacant (former LUSH)	2022 Central	7	Business closed. Property sale closing October 4, 2023	
Recent Sale	2949 Central	6	Property recently sold and owner is figuring out what to do	TBD

Events
<a href="http://Centralstreetevanston.com">Centralstreetevanston.com</a>

Vacancies / Closures	Address	Ward	Latest Update	Status
Former EPNA	1703 Central	7	For Lease	
	1706 Central	7	For Lease	
Former Page 1 Books	1808 Central	7	For Lease	
Former Beth's Little Bake Shop	1814 Central	7	Empty, but lease situation TBD	
	1911 Central	7	For Lease	
Former Prairie Joes	1921 Central	7	For Lease	
	2114 Central	7	Starbucks Space vacant	
	2822 Central	6	For Sale	
Central Rug and Carpet	3006 Central	6	Landlord seeking tenants.	
	3012 Central	6	Former Scot Cleaner's Site	
	2608-2610 Green Bay	7	Vacant property for lease, 1352 sq ft. retail space available	
	2652 Green Bay	7	Vacant property for lease, 3626 sq ft. available, auto repair shop	
	2672 Green Bay	7	Vacant property for lease, 1700 sq ft. retail / restaurant space available	

### Downtown

New Businesses	Address	Ward	Latest Update	Status
Choongman Chicken Evanston	1009 Davis	4	Opened August 2023	Open
Evanston Games & Cafe	1711 Maple	2	Opening early Sept 2023	Under Construction
New Pilates Studio (fmr William's Shoes)	710 Church	4	Opening soon	
The Basement (expansion)	1717-1723 Sherman	1	Basement expanding into vacant Unicorn Cafe and Steven Papageorge salon spaces	

