

12/31/2007

7-O-08

AN ORDINANCE

**Approving Amendment No. 1 to the Tax Increment
Redevelopment Plan and Redevelopment Project
for the West Evanston TIF District No. 6
Redevelopment Project Area**

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for proposed Amendment #1 to the West Evanston TIF District No. 6 redevelopment and redevelopment project (the "Plan and Project") within the municipal boundaries of the City within the redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called a public hearing relative to the amendment to the Plan and Project under the Act for December 10, 2007; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the

State of Illinois by certified mail on October 24, 2007, by publication on November 22, 2007, and November 29, 2007, and by certified mail to taxpayers and residents within the Area on November 19, 2007; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have previously reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the amendment of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed amendments to the Plan and Project and also the existing comprehensive

general plan for development of the City as a whole ("CGP") to determine whether the proposed amendments to the Plan and Project conform to the CGP,

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

SECTION 1: That the Corporate Authorities find:

- A. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
- B. Conditions that caused the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area as defined in Section 11-74.4-3(b) of the Act were previously identified by the City.
- C. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the amendments to the Plan.
- D. The Plan and Project as amended, conform to the CGP for the development of the City as a whole, as reflected in the City's zoning map.
- E. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated, or thirty-five (35) years after the Area is designated, if the Act is so amended to allow for an additional twelve (12) year extension of the term.
- F. The parcels of real property in the proposed amended Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

SECTION 2: That the amended Plan and Project, which were the subject matter of the public hearing held on December 10, 2007, are hereby

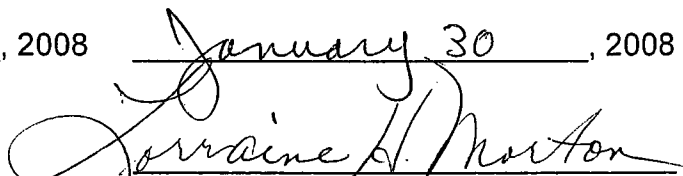
adopted and approved. A copy of the amended Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.


SECTION 3: All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

SECTION 4: That if any provision of this Ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: January 14, 2008 Approved:
Adopted: January 28, 2008 January 30, 2008


Lorraine H. Morton, Mayor

Attest:

Mary P. Morris, City Clerk

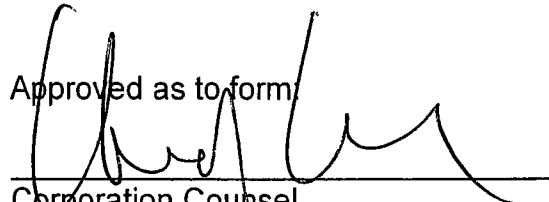
Approved as to form

Corporation Counsel

EXHIBIT A

**Legal Description of Proposed Amendments to
West Evanston TIF No. 6 Redevelopment Project Area**

and

**Legal Description of Original West Evanston TIF No. 6
Redevelopment Project Area**

EVANSTON TIF #6 – ADDITION #1:

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED EASTERLY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO A POINT ON THE NORTH LINE OF THE FIRST ALLEY NORTH OF DEMPSTER STREET;

THENCE EAST ALONG THE NORTH LINE OF SAID FIRST ALLEY NORTH OF DEMPSTER STREET, EXTENDED EASTERLY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DARROW AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DARROW AVENUE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF DEMPSTER STREET AND WEST OF SAID DARROW AVENUE;

THENCE WEST ALONG SAID SOUTH LINE AND EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EVANSTON TIF #6 – ADDITION #2:

THAT PART OF SECTION 13 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22 IN BLOCK 6 IN MCNEILL'S ADDITION TO EVANSTON AS RECORDED JANUARY 19, 1874 AS DOCUMENT NO. 656743, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EMERSON STREET TO A POINT ON THE EAST LINE OF THE WEST 40 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EMERSON STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 30 FEET OF LOT 19 IN BLOCK 4 IN GRANT AND JACKSON'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 7 OF PLATS, PAGE 70, IN COOK COUNTY, ILLINOIS;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND WEST LINE OF THE EAST 30 FEET OF LOT 19 TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY NORTH OF EMERSON STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EMERSON STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE FIRST ALLEY WEST OF JACKSON AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S MAYFAIR TO EVANSTON LINE;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FOSTER STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FOSTER STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 2 IN SAID GRANT AND JACKSON'S ADDITION TO EVANSTON;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 11 AND ITS EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE FIRST ALLEY WEST OF WESLEY AVENUE;

THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY WEST OF WESLEY AVENUE TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY NORTH OF FOSTER STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF FOSTER STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WESLEY AVENUE;

THENCE EAST TO THE SOUTHWEST CORNER OF THE NORTH 16.5 FEET OF LOT 9 IN THAYER AND CHANDLER'S SUBDIVISION OF BLOCK 1 IN T.CRAVENS RESUBDIVISION OF BLOCKS 1, 6 AND 7 IN SAID GRANT AND JACKSON'S ADDITION TO EVANSTON;

THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 16.5 FEET AND ITS EASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST RAILROAD AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST RAILROAD AVENUE TO A POINT ON THE NORTH LINE OF SAID SECTION 13;

