

# Memorandum

To: Chair & Members of the Economic Development Committee

From: Paul Zalmezak, Economic Development Division Manager  
Cindy Plante, Economic Development Coordinator

Subject: 2018 Q2 Economic Development Quarterly Report

Date: July 17, 2018

## Summary & Highlights

Springtime is always an exciting time in Evanston, marked by the return of the farmer's market and the beginning of festival season. The Main-Dempster Mile added some new events to the calendar this year, kicking off a new summer concert series in June, featuring live music in the alley by the Main Street Metra station. With construction wrapping up at Fountain Square (pictured), Downtown Evanston also held the first of several free Get Fit Friday group fitness classes in the newly-renovated plaza.



Completion of the new fountain and veterans' memorial is expected by the end of July.

Evanston restaurants again dominated the dining section of Make It Better's annual Best of the North Shore reader poll, with favorites like **Edzo's**, **Hecky's**, **Hewn**, **Hearth**, and **Oceanique** taking top honors in their respective categories. There were also four new restaurants among the 27 new businesses that opened in Evanston between April 1 and June 30.

## New Businesses:

Based on available licensing data, **27 new businesses** opened in Evanston during the second quarter of 2018. Among the new businesses was Evanston's fourth coworking space, **Industrious**, which opened at 909 Davis Street in June. Also in June, **Wintrust Bank** opened its first Evanston branch at the corner of Sherman Avenue and Clark

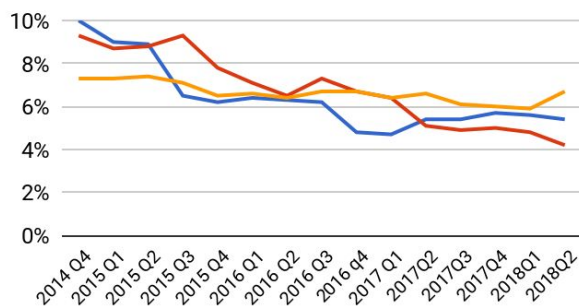
Street. A second Wintrust branch is planned for the former Chase location at 901 Grove Street.

The Main-Dempster Mile area welcomed four new businesses, including **Botanic Apothecary, Amanda Evanston Studio & Gallery, Modern Vibe, and Board & Brush**. In addition to the new businesses, **Union Squared** pizza celebrated the opening of its expansion into the adjacent storefront, doubling the size of the restaurant's dining room.

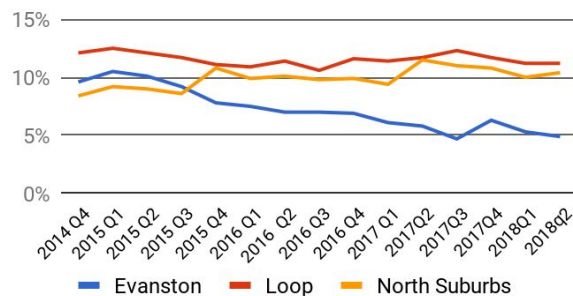
Construction & Real Estate:

According to data from Costar Analytics, office and retail vacancy rates in Evanston continued to decline and remain at or near historic lows, with office vacancy ending the second quarter at 4.9% and retail vacancy at 5.4%. The vacancy rate for industrial space in Evanston also dropped to under 1%.