Mensch's Deli	1608 Chicago Ave	1	New deli from owner of Picnic and Pono Ono Poke	
Sky Zone	921 Church	2	Open	
Egg Harbor	1701 Maple	2	Open	
Devil Dawgs	1701 Maple	2	Open	
Varsity Theater	1710 Sherman	1	Under Construction. Summer 2024 Delivery	
Masonic Temple	1453 Maple	4	Construction underway	Early 2025 anticipated leasing
Trammell Crow Evanston Labs	710 Clark	1	Construction underway	
Northlight Theater Development Site	1012 Church Street	4	Construction anticipated Spring 2024	Vacant Lot
The Lodge (former Sojourner Church)	1708 Oak	2	Under Construction. Summer 2024 Delivery	Under Construction
Orrington Hotel	1710 Orrington	1	New Ownership. Renovations underway. Ballroom complete	Open
Approved Office - Chase Bank Site	605 Davis	4	Plans TBD	Vacant
Orrington hotel vacant restaurant (north)	1710 Orrington	1	New Owners identified food operator. Plans TBD.	Vacant
<b>Vacancies / Closures</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
Vacant 1509 Chicago Ave.	1509 Chicago	1	Interested group (Schermerhorn)	Vacant
Evanston Games & Cafe	1610 Maple	4	Moved to 1711 Maple	
Former Clarke's Restaurant	804 Davis	4	Plans TBD	
Vacant Becky & Me Toy Store	620 Grove	4	New Antique Shop / Cora Violet Auctions	
Bookmans Alley Space		1	Former bookstore. For Lease. currently serving as construction management office	
Albion Commercial Space	1454 Sherman	4	For Lease	
Vacant Tide Cleaners	1739 Sherman	1	For Lease	
Olive Mediterranean Grill	1743 Sherman	1	Planned for former Taco Bell	TBD
Vacant LA Fitness	1618 Sherman	1	For Lease, Announcement soon new tenant	
Vacant Close Knit	1630 Orrington	1	Thrift Shop / Clothing awaiting special use approval	
Vacant PNC Bank Space	1633 Chicago Avenue	1	8,000 sq ft available next to Prairie Moon and Found	Vacant
Vacant Athletico	1621 Chicago	1	Property owner pursuing Apartment Development, site will be demolished	Vacant
Vacant Kafein Space	1621 Chicago	1	Property owner pursuing Apartment Development, site will be demolished	Vacant
Sherman Plaza Retail - Vacant Asha Spa	1604 Sherman	1	Available - 2nd floor	Vacant
717 Church	717 Church	1	2nd floor above former T-mobile/Chipotle remains available for lease	Vacant
Vacant Panera Bread	1700 Sherman	1	Space under demolition. Broker reports several LOI's out for consideration - food use	Vacant
music Institute of Chicago space	1700 Sherman	1	MIC relocating from lower level hq	
1571 Maple	1571 Maple	1	1,500 sq ft remains available	Vacant
Las Palmas/Byline Bank property	817 University	1	Vacant land for sale	Vacant
Copycat	1830 Sherman	1	Property owner seeking tenants for garden level	Vacant
Vacant Space next to NWM Orthopedics	1710 Maple	2	5000 sq ft available	Vacant
E2 Retail	1890 Maple	2	4400 sq ft available	Vacant
617-20 Grove - Vacant Retail	617 -20 Grove	4	2600 Sq Ft Available for Lease	Vacant
Vacant Bottle and Botega	1016 Davis	4	1900 Sq Ft Available	Vacant
Little Mexican Cafe Space	1010 Church	4	New Restaurant coming soon	Vacant
Vacant American Mattress	618 Davis	4	For sale / lease	
1020 Church	1020 Church	4	Building for Sale.	Vacant
Vacant Antou Salon	625 Grove	4	for lease	Vacant
Botti Studio	Grove	4	TBD. Cameel Halim space	vacant
Retail at base of 909-990 Grove	990 Grove	4	New retail space - Cameel Halim Space	vacant
830 Davis	830 Davis	4	2300 sq ft available	Vacant
<b>Events</b>				
See Downtown Evanston	<a href="https://downtownevanston.org/upcoming-events">https://downtownevanston.org/upcoming-events</a>			
<b>Howard Street</b>				
<b>New Businesses</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
<b>Ongoing Projects / Opportunities</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
LG Development Residential Development	128-130 Chicago	8	Leasing. West Town Bakery and dispensary opened	
One Howard			Plan adopted by council February 2024	
Howard Street Business Association SSA	N/A	8	City Council approval of establishing ordinances and levy 1/22/24. First collection as early as Fall 2024	
<b>Vacancies / Closures</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
327-339 W Howard St	327-339 W Howard St	8	1,150 SF Avail	Vacant
309-323 Howard St	309-323 Howard St	8	639 - 6,139 Available SF	Vacant
727-729 Howard Street	727-729 Howard	8	City to assemble with adjacent laundromat. redevelopment as affordable housing	Vacant
<b>Events</b>				
Howard Street Merchants/SSA Planning				
<b>Main-Dempster Mile</b>				
<b>New Businesses</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
Luna Delgado Botanicals	800 Dempster St	4		Now open