THENCE WEST ALONG SAID NORTH LINE OF SECTION 13 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANYS MAYFAIR TO EVANSTON LINE;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FOSTER STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF FOSTER STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE FIRST ALLEY EAST OF DEWEY AVENUE;

THENCE SOUTH ALONG SAID EXTENSION AND WEST LINE OF SAID ALLEY EAST OF DEWEY AVENUE TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY NORTH OF EMERSON STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EMERSON STREET TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 6 IN MCNEILL'S ADDITION TO EVANSTON;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 22 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EVANSTON TIF #6 – ADDITION #3:

THAT PART OF SECTION 24 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GREENLEAF STREET TO THE EAST LINE OF THE 16 FOOT ALLEY EAST OF BROWN AVENUE AND SOUTH OF GREENLEAF STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SAID 16 FOOT ALLEY TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 27 IN ROCHE'S RE-SUBDIVISION OF BLOCK 1 IN GRANTS ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 5447789 AND RECORDED ON JULY 1, 1914;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 16 FEET OF LOT 27 AND IT'S WESTERLY EXTENSION THEREOF, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN FREEDMAN'S CONSOLIDATION OF LOTS 7 TO 18 INCLUSIVE IN BLOCK 2 IN SAID GRANT'S ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 69697826 AND RECORDED ON DECEMBER 30, 1965;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF GREY AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 12.65 FEET OF LOT 7 IN BLOCK 3 IN SAID GRANT'S ADDITION TO EVANSTON; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 12.65 FEET AND IT'S WESTERLY EXTENSION TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION

COMPANY TO A POINT ON THE SOUTH LINE OF LOT 18 IN SAID BLOCK 3 IN GRANT'S ADDITION TO EVANSTON;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 18 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO A POINT ON BEING 235.11 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID BLOCK 3 IN GRANT'S ADDITION TO EVANSTON;

THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOTS 1 THRU 5 IN BLOCK 4 IN SAID GRANT'S ADDITION TO EVANSTON, SAID POINT BEING 235.12 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK 4;

THENCE NORTH ALONG SAID WEST LINE OF LOTS 1 THRU 5 TO THE SOUTHEAST CORNER OF LOT 21 IN SAID BLOCK 4;

THENCE WEST ALONG THE SOUTH LINE OF LOT 21 AND ITS WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PITNER AVENUE;

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF PITNER AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GREENLEAF STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Legal Description of West Evanston TIF #6:

THAT PART OF SECTIONS 13, 14, 23 AND 24 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GREENLEAF STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID HARTREY AVENUE TO A POINT ON THE NORTH LINE OF LOT 13 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITNER AND SON'S 3RD ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 6586668 AND RECORDED ON DECEMBER 21, 1891;

THENCE WEST ALONG SAID NORTH LINE OF LOT 13, EXTENDED WESTERLY TO A POINT ON THE WEST LINE OF THE ALLEY WEST OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SAID ALLEY TO A POINT ON THE NORTH LINE OF LOT 43 IN SAID RUTT'S RESUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 43, EXTENDED WESTERLY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PITNER AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PITNER AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT-OF-WAY LINE OF MCDANIEL AVENUE, EXTENDED SOUTHERLY;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCDANIEL AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN BLOCK 9 IN FOWLER AND MCDANIEL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID

SECTION 13 AS RECORDED AS DOCUMENT NO. 96365 AND RECORDED ON MAY 8, 1873;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 13 TO THE EAST LINE OF THE ALLEY EAST OF MCDANIEL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF MCDANIEL AVENUE TO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 9 IN FOWLER AND MCDANIEL'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 9, EXTENDED EASTERLY TO THE EAST RIGHT-OF-WAY LINE OF FOWLER AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FOWLER AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF DEMPSTER STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO A POINT ON THE WEST LINE OF THE ALLEY WEST OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF HARTREY AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 7 IN BLOCK 7 IN SAID FOWLER AND MCDANIEL'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF THE SOUTH 16 FEET OF LOT 7 TO THE WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENWOOD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENWOOD STREET TO THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF BROWN AVENUE TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF THE 15 FEET ALLEY NORTH OF GREENWOOD STREET;

THENCE EAST ALONG SAID CENTERLINE OF THE ALLEY NORTH OF GREENWOOD STREET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE ALLEY EAST OF BROWN AVENUE;

THENCE NORTH ALONG SAID CENTERLINE OF THE ALLEY EAST OF BROWN AVENUE TO A POINT ON THE NORTH LINE OF SAID ALLEY NORTH OF GREENWOOD STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF GREENWOOD STREET TO A POINT ON THE WEST LINE OF SAID ALLEY EAST OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF BROWN AVENUE TO THE NORTH LINE OF THE ALLEY SOUTH OF LAKE STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF LAKE STREET TO THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 6 IN C.E.BROWN'S ADDITION TO EVANSTON AS RECORDED IN BK 7 PAGE 33 AND RECORDED ON APRIL 25, 1874;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 IN BLOCK 6, EXTENDED NORTHERLY TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET TO THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TO THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND SAID WEST RIGHT-OF-WAY LINE OF BROWN AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET TO THE WEST LINE OF THE ALLEY EAST OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF BROWN AVENUE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 62 BLOCK 1 IN J.S.HOWLANDS SUBDIVISION AS RECORDED AS DOCUMENT NO. 5423321 AND RECORDED ON MAY 25, 1914;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 62 BLOCK 1 TO THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET AND EAST OF DODGE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET AND EAST OF DODGE AVENUE TO THE WEST LINE OF THE ALLEY EAST OF DARROW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF DARROW AVENUE EXTENDED NORTHERLY TO A POINT ON NORTH RIGHT-OF-WAY LINE OF EMERSON STREET;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF EMERSON STREET TO A POINT ON THE EAST LINE OF THE WEST 40 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LYONS STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF LYONS STREET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE SOUTH ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET;