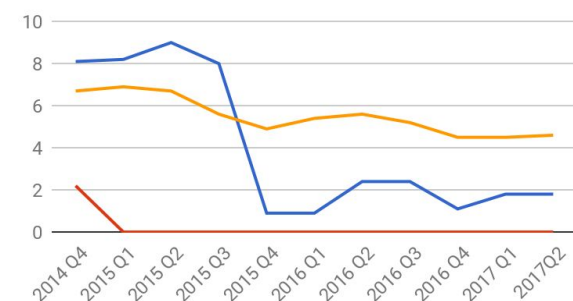
Retail Vacancy Rates



Office Vacancy Rates



Industrial Vacancy Rates



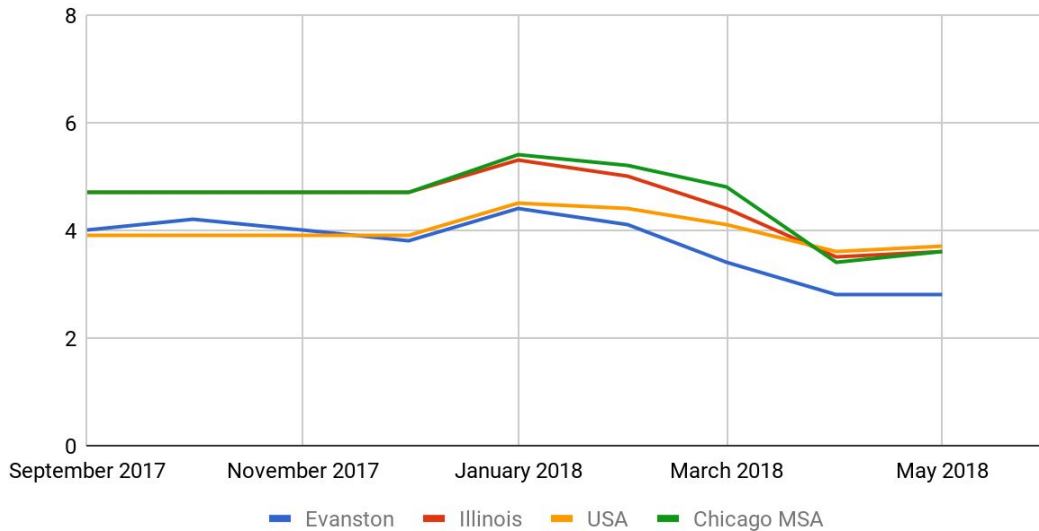
The City Clerk's office recorded **239 commercial and residential real estate transactions** in Evanston during April and May of 2018, yielding **\$609,685 in real estate transfer tax revenue**. Notable sales include 1033 University Place, and 1880 Oak Avenue, which sold in April for \$10.7 million and \$7.7 million, respectively.

An estimated **\$83 million in commercial construction and renovation work** generated **\$1.7 million in building permit revenue during the second quarter of 2018**. The largest project this quarter was the **811 Emerson** development, which will include 242 new apartments and over 3,000 square feet of retail space, anchored by 7-Eleven. Completion is expected in Summer 2019. Other notable projects include work at **Evanston Place Apartments** on Chicago Avenue and the new **Wintrust Bank** branch in Downtown Evanston.

Construction and renovation projects at Northwestern University this quarter were valued at an estimated \$9.4 million and generated \$183,107 in building permit fees,

11% of the total for April through June. The largest projects at the Evanston campus include work at Welsh-Ryan Arena, 1007 Church Street, the Seeley G. Mudd Building, and 619 University Place.

## Unemployment Rates



### Entrepreneurship & Workforce Development:

The City held its 6th annual Procurement 101 event in May, drawing dozens of attendees to network and learn how to do business with anchor institutions like Rotary, Northwestern, the City, and area school districts. The City also worked with construction management firm Bulley & Andrews to host a vendor fair in April to connect Evanston vendors and subcontractors with opportunities to get involved in construction of the new Robert Crown Community Center.

New Businesses – 2018 Q2	
Kombucha Brava - 717 Custer Ave.	Falcon Eddy's BBQ - 825 Church St.
Da Jerk Pit - 2430 Main St.	Gotta B Crepes - 2901 Central St.
Board & Brush - 802 Dempster St	Soban Korea - 819 Noyes St.
Clarke's (new ownership) - 720 Clark St.	Papa John's (new ownership) - 1743 Benson Ave.
Midwest Auto Sport - 1910 Greenwood St.	Autobarn Mazda Service - 2201 Autobarn Pl.
Jesus Diaz Landscaping - n/a	Autobarn Alfa Romero-Fiat Service - 2201 Autobarn Pl.
Iris Landscaping - n/a	Uncle Dan's - 1600 Sherman Ave.
One River School of Art & Design - 1033 Davis St.	Industrious - 909 Davis St. #500
Vision 20/20 Family Eyecare - 525 Howard St.	Sharp Edge LLC - 1326 Dodge Ave.
Orion Diagnostic & Chiropractic - 1507 Chicago Ave.	Modern Vibe Inc. - 611 Dempster St.
Botanic Apothecary - 1306 Chicago Ave.	Amy Kartheiser Design - 1804 Central St.
Amanda Evanston Freund Studio & Gallery - 1310 Chicago Ave.	Luxury Bath & Tile - 3006 Central St.
The Threading Spot - 706 Church St.	Reese's Barber Shop - 1000 Foster St.
Wintrust Bank - 1740 Sherman Ave.	