

98-O-03

AN ORDINANCE

Proposing Consideration of Scheduling of Dates for a Joint Review Board Meeting and a Public Hearing to Consider a Proposed Redevelopment Plan and Project for and the Proposed Designation of Redevelopment Project Area Number Five and the Proposed Consideration of the Adoption of Tax Increment Allocation Financing

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "TIF Act"), the Economic Development Committee of 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 a proposed redevelopment plan (the "Redevelopment Plan") and project (the "Project") for and designate a proposed redevelopment project area to be known as Redevelopment Project Area Number Five (the "Redevelopment Project Area") as further described in Exhibit A attached hereto and that the City Council consider adopting 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 Area, 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 Council has heretofore, and it hereby expressly is, determined that it is desirable and necessary that

the City create such registry, adopt such registration rules and prescribe such requisite registration forms and give public notice thereof; 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 a redevelopment plan and project, designating a redevelopment project area, and adopting 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 proposed 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 Redevelopment Project Area's 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 therefor are hereby proposed.

SECTION 2. INTERESTED PERSONS REGISTRY CREATED. There is hereby created an interested persons registry (the "Registry") for the proposed 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 attached hereto as Exhibit B are hereby incorporated herein by this reference and are hereby expressly approved.

SECTION 4. PUBLICATION OF NOTICE OF AVAILABILITY OF REGISTRY AUTHORIZED. Notice of the availability of the Registry, substantially in the form attached hereto as Exhibit C (the "Registry Notice"), shall be published not more than 45 nor less than 30 days prior to the Hearing, in the Evanston Review, being a newspaper of general circulation within the City.

SECTION 5. 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 report as set forth in the TIF Act. The first meeting of said

Joint Review Board shall be held at 8:30 a.m. on the 30th day of October, 2003, at Evanston Civic Center, Illinois. 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 8 of this ordinance will be mailed.

SECTION 6. TIME AND PLACE OF PUBLIC HEARING FIXED. A public hearing (the "Hearing") shall be held by the City Council at 8:30 o'clock p.m. on the 15th day of December, 2003, at the City Council Chambers, Evanston Civic Center, Evanston, Illinois, 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 7. PUBLICATION OF NOTICE OF HEARING AND JOINT REVIEW BOARD AUTHORIZED. Notice of the Hearing, substantially in the form attached hereto as Exhibit D, 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 8. 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 9. PRELIMINARY EXPENDITURES APPROVED. The Preliminary Expenditures as set forth in Exhibit E attached hereto and incorporated herein by this reference are hereby approved.

SECTION 10. 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 11. EFFECTIVE DATE. This Ordinance shall become effective upon

its adoption.

Introduced: October 13, 2003

Adopted: October 13, 2003

Approved:

October 14, 2003
Lorraine A. Norton
Mayor

ATTEST:

Mary D. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

EXHIBIT A**Legal Description of
Redevelopment Project Area Number Five****LEGAL DESCRIPTION:**

THAT PART OF THE NORTH HALF OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND THE WESTERLY RIGHT OF WAY LINE OF RIDGE AVENUE EXTENDED SOUTHERLY TO SAID SOUTH LINE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GRANT AND GRANT'S HOWARD RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1927 AS DOCUMENT NO. 9884598; THENCE EASTERLY ALONG A STRAIGHT LINE TO THE NORTHWESTERLY CORNER OF LOT 15 IN BLOCK 7 OF BRUMMEL AND CASE HOWARD TERMINAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1916 AS TORRENS DOCUMENT NO. 56151, SAID NORTHWESTERLY CORNER BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGE AVENUE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 15 AND LOTS 16 THRU 31 OF SAID BLOCK 7, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 19 IN BLOCK 8 OF SAID BRUMMEL AND CASE HOWARD TERMINAL SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 19 AND LOTS 20 THRU 24 OF SAID BLOCK 8, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 24, SAID NORTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF ZEISEL'S CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1972 AS TORRENS DOCUMENT NO. 2655165; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID ZEISEL'S CONSOLIDATION TO THE NORTHEAST CORNER OF SAID ZEISEL'S CONSOLIDATION, SAID NORTHEAST CORNER BEING A POINT ON THE NORTH LINE OF LOT 28 IN SAID BLOCK 8; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 28 AND LOTS 29 THRU 41 OF SAID BLOCK 8 INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF NILES HOWARD TERMINAL ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1916 AS DOCUMENT NO. 5829212; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND LOTS 2 THRU 9 OF SAID BLOCK 1, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID NILES HOWARD TERMINAL ADDITION; THENCE EASTERLY ALONG THE NORTHERLY LINE, OF SAID LOT 1 AND LOTS 2 THRU 9 OF SAID BLOCK 2,

INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 3 OF SAID NILES HOWARD TERMINAL ADDITION; THENCE EASTERLY ALONG THE NORTHERLY LINE, OF SAID LOT 1 AND LOTS 2 THRU 7 OF SAID BLOCK 3 INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOWARD STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO AND NORTH WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, TO A POINT ON THE NORTH LINE OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE EASTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHICAGO AVENUE (A.K.A. CLARK STREET); THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO A POINT ON A LINE BEING 134 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A PUBLIC ALLEY, SAID POINT BEING 109.77 EAST OF THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO AVENUE, AS MEASURED ALONG SAID PARALLEL LINE ACCORDING TO DOCUMENT NO. 9833790, RECORDED APRIL 28, 1998; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, TO A POINT ON A LINE BEING 118 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TIF NO. 5 RPA - TOTAL AREA = 9.931 ACRES +/-

EXHIBIT B**Interested Parties Registry Registration Rules and Forms****Tax Increment Financing
Interested Parties Registration Rules**

A. Definitions: The following words and terms as used in these Registration Rules shall have the following meanings:

“Act” means the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS § 5/11-74.4-1 *et seq.*)

“Interested Party(s)” means (a) any organization(s) active within the Municipality, (b) any resident(s) of the Municipality, and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Municipality” means the City of Evanston, Cook County, Illinois.

“Redevelopment Project Area” means a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act and (ii) is subject to the “interested parties” registry requirements of the Act.

“Registration Form” means the form appended to these Registration Rules or such revised form as may be approved by the Municipality consistent with the requirements of the Act.

“Registry” or “Registries” means each interested parties registry established by the Municipality pursuant to Section § 11-74.4-4.2 of the Act for a Redevelopment Project Area.

B. Establishment of Registry: The Municipality shall establish a separate Registry for each Redevelopment Project Area within the Municipality, whether existing as of the date of the adoption of these Rules or hereafter designated. The Municipality shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event, the process of establishing each new Registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these rules or any other notices required by the Act with respect to a proposed Redevelopment Project Area.

C. Maintenance of Registry: The Registries shall be maintained by the City Clerk (the “Designated Officer”), or his or her designee. In the event the Municipality

determines that a designee other than the City Clerk should maintain the Registries, the City Clerk may transfer the responsibility for maintaining the Registries to such other designee provided that the Municipality (i) gives prior written notice by first class mail to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation within the taxing districts affected by the respective Redevelopment Project Area.

D. Registration by Residents: An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, voter's registration card, financial statement or such other evidence as may be acceptable to the City Clerk to establish the individual's current permanent residency.

E. Registration by Organizations: An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the Municipality.

F. Determination of Eligibility: All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City Clerk's receipt of all such documents. The City Clerk shall provide written notice by first class mail to the registrant confirming such registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice by first class mail to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

G. Renewal and Termination: An Interested Person's registration shall remain effective for a period of three years. At any time after such three year period the City Clerk may provide written notice by first class mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the City Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the City Clerk to confirm such person's residency or such organization's operations in the Municipality. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three year period. If the City Clerk determines

that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice by first class mail to the registrant at the address specified in the renewal Registration Form submitted by such registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the City Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the City Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.

H. Amendment to Registration: An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the City Clerk shall revise the applicable Registry accordingly.

I. Registries Available for Public Inspection: Each Registry shall be available for public inspection during normal Municipal business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.

J. Notices to be Sent to Interested Parties: Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

(i) pursuant to section §74.4-5 (a) of the Act, notice of the availability of a proposed redevelopment plan and any related eligibility report, including how to obtain such proposed redevelopment plan and any related eligibility report, shall be sent by first class mail within a reasonable period of time after the adoption of an ordinance fixing the public hearing for a proposed redevelopment plan;

(ii) pursuant to section § 74.4-5 (a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to a proposed Redevelopment Project Area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from a Redevelopment Project Area, provided that measured from the time of creation of the Redevelopment Project Area the total displacement of households will exceed 10, shall be sent by first class mail not later than ten (10) days following the Municipality's adoption by ordinance of any such changes;

(iii) pursuant to section § 74.4-5 (c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to a Redevelopment Project Area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or (6) increase the number of low or very low income households to be displaced from a Redevelopment Project Area, provided that measured from the time of creation of a Redevelopment Project Area the total displacement of households will exceed 10, shall be sent by first class mail not later than 10 days following the Municipality's adoption by ordinance of any such amendment;

(iv) pursuant to section § 74.4-5 (d) (9) of the Act for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section § 74.4-5(d), including how to obtain such annual report, shall be sent by first class mail within a reasonable period of time after completion of the certified audit report; and

(v) pursuant to section § 74.4-6(e) of the Act, notice of any preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. Non Interference: These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

L. Amendment of Registration Rules: These Registration Rules may be amended by the Municipality subject to and consistent with the requirements of the Act.

