

52-O-21

AN ORDINANCE

**Proposing Consideration of Scheduling of Dates for a Joint Review
Board Meeting and a Public Hearing to Consider a Proposed
Five-Fifths TIF District
Redevelopment Plan and Project**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “TIF Act”), the Evanston City Council, has heretofore determined and does hereby determine that it is advisable and in the best interests of the City of Evanston (“City”) and certain affected taxing districts that the City Council begin to consider formally the proposed Five-Fifths TIF District Redevelopment Plan (the “Redevelopment Plan”) and project (the “Project”) and designate the proposed redevelopment project area to be known as “Redevelopment Project Area Number Nine” (the “Redevelopment Project Area”) as further described in Exhibit A attached hereto, and that the City Council consider confirming tax increment allocation financing for the proposed Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, the City is required to create an interested parties registry for activities related to the proposed Redevelopment Project, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the City that seek to be placed on said interested parties registry, and the City has created such

registry, adopted such registration rules and prescribed such requisite registration forms, by passage of Ordinance 98-O-03; and

WHEREAS, the TIF Act requires, and the Economic Development Committee recommends, that the City convene a Joint Review Board and conduct a public hearing prior to the consideration and adoption of ordinances approving the Redevelopment Project Area, and confirming tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

WHEREAS, the TIF Act further requires that such Joint Review Board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the City, and a public member to consider the subject matter of the public hearing; and

WHEREAS, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the City Council; and

WHEREAS, the TIF Act further requires that not less than 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate

report that provides in reasonable detail the basis for the proposed Project qualifying as a “redevelopment project area” under the Act; and

WHEREAS, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the “Report”) that said proposed area qualifies as a “redevelopment project area” as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and

WHEREAS, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the City Clerk as required under the TIF Act; and

WHEREAS, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the City has heretofore and it hereby is determined that it is advisable to convene a Joint Review Board and hold a public hearing to consider the proposed approval of the proposed Plan and Project; and

WHEREAS, the City expects to incur certain planning and other costs (the “Preliminary Expenditures”) that will constitute “redevelopment project costs” as defined in the TIF Act, all of which costs are consistent with the program for accomplishing the objectives of the proposed Redevelopment Plan as included therein; and

WHEREAS, the Preliminary Expenditures will be included in the proposed Redevelopment Plan; and

WHEREAS, the City has heretofore, and it hereby is, determined that it is necessary and desirable to approve the Preliminary Expenditures by ordinance or resolution; and

WHEREAS, the City has heretofore and it hereby expressly is found that the Redevelopment Plan and Project will not displace residents from 10 or more inhabited residential units:

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

SECTION 1. REDEVELOPMENT PLAN AND PROJECT PROPOSED.

The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project area, and the adoption of tax increment allocation financing therefore are hereby proposed.

SECTION 2. INTERESTED PERSONS REGISTRY CREATED. The City Council directed that an interested persons registry (the “Registry”) was established for the Redevelopment Project Area. The City Clerk is hereby expressly authorized and directed to maintain the Registry for the proposed Redevelopment Project area.

SECTION 3. REGISTRATION RULES AND FORMS. The registration rules for the Registry have been approved by the City in Ordinance 98-O-03 and are available from the City Clerk.

SECTION 4. JOINT REVIEW BOARD CONVENED. A Joint Review Board, as set forth in the TIF Act, is hereby convened and the board shall meet, review such documents and issue such reports as set forth in the TIF Act. The first meeting of said Joint Review Board shall be held virtually at 10:00 a.m. on the 3rd day of June

2021. The City hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 7 of this ordinance will be mailed.

SECTION 5. TIME AND PLACE OF PUBLIC HEARING FIXED. A public hearing (the "Hearing") shall be held virtually by the City Council at 5:30 p.m. on the 12th day of July 2021, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project area, and adoption of tax increment allocation financing therefor.