Office of Josina Morita	908 Sherman	4		Now open
Mellow Maker Art Studio	910 Sherman	4		Now open
Paws & Claws Cat Adoption Center	829 Chicago Ave	3		Now open
Maison du Prince	1239 Chicago Ave	3		Now open
Ahimsa Yoga Studio	614 Dempster St	4		Now open
Island Juice	517 Dempster St	3		TBD
Chiropractic First	832 Dempster St	4		Now open
Dolce Spa	717 Main St	4		Now open
Lefty's Righteous Bagels	827 Chicago Ave	3		Under construction
<b>Ongoing Projects / Opportunities</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
Lot 1 Redevelopment	South & Hinman	3	Property sale closing March 2024. Construction spring 2024.	
Whole and Free Foods	1012 Chicago	3	Snack food production in former Nissan service space on Chicago Ave	under construction
Dard Property	912 Custer	4	Residential development plans coming soon	
Connoisseur Rugs property	1000 Chicago	3	Property for Sale	
CoLab - Suite 104	900 Chicago Ave - Suite 104	3	For lease	Sold to Mullen family, new property owners is Andis Dimants, adimants@mxproperty.com
Former Amanda Evanston	1310-A Chicago Ave	3		
Bib N Tucker bldg	801 Main Street	4	Potential nuisance property actions required	
Chicago Ave Improvement Project	Chicago Ave Howard to Davis	3	Implementation plan TBD	
Main Street Streetscape	Main Street, Hinman to Maple	3	Construction to begin May 2024	
<b>Vacancies / Closures</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
Anne's Irish Knits	502 Main Street	3	Anne's Irish Knits retired. space available	She's on month to month while she sells inventory and cleans up.
The Main - Vacant Retail	518 Main	3	2,532 SF Retail	See above
The Main - Vacant Retail	520 Main (byline)	3	Vacant	
825 Chicago - 2nd Floor (former Zen Shiatsu)	825 Chicago	3	Approximately 2,000 sq.ft. with four separate areas, Rent at \$3,000 per month.	Vacant
831 Chicago Ave (barn doors)	831 Chicago Ave	3	For Sale / Lease. Multiple interested parties	Vacant
AMLI live/work	707-735	3	Leasing strong. Limited spaces available.	
Main Street Metra Station	600 Main	3	Union Pacific/Metra negotiations ongoing, delaying retail space marketing	Vacant
828-832 Custer Ave	828-832 Custer Ave	4	3,000 - 9,000 sq ft available	
809 Chicago Ave	809 Chicago Ave	3	Owned by Katie Vienot of Synapse Pediatric Therapy	Leased to a defunct COVID testing facility whose lease expires in December 2023
Former MBG Products	1043 Chicago	3	Vacated in 2021	Vacant
10,000 Villages	915 Chicago Ave	3	relocating to downtown Evanston	Vacant
<b>West End / West Village</b>				
<b>New Businesses</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
Zentil	1813 Dempster	2	Opened	
<b>Ongoing Projects / Opportunities</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
The Aux	2223 Washington	2	Fundraising continues	Vacant
<b>Vacancies / Closures</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
1108 Dodge (Former Evanston Auto Glass)	1108 Dodge	2	Plans to be announced soon	
Southeast Corner Dempster Dodge	1830 Dempster	2	Turkish grocery opening soon	
Reed Biedler Building	1275 Hartrey	2	Rebuilding exchange expansion underway	
Auto Fitness Center	1300-1338 Dodge Ave	2	2,300 Sq Ft Available. No reported interest at this time	
Evanston "Town Center"	2300-2308 Main St	2	1,210 - 4,487 SF Office/Retail (Will Divide)	
<b>West Side (CEBA/Hill Arts/Maple &amp; Foster)</b>				
<b>New Businesses</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
<b>Ongoing Projects / Opportunities</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
1801 Church / 1708-10 Darrow	1801 Church/1708 Darrow	5	Residential project approved. Civil litigation ongoing	
<b>Vacancies / Closures</b>	<b>Address</b>	<b>Ward</b>	<b>Latest Update</b>	<b>Status</b>
1615-1619 Simpson St	1615-1619 Simpson St	5	1100 Sq Ft Available	
<b>Chamber of Commerce</b>				
MashUp				45231
Summer Festival	Downtown Evanston		Weekend in July / August 2024	