Exhibit C**Form of Notice of Availability of Interested Parties Registry****Notice Availability of Interested Parties Registry****City of Evanston, Cook County, Illinois
Proposed Redevelopment Project Area Number Five**

Notice is hereby given that the Mayor and the City Council of the City of Evanston, Cook County, Illinois, has created an interested parties registry (the "Registry") for the proposed Redevelopment Project Area Number Five of the City. The Registry, together with the rules and regulations heretofore approved by the City for the Registry (the "Rules and Regulations"), is on file and available for public inspection during normal business hours at the office of the City Clerk at Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois. All interested persons may register with the City on the Registry as provided in the Rules and Regulations in order to receive information on the designation of the proposed Redevelopment Project Area or the approval of a proposed redevelopment plan and project therefor.

/s/

City Clerk
City of Evanston, Cook County,
Illinois

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

Notice is hereby given that on the 15th day of December, 2003, at 8:30 p.m. at the City Hall, City Council Chambers, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois, a public hearing will be held to consider the approval of the proposed redevelopment plan (the "Redevelopment Plan") and the designation of that certain proposed redevelopment project area to be known as the Redevelopment Project Area Number Five (the "Redevelopment Project Area"). 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 RPA is generally bounded on the north by various parcels that front Howard Street and Chicago Avenue, on the east by the City's boundaries and the Chicago Transit Authority (CTA) Red Line, on the south by City boundaries and on the west by Ridge Avenue. 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 therefor. 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 Redevelopment 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 therefor. 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 at 8:30 a.m. on the 30th day of October, 2003, at the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois.

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 1 OF EXHIBIT D**Legal Description
Of Redevelopment Project Area Number Five****LEGAL DESCRIPTION:**

THAT PART OF THE NORTH HALF OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND THE WESTERLY RIGHT OF WAY LINE OF RIDGE AVENUE EXTENDED SOUTHERLY TO SAID SOUTH LINE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GRANT AND GRANT'S HOWARD RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1927 AS DOCUMENT NO. 9884598; THENCE EASTERLY ALONG A STRAIGHT LINE TO THE NORTHWESTERLY CORNER OF LOT 15 IN BLOCK 7 OF BRUMMEL AND CASE HOWARD TERMINAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1916 AS TORRENS DOCUMENT NO. 56151, SAID NORTHWESTERLY CORNER BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGE AVENUE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 15 AND LOTS 16 THRU 31 OF SAID BLOCK 7, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 19 IN BLOCK 8 OF SAID BRUMMEL AND CASE HOWARD TERMINAL SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 19 AND LOTS 20 THRU 24 OF SAID BLOCK 8, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 24, SAID NORTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF ZEISEL'S CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1972 AS TORRENS DOCUMENT NO. 2655165; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID ZEISEL'S CONSOLIDATION TO THE NORTHEAST CORNER OF SAID ZEISEL'S CONSOLIDATION, SAID NORTHEAST CORNER BEING A POINT ON THE NORTH LINE OF LOT 28 IN SAID BLOCK 8; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 28 AND LOTS 29 THRU 41 OF SAID BLOCK 8 INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF NILES HOWARD TERMINAL ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1916 AS DOCUMENT NO. 5829212; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND LOTS 2 THRU 9 OF SAID BLOCK 1, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID NILES HOWARD TERMINAL ADDITION; THENCE EASTERLY ALONG THE NORTHERLY LINE, OF SAID LOT 1 AND LOTS 2 THRU 9 OF SAID BLOCK 2,

INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 3 OF SAID NILES HOWARD TERMINAL ADDITION; THENCE EASTERLY ALONG THE NORTHERLY LINE, OF SAID LOT 1 AND LOTS 2 THRU 7 OF SAID BLOCK 3 INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOWARD STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO AND NORTH WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, TO A POINT ON THE NORTH LINE OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE EASTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHICAGO AVENUE (A.K.A. CLARK STREET); THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO A POINT ON A LINE BEING 134 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A PUBLIC ALLEY, SAID POINT BEING 109.77 EAST OF THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO AVENUE, AS MEASURED ALONG SAID PARALLEL LINE ACCORDING TO DOCUMENT NO. 9838790, RECORDED APRIL 28, 1998; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, TO A POINT ON A LINE BEING 118 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TIF NO. 5 RPA - TOTAL AREA = 9.931 ACRES +/-

Exhibit E

Estimated Preliminary Expenditures

Category	Estimated Cost (\$)
Professional Services	\$25,000 to \$50,000