SECTION 6. PUBLICATION OF NOTICE OF HEARING AND JOINT REVIEW BOARD AUTHORIZED. Notice of the Hearing, substantially in the form attached hereto as Exhibit B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in the Evanston Review, being a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

SECTION 7. MAILING OF NOTICE OF HEARING AUTHORIZED. (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, 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 proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail to

all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the City for that information in accordance with the registration guidelines herein established by the City. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the Joint Review Board of the time and place of the first meeting of the Joint Review Board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the City, to the attention of the City Clerk, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201-2796 concerning the subject matter of the Hearing. Each such mailed notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

SECTION 8. PRELIMINARY EXPENDITURES APPROVED. The Preliminary Expenditures as set forth in Exhibit C attached hereto and incorporated herein by this reference are hereby approved.

SECTION 9. SUPERSEDER. All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become effective upon its adoption.

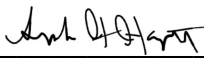
SECTION 11: The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: May 10, 2021

Adopted: May 10, 2021

Approved:

May 10, 2021



Stephen H. Hagerty, Mayor

Attest:

Eduardo Gomez

Eduardo Gomez, Deputy City Clerk

Approved as to form:

Nicholas E. Cummings

Nicholas E. Cummings, Corporation Counsel

EXHIBIT A

Legal Description of Redevelopment Project Area Number Nine

That part of the City of Evanston, Illinois described as follows:

Beginning at the intersection of the North line of Central Street and the Southwesterly line of Green Bay Road; thence East, along the North line of Central Street, to the East line of Broadway Avenue; thence South to the intersection of the South line of Central Street and the Northeasterly line of Poplar Avenue; thence Southeasterly, along the Northeasterly line of Poplar Avenue, to the West line of Ashland Avenue; thence South, along the Southerly extension of the West line of Ashland Avenue, to the intersection of the South line of Grant Avenue and the Northeasterly right of way line of Chicago and Northwestern Railway; thence Southeasterly, along the Northeasterly right of way line of Chicago and Northwestern Railway, to the North line and its extension of Lot 15 of Block 3 in Evanston Centre 2nd Addition in the Southeast Quarter of Section 12, Township 41 North, Range 13 East of the Third Principal Meridian; thence East along the North line and its extension of said Lot 15 to the East line of Wesley Avenue; thence South, along the East line of Wesley Avenue, to the Northwest corner of Lot 18 of Block 1 in said Evanston Centre 2nd Addition; thence East, along the North line of said Lot 18 and its extension to the Northwest corner of Lot 1 in said Block 1 in Evanston Centre 2nd Addition; thence South to the Southwest corner of said Lot 1, thence East to the Southeast corner of said Lot 1 being the intersection of the North line of Simpson Street and the West line of Asbury Avenue; thence North, along the West line of Asbury Avenue, to the North line and its extension of Leonard Avenue; thence East, along the North line and its extension of Leonard Avenue, to the Southeasterly right of way of Ridge Avenue; thence Southwesterly, along said Southeasterly right of way, to the North line of Simpson Street; thence Southwest to the intersection of the South line of Simpson Street and the Southeasterly right of way line of Ridge Avenue; thence Southwesterly, along the Southeasterly right of way line of Ridge Avenue, to the North line and its extension of Lot 8 in County Clerk's Division of unsubdivided lands in the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian recorded September 12, 1888 as document 1003465 being also a boundary line of Lot 1 of Northwestern University Consolidation recorded September 11, 1996 as document 96693462; thence West, along the last described line, to the Northwest corner of aforesaid Lot 8 being a corner of lot 1 in said Northwestern University Consolidation; thence Southwest, along the East line of Lot 1 in said consolidation, 256.27 feet to a bend point in the Easterly line of said Lot 1; thence continuing Southerly, along the East line of Lot 1, being a curve concave easterly and having a radius of 395.25 feet, an arc distance of 107.79 feet; thence East, along the boundary of Lot, 2.57 feet to a corner of said Lot 1; thence Southwest, along a boundary of Lot 1 a distance of 18.13 feet, more or less, to Southeasterly corner of said Lot 1 being also the Northwest corner of Lot 12 in County Clerk's Division of unsubdivided lands; thence Southeasterly, along a line drawn to a point on the South line of said Lot 12 being 17.0 feet (as measured on the South line of Lot 12) a distance of 94.0 feet; thence Southwesterly at right angles to the last described line 9.11 feet; thence Southeasterly 82.26 feet, along a line to a