**EVANSTON ECONOMIC INDICATOR DASHBOARD**

2024	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
January						\$1,966,666.66	\$273,922.48	\$72,501.86	\$122,754.43			\$90,364
February												
March												
April												
May												
June												
July												
August												
September												
October												
November												
December												
2023	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
January	3.6%					\$1,583,333.34	\$382,634.47	\$244,846.47	\$102,451.45	4	4	\$211,020
February	3.1%					\$1,583,333.34	\$260,755.09	\$114,559.36	\$116,192.79	3	0	\$92,845
March	3.1%	4.0%	12.80%	8.32%	11.60%	\$1,766,003.01	\$288,055.69	\$157,129.04	\$97,289.66	7	0	\$341,762
April	2.7%					\$1,620,507.66	\$199,101.77	\$172,014.52	\$94,779.40	7	0	\$241,132
May	2.8%					\$1,722,226.00	\$348,010.99	\$232,925.55	\$87,032.69	6	1	\$248,444
June	3.9%	4.20%	13.03%	8.00%	11.50%	\$1,912,904.70	\$327,848.32	\$268,794.00	\$103,460.47	10	1	\$782,519
July	3.6%					\$2,156,494.46	\$344,366.77	\$379,890.88	\$103,409.80	5	2	\$303,652
August	4.6%					\$2,099,957.29	\$112,025.66	\$281,310.51	\$190,824.00	6	1	\$274,423
September	4.3%	3.80%	12.21%	8.30%	11.57%	\$1,955,413.51	\$209,082.65	\$161,619.33	\$41,666.12	5	1	\$228,935
October	3.9%					\$1,380,501.00	\$298,300.84	\$377,699.15	\$179,796.91	7	2	\$180,080
November	3.9%					\$2,150,631.63	\$287,744.61	\$252,998.16	\$122,699.94	5	1	\$246,335
December	3.10%	3.90%	9.80%	9.90%	12.50%	TBD	\$189,386.39	\$239,685.46	\$116,109.15	2	2	\$173,230
2022	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
January	3.6%					\$1,396,000	\$395,612.83	\$73,174.11	\$77,142.80	8	1	\$379,185
February	3.3%					\$1,283,000	\$189,098.43	\$144,458.41	\$72,041.13	6	3	\$291,935
March	3.1%	5.0%	11.90%	9.93%	13.01%	\$1,978,883	\$171,429.99	\$69,151.01	\$38,817.40	6	0	\$424,819
April	3.0%					\$1,949,706	\$252,160.66	\$98,756.62	\$99,444.02	3	0	\$352,511
May	3.3%						\$232,393.09	\$136,180.65	\$63,284.36	5	1	\$381,709
June	4.4%	5.67%	14.57%	9.72%	12.81%	\$1,920,080.99	\$311,791.81	\$200,928.74	\$54,698.24	5	1	\$350,624
July	4.3%					\$2,013,001.10	\$304,789.83	\$245,199.94	\$85,755.52	5	0	\$926,169

## EVANSTON ECONOMIC INDICATOR DASHBOARD

2021	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
August	4.5%					\$2,124,712.98	\$324,435.16	\$216,888.07	\$70,622.54	3	0	\$747,595
September	4.2%	4.61%	12.52%	10.25%	13.48%	\$1,906,804.42	\$285,812.32	\$236,822.21	\$134,402.60	8	1	\$172,400
October	3.9%					\$1,906,338.86	\$247,479.50	\$284,929.35	\$80,654.99	4	0	\$292,977
November	3.9%					\$2,349,940.24	\$229,039.32	\$280,654.33	\$76,752.21	5	0	\$274,359
December	3.5%	3.87%	11.77%	8.45%	11.49%	\$3,309,009.15	\$225,855.81	\$179,332.84	\$88,464.12	5	1	\$853,408
2020	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
January	7.6%					\$1,399,000	\$325,756	\$18,710	\$65,886	8	2	\$327,305
February	6.8%					\$1,159,000	\$161,217	\$33,826	\$33,601	5	3	\$209,041
March	5.9%	5.4%	10.5%	8.8%	10.7%	\$1,363,372	\$111,359	\$13,158	\$40,427	1	5	\$265,499
April	5.9%					\$1,201,990	\$300,644	\$67,937	\$67,713	7	1	\$659,321
May	5.6%					\$1,685,511	\$227,070	\$45,042	\$81,397	3		\$366,060
June	7.3%	4.9%	9.7%	10.9%	14.2%	\$1,970,429	\$267,110	\$90,601	\$58,597	7		\$433,353
July	6.1%					\$2,133,185	\$210,826	\$61,467	\$35,075	8		\$892,520
August	5.7%					\$2,001,811	\$317,747	\$122,544	\$79,529	8	1	\$379,540
September	4.5%	4.7%	10.9%	10.6%	14.0%	\$1,788,387	\$247,369	\$162,920	\$93,375	8	4	\$372,155
October	4.0%					\$1,805,050	\$326,303	\$161,557	\$126,551	7	2	\$267,336
November	3.3%					\$1,897,337	\$268,505	\$38,863	\$63,186	8	3	\$1,578,780
December	2.9%	5.2%	12.5%	10.6%	15.4%	\$2,627,820	\$208,609	\$67,551	\$49,446	3		\$349,265
2019	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
January	2.8					\$1,228,000	\$319,610	\$193,437	\$57,214	1		\$113,050
February	2.5					\$1,047,732	\$230,989	\$94,164	\$33,737	2		\$164,850
March	3.7	3.8%	8.2%	8.2%	9.6%	\$1,619,000	\$173,836	\$82,070	\$18,239	10	16	\$253,244
April	12.2					\$792,510	\$139,388	\$37,442	\$6,024	2	6	\$216,641
May	11.3					\$1,500,004	\$277,005	\$29,748	\$0	3	3	\$164,355
June	12.9	4.3%	8.3%	8.3%	9.8%	\$1,198,794	\$250,375	\$31,026	\$634	7	7	\$366,100
July	10.2					\$1,201,688	\$164,975	\$545,611	\$2,551	9	1	\$352,506
August	10.2					\$1,294,612	\$254,389	\$20,518	\$0	8	3	\$382,573
September	9.2	4.6%	9.3%	9.1%	9.9%	\$1,510,291	\$304,182	\$63,150	\$0	7	4	\$325,535
October	6.9					\$1,460,781	\$338,384	\$54,265	\$3,885	7	1	\$294,307
November	6.3					\$1,499,720	\$158,319	\$12,699	\$5,004	5	1	\$199,767
December	7.5	4.8%	9.5%	8.9%	10.3%	\$1,761,957	\$12,627	-\$51,827	\$5,286	1	2	\$380,922
January	3.7					\$1,223,000	\$101,926	\$843	\$199	5		\$123,715
February	3.1					\$1,170,000	\$195,341	\$106,820	\$19,593	3		\$236,325