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DAVIS STREET TO THE EAST LINE OF THE ALLEY WEST OF DEWEY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF DEWEY AVENUE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 BLOCK 6 IN HINMANN'S ADDITION TO EVANSTON, AS RECORDED AS DOCUMENT NO. 695529 AND RECORDED ON OCTOBER 13, 1874;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 13 BLOCK 6, EXTENDED WESTERLY, TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET TO THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET;

THENCE WESTERLY, NORTHERLY AND WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO THE NORTHWEST CORNER OF LOT 1 IN BANBURY THIRD CONSOLIDATION BEING A PLAT IN THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 1987 AS DOCUMENT NO. 87162463;

THENCE SOUTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 TO A POINT THAT IS 241.64 FEET NORTHWESTERLY OF THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1 AS MEASURED ALONG SAID NORTHWESTERLY LINE;

THENCE SOUTHEASTERLY AT A RIGHT ANGLE TO SAID NORTHWESTERLY LINE 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A LINE 5.00 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWESTERLY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENLEAF STREET TO THE SOUTHWEST CORNER OF LOT 1 IN ARENS CONTROLS, INC. CONSOLIDATION, BEING A PART OF THE NORTHWEST QUARTER OF SAID SECTION 24, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1992 AS DOCUMENT NO. 92349794;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN ARENS CONTROLS, INC. CONSOLIDATION TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 64.45 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 1;

THENCE SOUTHERLY ALONG SAID EAST LINE TO A CORNER POINT FOR LOT 1 IN SAID BANBURY THIRD CONSOLIDATION;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN BANBURY THIRD CONSOLIDATION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF BROWN AVENUE TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN BANBURY THIRD CONSOLIDATION;

THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 1 AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN WILSON'S

SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 4 IN HINMANN'S ADDITION TO EVANSTON BEING A SUBDIVISION IN THAT PART OF THE WEST HALF OF SAID SECTION 13 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 4009559 AND RECORDED ON JANUARY 28, 1907, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF DARROW AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DARROW AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE WEST ALONG THE SAID NORTH RIGHT-OF-WAY OF DAVIS STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY EAST OF DODGE AVENUE AND SOUTH OF DAVIS STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND WEST LINE OF THE ALLEY EAST OF DODGE AVENUE AND SOUTH OF DAVIS STREET TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 5 IN SAID HINMANN'S ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 695527 AND RECORDED ON OCTOBER 13, 1874;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE NORTHWEST CORNER OF LOT 13 IN BLOCK 4 OF SAID HINMANN'S ADDITION TO EVANSTON;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN BLOCK 4 AND IT'S EASTERLY EXTENSION TO A POINT ON THE EAST LINE OF THE ALLEY WEST OF DODGE AVENUE AND NORTH OF DAVIS STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF DODGE AVENUE AND NORTH OF DAVIS STREET TO THE NORTHWEST CORNER OF AFORESAID LOT 6 IN SAID WILSON'S SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