point on the South line of aforesaid Lot 12 being 39.06 feet West (as measured on the South line of Lot 12); thence Southeasterly, along a line forming a deflection angle to the left with the prolongation of the last described line, 14.44 feet; thence Southeasterly to the intersection of the South line of Emerson Street and the Northeasterly line of East Railroad Avenue; thence Southwesterly to the Northeast corner of vacated West Railroad Avenue by document 87518006; thence Southeasterly, along the Northeasterly line of vacated West railroad Avenue, to the North line of Lots 8 to 13 of Block 1 in Pratt's Addition to Evanston extended East, being the South line of an alley; thence West, along said South line and its extension, to the East line of Lot 10 in said Block 1 of Pratt's Addition to Evanston; thence South, along the East line and its extension to the South line of Clark Street; thence West along the South line of Clark Street and its extension to the West line of Ridge Avenue; thence Northeasterly, along the West line of Ridge Avenue/Green Bay Road to the South line of Emerson Street; thence West along the South line of Emerson Street to the West line and its extension of the East 30 feet of Lot 19 of Block 4 in Grant and Jackson's Addition to Evanston in the Northeast Quarter of Section 13, Township 41 North, Range 13 and the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian; thence North, along the last described line, to the North line of the East-West alley in said Block 4; thence east, along the North line of said alley, to the East line of the North-South alley in said Block 4; thence North, along said east line, to a bend point in Lot 3 in said Block 4; thence Northeasterly, along the Westerly line of Lots 1, 2 and 3 in said Block 4 to the South line of Foster Street; thence East, along the South line of Foster Street, to the East line of Jackson Avenue; thence North, along the East line of Jackson Avenue to the South line of the East-West alley and its extension in Block 2 in said Grant and Jackson's Addition to Evanston to the Southwesterly right of way of the Chicago and Northwestern Railway right of way being also the Northeasterly right of way of Green Bay Road; thence Northwesterly, along said right of way line, to the North line of Simpson Street; thence West, along the North line of Simpson Street, to the East line of Jackson Avenue being the Southwest corner of the Resubdivision of Block 10 in Evanston Centre Addition; thence Southeasterly to the Northwest corner of Block 13 in aforesaid Evanston Centre Addition; thence Southwesterly, along the former Northwesterly right of way line of Chicago and Northwestern Mayfair to Evanston line (now abandoned), to the north line of Foster Street; thence West, along the North line of Foster Street, to the East line and its extension of a North-South alley in Block 6 of McNiell's Addition to Evanston in the Northwest Quarter of the Northeast Quarter of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian; thence South, along the East line and its extension of said alley to the South line of Foster Street; thence West, along the South line of Foster Street to the West line and its extension, to the West line and its extension of a North-South alley in Block 2 of said McNiell's Addition to Evanston being also the West line of Foster Field Resubdivision; thence North, along the West line of Lot 2 of said Foster Field Resubdivision, to the North line of said Lot 2 being also the South line of Lot 4 in Block 2 of aforesaid McNiell's Addition to Evanston; thence East, along the last described line, to the Southeast corner of said Lot 4 being on the West line of Dewey Avenue; thence North, along the West line of Dewey Avenue, to the North line of Simpson Street; thence West, along the North line of Simpson Street, to the West line of Darrow Avenue; thence North, along the West line of Darrow Avenue, to the North line of Payne Street; thence East, along the North line of Payne Street, to the Southeast corner of Lot 5 in Craven's