**EVANSTON ECONOMIC INDICATOR DASHBOARD**

2018	Unemployment Rate	Retail Vacancy Rate (by Quarter)	Retail Vacancy Rate DTE (by Quarter)	Office Vacancy Rate (by Quarter)	Office Vacancy Rate DTE (by Quarter)	Sales Taxes	Liquor Taxes	Hotel Tax	Amusement Tax	New Businesses	Closed Businesses	RETT
March	2.8	4.2%	6.3%	6.1%	7.6%	\$1,311,045	\$332,076	\$85,560	\$21,434	3		\$527,268
April	2.8					\$1,273,891	\$400,031	\$186,465	\$52,841	7		\$776,708
May	2.7					\$1,480,482	\$298,038	\$185,973	\$268,035	4		\$1,064,913
June	3.3	3.8%	5.9%	6.2%	7.5%	\$1,564,633	\$290,193	\$251,037	\$59,582	3		\$1,373,273
July	3.3					\$1,442,147	\$337,508	\$380,481	\$34,840	3		\$1,648,343
August	2.9					\$1,343,000	\$297,926	\$230,385	\$33,200	4		\$1,910,235
September	2.7	4.1%	7.6%	6.7%	7.4%	\$1,485,045	\$263,612	\$190,029	\$39,809	7		\$2,025,430
October	3.0					\$1,499,791	\$261,809	\$320,584	\$55,891	7		\$2,318,568
November	2.7					\$1,508,312	\$187,918	\$167,039	\$65,310			\$2,459,398
December	2.2	4.2%	8.0%	7.6%	9.0%	\$1,660,032	\$401,023	\$157,183	\$11,383			\$2,611,378
January	4.4					\$1,216,025	\$208,792	\$310,886	\$1,939			\$294,390
February	4.1					\$1,158,989	\$162,499	\$0	\$37,216			\$411,255
March	3.4	5.7%	8.2%	5.9%	7.4%	\$1,347,685	\$393,108	\$85,862	\$62,779			\$592,755
April	2.8					\$1,304,000	\$197,955	\$222,015	\$24,146			\$865,490
May	2.8					\$1,492,300	\$160,567	\$180,609	\$26,106			\$1,202,440
June	3.7	5.3%	7.4%	5.4%	5.6%	\$1,534,400	\$394,308	\$214,377	\$23,127			\$1,990,892
July	3.5					\$1,471,400	\$257,660	\$220,020	\$29,611			\$2,325,912
August	3.3					\$1,423,300	\$265,621	\$217,706	\$27,481			\$2,727,127
September	3.1	4.5%	5.7%	5.6%	5.9%	\$1,497,800	\$177,434	\$203,533	\$21,067			\$2,979,207
October	3.5					\$1,435,200	\$263,080	\$272,210	\$16,186			\$3,360,882
November	3.1					\$1,347,812	\$226,647	\$241,226	\$21,275			\$3,569,967
December	2.9	3.6%	6.2%	4.9%	5.6%	\$1,734,245	\$504,098	-\$34,281	\$48,545			\$3,879,005