General Street Location

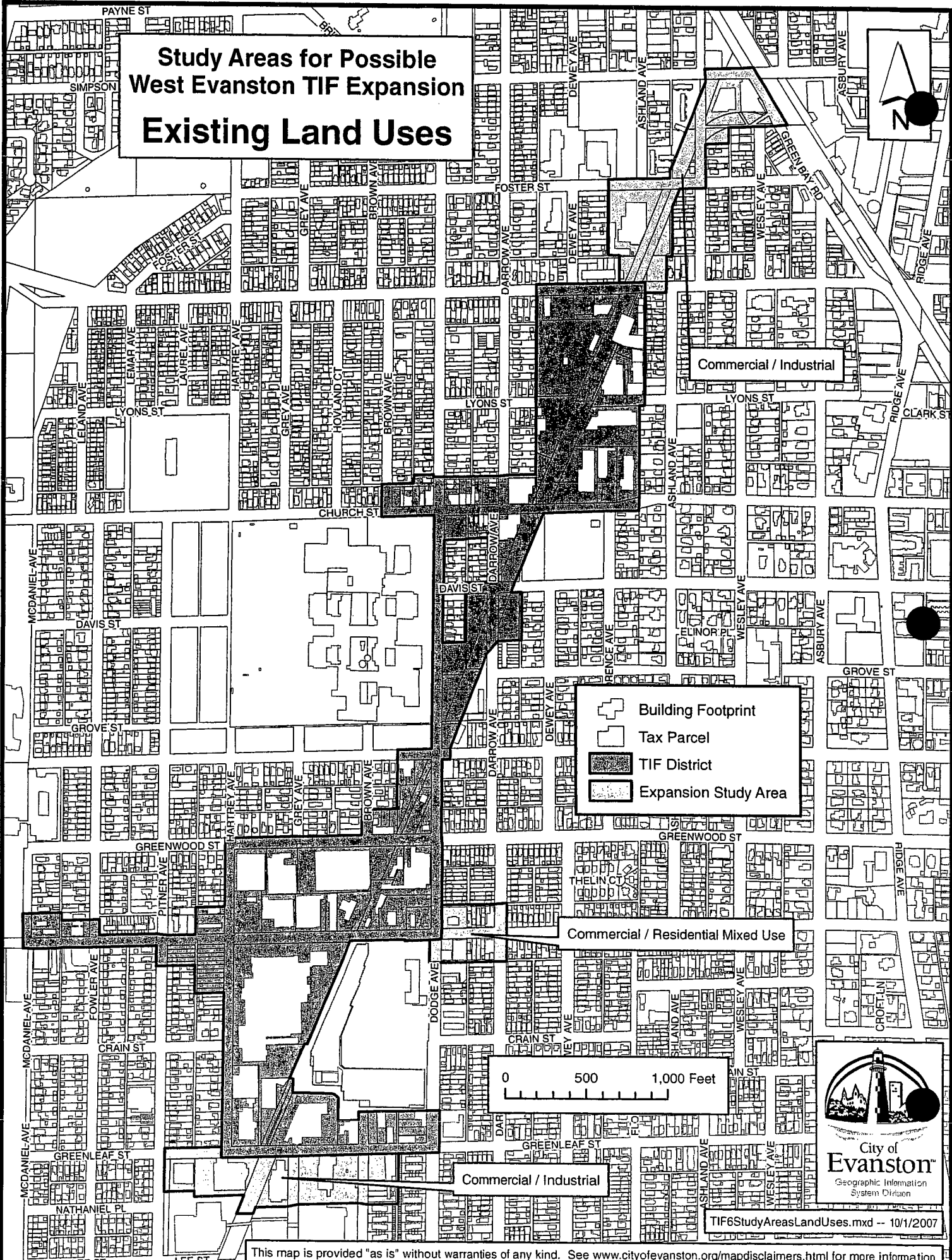
The Redevelopment Project Area is generally bounded on the north by Emerson Street and various parcels that front Church Street, on the east by parcels that front Florence Avenue and Dodge Avenue, on the south by Greenleaf Street and on the west by the City of Evanston's border, Hartrey Avenue and the property that fronts the west side of Dodge Avenue. Adjacent right of ways are included.





The Amended Redevelopment Project Area is generally located east, north, and south of TIF 6. The area on the east is generally bounded by: Dodge Avenue on the west and Darrow Avenue on the east including one block on either side of Dempster Street. Adjacent right of ways are included. The area on the north is generally bounded by Simpson Street on the north, the former Mayfair railroad right of way on the west, including properties west of the railroad right of way, Jackson Avenue on the east, and Emerson Street on the south. Adjacent right of ways are included. The area on the south is generally bounded by Greenleaf Street on the north, Pitner Avenue on the west, parcels west of the Brown Avenue on the west, and properties north of Lee Street on the south. Adjacent right of ways are included.

EXHIBIT C

Map of Redevelopment Project Area

Study Areas for Possible West Evanston TIF Expansion Existing Land Uses



-  Building Footprint
-  Tax Parcel
-  TIF District
-  Expansion Study Area

0 500 1,000 Feet



City of
Evanston
Geographic Information
System Division

TIF6StudyAreasLandUses.mxd -- 10/1/2007

This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

EXHIBIT D

Amended Redevelopment Plan and Project

(Amendment #1)

DRAFT dated September 20, 2007

AMENDMENT #1 TO:

CITY OF EVANSTON

**WEST EVANSTON TIF NO. 6
REDEVELOPMENT PROJECT AREA**

REDEVELOPMENT PLAN AND PROJECT

Prepared Jointly By:

**City of Evanston
and
Kane, McKenna and Associates, Inc.**

Original Plan and Project:
First Amendment to Plan and Project:
(Amendment # 1)

September 26, 2005
_____2007

The City of Evanston (the "City") West Evanston TIF No. 6 Redevelopment Project and Plan, is amended as follows:

1. The "List of Exhibits" is amended to include:

Exhibit 6 – Legal Description Amendment #1, Exhibit 7 – Amendment #1 TIF Eligibility Report, Exhibit 8 – Updated Boundary Map, Exhibit 9 – Updated Existing Land Use Map, and Exhibit 10 – Updated Proposed Land Use Map.

2. The "Introduction" section 1, page 1, first paragraph, is amended to include the following last sentences at the end of the paragraph:

The Proposed Amendments are east, north, and south of TIF 6. The area on the east is generally bounded by: Dodge Avenue on the west and Darrow Avenue on the east including one block on either side of Dempster Street. The area on the north is generally bounded by Simpson Street on the north, the former Mayfair railroad on the west, including properties west of the railroad, Jackson Avenue on the east, and Emerson Street on the south. The area on the south is generally bounded by Greenleaf Street on the north, Pitner Avenue on the west, parcels west of the Brown Avenue on the west, and properties north of Lee Street on the south. Adjacent right of ways are included.

