

129-0-99

AN ORDINANCE

**AN ORDINANCE APPROVING AND ADOPTING THE FIRST AMENDED
WASHINGTON NATIONAL TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT**

WHEREAS, the City of Evanston, Cook County, Illinois, has heretofore by ordinance approved the Washington National Tax Increment Redevelopment Plan and Redevelopment Project; and

WHEREAS, the City of Evanston in furtherance of its desire to consider a boundary change, revisions to the redevelopment budget and redevelopment activities, and revisions in land uses to the Washington National Tax Increment Redevelopment Plan and Redevelopment Project, has complied with the procedures set forth in the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (hereinafter referred to as the "Act") pertaining to the consideration of such a change which requires compliance with the requirements for the initial approval of a redevelopment plan and project, and designation of a redevelopment project area; and

WHEREAS, the City of Evanston does hereby determine that it is in the best interests of the City of Evanston and its citizens to amend the Washington National Tax Increment Redevelopment Plan and Redevelopment Project by altering the boundaries, the budget and redevelopment activities, and the land uses of said plan as shown in the First Amendment to the Washington National Tax Increment Redevelopment Plan and Redevelopment Project; and

WHEREAS, the City of Evanston, Cook County, Illinois, desires to implement tax increment financing pursuant to the Act for the First Amended Washington National Tax Increment

Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Evanston and within the First Amended Washington National Redevelopment Project Area legally described in Exhibit A attached hereto and made a part hereof, which area constitutes in the aggregate more than 1½ acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council of said City caused a public hearing to be held relative to the First Amended Washington National Tax Increment Redevelopment Plan and Redevelopment Project dated July, 1999 and a designation of a First Amended Washington National Redevelopment Project Area on October 11, 1999 at the Council Chambers, Evanston Civic Center, City of Evanston; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and the Illinois Department of Commerce and Community Affairs by certified mail on August 20, 1999 and by publication in a newspaper on September 16, 1999 and September 23, 1999 and by certified mail to taxpayers in the First Amended Washington National Redevelopment Project Area on September 27, 1999; and

WHEREAS, the First Amended Washington National Tax Increment Redevelopment Plan and Redevelopment Project set forth factors constituting a "conservation area" in the First Amended Washington National Redevelopment Project Area, and the City Council of said City have considered the testimony concerning a "conservation area" presented at the public hearing and have reviewed other studies and are informed of the conditions of a "conservation area" in the First Amended Washington National Redevelopment Project Area as the term a "conservation area" is used in the Act; and

WHEREAS, the City Council of said City have reviewed the conditions pertaining to lack of private investment in the First Amended Washington National Redevelopment Project Area to determine whether private development would take place in the First Amended Washington National Redevelopment Project Area as a whole without the adoption of the First Amended Washington National Tax Increment Redevelopment Plan and Project; and

WHEREAS, the City Council of said City have reviewed the conditions pertaining to real property in the First Amended Washington National Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the First Amended Washington National Redevelopment Project Area would be substantially benefitted by the First Amended Washington National Redevelopment Project improvements; and

WHEREAS, the City Council of said City has reviewed its First Amended Washington National Tax Increment Redevelopment Plan and Redevelopment Project and the comprehensive plan for development of the municipality as a whole to determine whether the First Amended Washington National Tax Increment Redevelopment Plan and Project conform to the comprehensive plan of the City;

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

SECTION 1: The City of Evanston hereby makes the following findings:

a. The area constituting the proposed First Amended Washington National Redevelopment Project Area in the City of Evanston, Cook County, Illinois, is hereby described in Exhibit A attached hereto and made a part hereof.

b. There exist conditions which cause the area proposed to be designated as the First Amended Washington National Redevelopment Project Area to be classified as a "Conservation Area" as defined in Section 11-74.4-3(a) of the Act.

c. The proposed First Amended Washington National Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be development without the adoption of the First Amended Washington National Tax Increment Redevelopment Plan and Project.

d. The First Amended Washington National Tax Increment Redevelopment Plan and Redevelopment Project conform to the comprehensive plan for the development of the municipality as a whole.

e. The parcels of real property in the proposed First Amended Washington National Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed First Amended Washington National Redevelopment Project Area are included.

f. The estimated date for final completion of the First Amended Washington National Tax Increment Redevelopment Plan and Project is September 1, 2017.

g. The date for maturity of obligations incurred to finance Redevelopment Project costs shall not exceed 20 years from their respective dates but in no event later than September 1, 2017.

SECTION 2: The First Amendment to the Washington National Tax Increment Redevelopment Plan and Redevelopment Project which was the subject matter of the hearing held on October 11, 1998 is hereby adopted and approved, a copy of which is attached hereto and made a part of this Ordinance as Exhibit B.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Introduced November 8, 1999

Adopted November 22, 1999

Approved: November 23, 1999

Jacqueline H. Norton
Mayor

ATTEST:
Mary D. Morris
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