<b>2024 Evanston New Businesses / Closed Businesses</b>					
<b>NEW BUSINESSES 2024</b>					
<b>Business Name</b>	<b>Address</b>	<b>Month Opened</b>	<b>Ward</b>	<b>DBA</b>	<b>Business District</b>
Devil Dawg	921 Church St	January	2		Downtown
Fortuna Redux Travel Experiences	Home Based	January			
Ray-Zor Fades	622 Grove St	January	4		Downtown
Harmony Circle Gardens	Home Based	January			
Kopelson Design LLC	Home Based	January			
West Town Bakery & OKAY Dispensary	100 Chicago Ave	February	8		Howard Street
Evanston Games & Cafe	1711 Maple	February	2		Downtown
MisTeaques, LLC.	Home Based	February			
Moonrise Therapy, LLC	708 Church #251	February	1		Downtown
<b>CLOSED BUSINESSES 2024</b>					
<b>Business Name</b>	<b>Business Address</b>	<b>Month Closed</b>	<b>Ward</b>	<b>DBA</b>	<b>Business District</b>
Retrofit	1620 Greenleaf	January			
Retro Stove and Gas Works	625 Payne St Unit E	January			
LoadaSpud	329 Howard St				
Bake Homemade Pizza	2122 Central St				
Al's Deli	914 Noyes St	January			



## MONTHLY RETT REPORT FOR JANUARY 2024

TO: City Council  
 FROM: Leticia A. Blackman  
 SUBJECT: RETT REPORT – JANUARY 2024  
 BUDGET 2023 **\$3,750,000.00**

**FY2023**

**FY2024**

MONTH	AMOUNT	TRANSACTIONS	MONTH	AMOUNT	TRANSACTIONS	CUMULATIVE
JANUARY	211,070	99	JANUARY	90,364	41	90,364
FEBRUARY	92,845	85	FEBRUARY			
MARCH	341,762	93	MARCH			
APRIL	241,132	92	APRIL			
MAY	248,444	98	MAY			
JUNE	782,519	108	JUNE			
JULY	303,656	97	JULY			
AUGUST	274,423	104	AUGUST			
SEPTEMBER	228,935	75	SEPTEMBER			
OCTOBER	180,080	73	OCTOBER			
NOVEMBER	246,335	64	NOVEMBER			
DECEMBER	173,230	63	DECEMBER			

January 2024 Revenues were reduced to reflect this expenditure: \$0

Monthly average needed to meet budget \$312,500.00

FY 2024 Monthly Average: \$90,364.00

49 EXEMPTIONS @ \$100.00 each: \$4,900.00; CUMULATIVE: \$4,900.00

**501-03 Sheridan Road – Condo De-conversion (9) units**

**\$ MILLION (4) SALES IN JANUARY 2024**

DATE	ADDRESS	SALE PRICE	TAX	SELLER	BUYER
01/17/2024	501-03 SHERIDAN ROAD	\$215,556 PER UNIT	\$1080 PER UNIT	VARIOUS	DEL MAR PACIFIC, LLC
01/17/2024	2414 HARTZELL STREET	\$1,125,000	\$5,625	MALONEY/MILLER	KEEFE
01/29/2024	1246 HINMAN AVENUE	\$1,641,620	\$11,494	ROBBINS	DUCAYET