Resubdivision of Lots 9, 10 and the South Half of Lot 11 of Block 5 of Payne's Addition to Evanston in the Southwest Quarter of the Southeast Quarter of Section 12, Township 41 North, Range 13 East of the Third Principal Meridian; thence North, along the East line of said Lot 5 to the South line and its extension of Lot 6 in in Block 5 of the aforesaid Payne's Addition to Evanston; thence East, along the South line and its extension of Lot 6, to the Southeast corner of Lot 6 being on the West line of Dewey Avenue; thence North, along the West line of Dewey Avenue, to the South line and its extension of Lot 14 in Block 6 of said Payne's Addition to Evanston; thence East, along the South line and its extension of Lot 14 to the Southeast corner of Lot 14 being on the West line of a North-South public alley; thence North, along the West line of said alley to the Northeast corner of Lot 16 in said Block 6 being on the South line of Noyes Street; thence East, along the South line of Noyes Street to the Northeast corner of Lot 1 in Owner's Resubdivision of Lots 1 and 2 of Block 6 in said Payne's Addition to Evanston being on the West line of Ashland Avenue; thence North, along the West line of Ashland Avenue, to its intersection with the Southwesterly line of Green Bay Road; thence Northwesterly, along the Southwesterly line of Green Bay Road to the Northeast corner of Lot 1 in Owner's resubdivision of Lot 21 of Block 11 in North Evanston recorded as document 3426469; thence Southwesterly, along the Northwesterly line of said Lot 1 a distance of 30.0 feet; thence Northeasterly to a point on the Southwesterly line of Green Bay Road being 30.0 feet Northwesterly of the Northeast corner of the aforesaid Lot 1 of Owner's Resubdivision of Lot 21; thence Northwesterly, along the Southwesterly line of Green Bay Road to the point of beginning, all in Cook County, Illinois.

EXHIBIT B**Form of Notice of Public Hearing
City of Evanston, Cook County, Illinois
Proposed Redevelopment Project Area Number Nine**

Notice is hereby given that on the 12th day of July 2021, at 5:30 p.m. a public hearing will be held virtually via the zoom platform to consider the approval of the designation of a certain proposed redevelopment project area to be known as the Redevelopment Project Area Number Nine (the "Redevelopment Project Area"). The meeting information can be found on the City's website at <https://www.cityofevanston.org/Home/Components/Calendar/Event/16623/250?curm=7&cury=2021> as of July 9, 2021. To sign up for public comment, please complete the online form at <https://www.cityofevanston.org/government/city-clerk/public-comment-sign-up>. The Redevelopment Project Area consists of the territory legally described as in Exhibit 1 attached:

The approximate street location and description of the Redevelopment Project Area is as follows: The redevelopment project area is generally located along the east and west sides of Green Bay Road between Clark Street to the south and Payne Street and Leonard Place to the north. The area contains mixed residential uses, retail/commercial properties and institutional uses.

There will be considered at the hearing approval of the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and adoption of tax increment allocation financing therefore. The proposed Redevelopment Plan and Project is on file and available for public inspection at the office of the City Clerk, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois. Pursuant to the Redevelopment Plan and Project, the City proposes to alleviate conservation area conditions in the Redevelopment Project Area and to enhance the tax base of the City and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, renovation, reconstruction, rehabilitation and repair of existing buildings, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development

and training in the City by working within the guidelines of the business attraction and retention strategies developed by the City, encouraging private investment while conforming with the City's comprehensive plan, restoring and enhancing the City's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, environmental remediation, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the City, to the attention of the City Clerk, 2100 Ridge Avenue, Evanston, Illinois 60201-2796.

There is hereby convened a Joint Review Board to consider the proposed Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the adoption of tax increment allocation financing therefore. The Joint Review Board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the City, and a public member. The first meeting of said Joint Review Board shall be held virtually via the Zoom platform at 10:00 a.m. on the 3rd day of June, 2021, and can be accessed at <https://zoom.us/j/94958414536?pwd=Sm9tV2ZYaC9qV1F6anJUzhabERmQT09> using Meeting ID 949 5841 4536 and Passcode 476978. To sign up for public comment, please complete the online form at <https://forms.gle/bYZWrfiMBv2cpRaK8>.

At the hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and the City Council of the City without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/

City Clerk
City of Evanston
Cook County, Illinois

Exhibit C**Estimated Preliminary Expenditures**

Category	Estimated Cost (\$)
Professional Services	\$100,000