The "Introduction" section 1, page 1 second paragraph, is amended to include the following last sentence at the end of the paragraph:

TIF Qualification factors for the areas located in Amendment #1 are included in Exhibit 7.

The "Introduction" section 1, page 1, is amended to include the following paragraph between the current paragraph two and three:

In 2007 the City undertook a planning initiative and adopted a plan on the "West Evanston Physical Planning & Urban Infill Design Services." Together with residents, the City created a master plan to guide development in portions of the TIF 6. Three community meetings were held for residents. Sites were analyzed for potential redevelopment into residential or commercial, and for rehabilitation of existing buildings, including industrial properties. The final plan contains approximately 500 new dwelling units and approximately 20,000 square feet of retail. A new street network with pedestrian accessibility was introduced. An overlay district with a form based zoning code was proposed. The Goals and Objectives in this Amended report reflect additional specific objectives for the West Evanston Area.

The "Introduction" section 1, page 1, third paragraph is amended to include the following last sentences at the end of the paragraph:

The Proposed Amendments includes forty-one (41) parcels and twenty-three (23) buildings, with a mixture of commercial, industrial, institutional, residential, and vacant land uses.

The "Introduction" section 1, fourth paragraph under "The Redevelopment Plan" section, page 3, is amended to include the following last sentences at the end of the paragraph:

The Amendment #1 to the Redevelopment Area was prepared by the City with the assistance of Kane, McKenna and Associates, Inc ("KMA"). The Amendment #1 area includes new parcels contiguous to the initial redevelopment project area, as amended, and includes properties located at the north section, the east section, and the south section.

3. The "Redevelopment Project Area Goals and Objectives" section 3, "Specific Objectives for the RPA" page 7 is amended to include the following items:

6) Reconnect and extend the surrounding neighborhood street grid.

7) Develop a continuous multi-use trail through the neighborhood.

8) Increase the walkability of the neighborhood.

9) Maintain the green character of the community.

10) Provide a wide range of housing choices

11) Provide neighborhood-scaled commercial space.

12) To remove the abandoned Mayfair Railroad embankment.

13) To preserve the traditional social, cultural and historical character of the neighborhood

14) Rehabilitation of existing sites and buildings

4. The "Redevelopment Project" section 6, General Land Use Plan section, page 13 is amended to include the following changes in the first paragraph:

This Redevelopment Plan and Amendment #1 and the proposed projects described herein conform to the Comprehensive Plan for the municipality as a whole.

5. The "Redevelopment Project Budget" page 17 is deleted and replaced with the amended Table found below:

**CITY OF EVANSTON
WEST EVANSTON TIF NO. 6 REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition Costs, Demolition, Site Preparation, Environmental Cleanup, And Related Costs.	\$ 10,500,000
2. Utility Improvements including, but not limited to, Water, storm, sanitary sewer, the service of Public facilities and road improvements	\$ 7,250,000
3. Streetscape, landscape, sidewalks, curbs and gutters, signage, streetlights, traffic and related public improvements	\$ 4,000,000
4. Public facilities, including parking	\$ 2,250,000
5. Façade Design/Rehabilitation Programs	\$ 4,500,000
6. Planning, Legal, Engineering, Administration and Other Professional Service Costs	\$ 3,000,000
7. Interest Costs Pursuant to the Act	\$ 1,500,000
8. Job Training	\$ 1,000,000
9. School Tuition Costs Pursuant to the Act	<u>\$ 6,000,000</u>
TOTAL ESTIMATED COSTS	\$ 40,000,000

(A) All project cost estimates are in year 2007 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the Proposed RPA,

provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the overall budget amount outlined above. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

6. The section, "Sources of Funds to Pay Redevelopment Project Costs Under Illinois TIF Statute" page 18, the following paragraph is to be included as a new third paragraph:

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the City, after all TIF eligible costs either expended or incurred as an obligation by the City have been duly accounted for through administration of the Special Tax Allocation Fund established by the City as provided by the Act. The exception to this provision will be to the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the City will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

7. The section, "Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area", page 19 is amended to include the following language as a new paragraph:

The total estimated equalized assessed valuation for the Amendment #1 to the Redevelopment Project Area is estimated to be \$10,453,740 (2006 tax year).

8. The section "Anticipated Equalized Assessed Valuation" page 19 is deleted and replaced by:

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period (subject to State of Illinois approval) it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$82,500,000

9. A new Exhibit 6, Legal Description - Amendment #1, is attached hereto.
10. The TIF eligibility report for parcels included in Amendment #1 is attached hereto as a new Exhibit 7.
11. An Updated Boundary Map is included as Exhibit 8.
12. An Updated Existing Land Use Map is included as Exhibit 9.
13. An Updated Proposed Land Use Map is included as Exhibit 10.

Exhibit 6 – Legal Description Amendment #1

EVANSTON TIF #6 - ADDITION #1:

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

-----BEGINNING AT A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED EASTERLY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO A POINT ON THE NORTH LINE OF THE FIRST ALLEY NORTH OF DEMPSTER STREET;

THENCE EAST ALONG THE NORTH LINE OF SAID FIRST ALLEY NORTH OF DEMPSTER STREET, EXTENDED EASTERLY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DARROW AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DARROW AVENUE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF DEMPSTER STREET AND WEST OF SAID DARROW AVENUE;

THENCE WEST ALONG SAID SOUTH LINE AND EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EVANSTON TIF #6 – ADDITION #2:

THAT PART OF SECTION 13 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22 IN BLOCK 6 IN MCNEILL'S ADDITION TO EVANSTON AS RECORDED MARCH 19, 1874 AS DOCUMENT NO. 156743, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EMERSON STREET TO A POINT ON THE EAST LINE OF THE WEST 40 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EMERSON STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 30 FEET OF LOT 19 IN BLOCK 4 IN GRANT AND JACKSON'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 7 OF PLATS, PAGE 70, IN COOK COUNTY, ILLINOIS;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND WEST LINE OF THE EAST 30 FEET OF LOT 19 TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY NORTH OF EMERSON STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EMERSON STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE FIRST ALLEY WEST OF JACKSON AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S MAYFAIR TO EVANSTON LINE;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FOSTER STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FOSTER STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE TO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 2 IN SAID GRANT AND JACKSON'S ADDITION TO EVANSTON;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 11 AND ITS EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE FIRST ALLEY WEST OF WESLEY AVENUE;

THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY WEST OF WESLEY AVENUE TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY NORTH OF FOSTER STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF FOSTER STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WESLEY AVENUE;

THENCE EAST TO THE SOUTHWEST CORNER OF THE NORTH 16.5 FEET OF LOT 9 IN THAYER AND CHANDLER'S SUBDIVISION OF BLOCK 1 IN T.CRAVENS RESUBDIVISION OF BLOCKS 1, 6 AND 7 IN SAID GRANT AND JACKSON'S ADDITION TO EVANSTON;

THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 16.5 FEET AND ITS EASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST RAILROAD AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST RAILROAD AVENUE TO A POINT ON THE NORTH LINE OF SAID SECTION 13;

THENCE WEST ALONG SAID NORTH LINE OF SECTION 13 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANYS MAYFAIR TO EVANSTON LINE;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FOSTER STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF FOSTER STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE FIRST ALLEY EAST OF DEWEY AVENUE;

THENCE SOUTH ALONG SAID EXTENSION AND WEST LINE OF SAID ALLEY EAST OF DEWEY AVENUE TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY NORTH OF EMERSON STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF EMERSON STREET TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 6 IN MCNEILL'S ADDITION TO EVANSTON;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 22 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EVANSTON TIF #6 – ADDITION #3:

THAT PART OF SECTION 24 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GREENLEAF STREET TO THE EAST LINE OF THE 16 FOOT ALLEY EAST OF BROWN AVENUE AND SOUTH OF GREENLEAF STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SAID 16 FOOT ALLEY TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 27 IN ROCHE'S RE-SUBDIVISION OF BLOCK 1 IN GRANTS ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 5447789 AND RECORDED ON JULY 1, 1914;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 16 FEET OF LOT 27 AND IT'S WESTERLY EXTENSION THEREOF, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN FREEDMAN'S CONSOLIDATION OF LOTS 7 TO 18 INCLUSIVE IN BLOCK 2 IN SAID GRANT'S ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 19697826 AND RECORDED ON DECEMBER 30, 1965;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF GREY AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 12.65 FEET OF LOT 7 IN BLOCK 3 IN SAID GRANT'S ADDITION TO EVANSTON;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 12.65 FEET AND IT'S WESTERLY EXTENSION TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO A POINT ON THE SOUTH LINE OF LOT 18 IN SAID BLOCK 3 IN GRANT'S ADDITION TO EVANSTON;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 18 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO A POINT ON BEING 235.11 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID BLOCK 3 IN GRANT'S ADDITION TO EVANSTON;

THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOTS 1 THRU 5 IN BLOCK 4 IN SAID GRANT'S ADDITION TO EVANSTON, SAID POINT BEING 235.12 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK 4;

THENCE NORTH ALONG SAID WEST LINE OF LOTS 1 THRU 5 TO THE SOUTHEAST CORNER OF LOT 21 IN SAID BLOCK 4;

THENCE WEST ALONG THE SOUTH LINE OF LOT 21 AND ITS WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PITNER AVENUE;

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF PITNER AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GREENLEAF STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Exhibit 7 – Amendment #1 TIF Eligibility Report

DRAFT Dated 09/20/2007

**CITY OF EVANSTON
TIF QUALIFICATION/DESIGNATION REPORT
AMENDMENT #1 TO WEST EVANSTON TIF NO. 6**

A study to determine whether all or a portion of an area located in the City of Evanston qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq. of the Illinois Compiled Statutes, as amended.

Prepared For: City of Evanston, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

September 2007

**CITY OF EVANSTON
TIF QUALIFICATION REPORT
AMENDMENT #1 TO WEST EVANSTON TIF NO. 6**

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MAP

Proposed Amendment #1 to the West Evanston TIF No. 6

EXHIBIT 1

Parcel Descriptions

I. INTRODUCTION AND BACKGROUND

In the context of considering the amendment ("Amendment #1") of the West Evanston Redevelopment Project Area ("TIF No. 6"), the City of Evanston (the "City") has authorized the study of the amended areas to determine whether it qualifies for consideration as an amendment to the existing Tax Increment Financing (the "TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the amended area ("Proposed Amended Area"). The properties (the "Proposed Amended Area") are located adjacent to the West Evanston TIF No. 6 and would be included as part of the Amendment #1 to TIF No. 6.

The Proposed Amended Area includes forty-one (41) parcels and twenty-three (23) buildings with various uses including: commercial, residential, industrial, institutional, and unimproved lots. The Proposed Amended Area is located east, north, and south of TIF 6. The area on the east is generally bounded by: Dodge Avenue on the west and Darrow Avenue on the east including one block on either side of Dempster Street. The area on the north is generally bounded by Simpson Street on the north, the former Mayfair railroad right of way on the west, including properties west of the railroad right of way, Jackson Avenue on the east, and Emerson Street on the south. The area on the south is generally bounded by Greenleaf Street on the north, Pitner Avenue on the west, parcels west of the Brown Avenue on the west, and properties north of Lee Street on the south. Adjacent right of ways are included.

The City has undertaken ongoing review of the properties located within the West Evanston TIF No. 6, as well as the Proposed Amendment for several years. The Proposed Amended Area will serve to continue redevelopment activities and to include several key properties as part of the West Evanston TIF No. 6.

Due in part to their age, the structures and site improvements within the Proposed Amended Area were found to have varying degrees of deterioration due to the age of the structures. Obsolescence has also contributed to underutilization in some cases. The Proposed Amended Area also suffers from a lack of community planning. That is, the area did not have the benefit of developing under the modern construction and land use guidelines under either a comprehensive plan or an economic development plan. The limited parking within the area, the minimal buffering between buildings and the limited loading/unloading provisions are indications of this factor. Proximity to the former railroad right of way also contributes to area wide obsolescence and lack of community planning. The majority of the buildings are over thirty-five (35) years in age in the Proposed Amended Area. In conjunction with the qualification factors discussed above, and within other sections of this report, these qualify the area as a "conservation" area, as that term is hereinafter defined pursuant to Illinois State statute as amended.

OBJECTIVES

The City's redevelopment objectives propose to enhance commercial, retail and mixed use residential opportunities. To achieve this objective the City proposes the following guidelines:

- To redevelop the area and infrastructure network for improved accessibility use to the wider market area.

- To attract market driven residential and retail/commercial redevelopment.
- To assemble properties in order to assist area redevelopment objectives.
- To assist site preparation in order to provide for the reuse of properties.
- To assist and provide services to businesses and enterprises that seek locations within the City.
- Reconnect and extend the surrounding neighborhood street grid
- Develop a continuous multi-use trail through the neighborhood.
- Increase the walkability of the neighborhood.
- Maintain the green character of the community.
- Provide a wide range of housing choices
- Provide neighborhood-scaled commercial space.
- To remove the abandoned Mayfair Railroad embankment.
- To preserve the traditional social, cultural and historical character of the neighborhood
- Rehabilitation of existing sites and buildings

Given City goals under its comprehensive planning process and the conditions briefly summarized above, the City has made a determination that it is highly desirable to promote the redevelopment of the Proposed Amended Area. The City intends to create and implement such a plan in order to increase tax revenues associated with the Proposed Amended Area and to increase the community's tax base.

Given the conditions into which the Proposed Amended Area has required coordination for a variety of uses, the City is favorably disposed toward supporting redevelopment efforts. However, the City is determined that redevelopment takes place through the benefit and guidance of comprehensive economic planning by the City. Through this coordinated effort, the area is expected to improve. Development barriers, inherent with current conditions within the RPA, which impede economic growth under existing market standards, are expected to be eliminated.

The City has determined that redevelopment currently planned for the Proposed Amended Area may only be feasible with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon induced private redevelopment in the Proposed Amended Area creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land-use (or lack of use). In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of City staff, Kane, McKenna and Associates, Inc. examined the Proposed Amended Area in July to September of 2007, and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

"an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

CONSERVATION AREA

The Act defines a "conservation area" as follows:

"Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the following factors may be considered as a "conservation area".

- (1) If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air

within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lag in Equalized Assessed Value: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE STUDY AREA

The Proposed Amended Area is located adjacent to the City's West Evanston TIF No. 6 and includes forty-one (41) parcels located at the north, east, and south of the existing TIF district. The original West Evanston TIF No. 6 qualified as a "conservation area" as well.

In evaluating the properties within the Proposed Amended Area, KMA completed its analysis based on the "conservation area" criteria cited in 65 ILCS 5/11-74-3(a) (1) (the "Conservation Area Definition"). The Conservation Area Definition states that at least fifty percent (50%) of the area's buildings must be thirty-five (35) years of age or older and there must be three (3) or more qualification factors present. Seventy-four percent (74%) of the Amended Area's buildings are over thirty-five (35) years in age, and would satisfy threshold criteria relating to designation on a "conservation area."

IV. METHODOLOGY OF EVALUATION

In evaluating the Proposed Amended Area potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the Proposed Amended Area were undertaken by representatives from KMA. Site surveys were completed from each tract of land (based upon Sidwell blocks), within the area.
- 2) Exterior evaluation of structures, noting such conditions as deterioration and obsolescence was completed. Additionally, 2000 through 2006 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, site data, local history (discussions with City staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). KMA reviewed the area in its entirety. City redevelopment goals and objectives for the area were also reviewed with City staff. A photograph analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels.
- 4) The Proposed Amended Area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The Proposed Amended Area was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under the TIF Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of each parcel in the Proposed Amended Area, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the Proposed Amended Area as a "conservation area".

THRESHOLD FACTOR

1. **Age**

Based upon site surveys and County Assessor data, seventy-four percent (74%), or seventeen (17) out of twenty-three (23) structures, were found to be thirty-five (35) years of age or greater in the Proposed Amended Area.

OTHER CONSERVATION AREA FACTORS

Note: Conservation factors apply only to Proposed Amended Area

2. **Lack of Community Planning**

According to the Act, an area suffers from a lack of community planning if the area was developed prior to or within the benefit of a community plan.

The absence of coordinated parking for sites, the lack of buffering between uses, and the coordinated loading/unloading provisions as well as access and circulation issues residential housing to commercial and retail sites all reinforce the fact that the area was developed without benefit of modern, comprehensive community planning.

Also lacking until recent years has been effective and sustained economic development plans and strategies intended to address the coordinated redevelopment of the Proposed Amended Area. The abandonment of the Mayfair railroad right of way in the 1980s, and closure of adjacent industrial uses have contributed to changes in area uses. This is not to necessarily say that improvements did not take place over the years, but that they were implemented without the inclusion within the West Evanston TIF No. 6 District. Amendment to the existing TIF will serve to improve overall coordination redevelopment for these parcels.

A substantial portion of the Proposed Amended Area was development prior to the 1956 adoption of the Comprehensive Plan and/or the first Amendment in 2000. Thus, in general the Proposed Amended Area was permitted to develop without the benefit of suitable and consistent development standards. Seventy-four percent (74%) of the buildings are over thirty-five (35) years of age. Additional coordination will be required between existing uses and any proposed redevelopments.

3. Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Throughout the Proposed Amended Area, obsolescence is evidenced by the poor layout and orientation of certain commercial and industrial buildings and their orientation on the now vacant railroad right-of-way. Approximately, 40,000 square feet of industrial property have been vacant for two (2) years. These two (2) buildings are located at the former Bishop Freeman site and the larger structure evidences age in excess of 100 years.

Obsolescence is also evidenced by the buildings inadequate number of parking spaces and loading provisions for their size and use. Many of the commercial and industrial structures have evolved into retro-fitted uses that require more intensive building size and infrastructure other than their original purposes, or have been converted into different uses than originally intended. Additionally, building setbacks and lot depth are lacking in several sections of the Proposed Amended Area when compared to standards required for modern real estate development. As stated above, approximately seventy-four percent (74%) of the structures are thirty-five (35) years old or greater, thirty-five percent (35%) or eight (8) structures are ninety (90) to one hundred and twenty (120) years old or greater.

4. Deterioration of Site Improvements and Structures

Deterioration can be evidenced in major or secondary building defects. For example, such defects include but are not limited to, defects in building components such as windows, porches, gutters, doors, brick, mortar, and stucco. Many of the structures and site improvements within the Proposed Amended Area exhibited various degrees of deterioration which require repairs, upgrades and replacement.

Many of the parcels displayed deteriorated conditions. With respect to surface improvements within the Proposed Amended Area, deterioration was found related to roadways, driveways and parking lots. Off-street parking areas evidence deterioration, including, but not limited to, surface cracking, potholes, depressions, and loose paving materials. The conditions were characterized by occurrences that included the following:

- Rotten wood, sliding and eaves
- Deterioration of brick and mortar
- Buckled asphalt and concrete
- Rotten wood framing materials

- Cracked and damaged concrete steps and exterior fascia/trim
- Damaged curbs paving and potholes in lots

5. Deleterious Land Use

Deleterious land use (or layout) is defined as the existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses unsuitable for the surrounding area.

Much of the commercial and industrial uses within the Proposed Amended Area have been developed in piecemeal fashion. Due to the vacation in the 1980s and sale of the Mayfair Railroad property, many commercial and industrial uses have been created on parcels of land that are inadequate in size and shape for their use. Many of the Proposed Amended Area industrial and commercial uses lack parking and modern loading provisions. Considerations of adequate building setbacks, landscape buffering between uses (including adjacent residential), the need for adequate loading and unloading, and sufficient parking were not considered when these sections of the Proposed Amended Area were developed.

6. Inadequate Utilities

Inadequate Utilities are underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

Proposed residential development uses in the north portion of the Proposed Amended Area will require improvements to existing water service through the gridding of the existing water line with the remainder of the City's water system. A relief sewer will need to be installed as well to provide for storm water drainage.

7. Environmental issues

The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs

constitute a material impediment to the development or redevelopment of the redevelopment project area.

Phase I and Phase II environmental reports associated with the former Bishop Freeman property indicate that remediation will be required in order to prepare the property for redevelopment. Costs could potentially include soils removed, or site treatments, engineered barriers, and related site controls (placement of structure, parking lots, streets, etc.)

Potential remediation costs would range up to \$4,750,000 – depending upon the final remediation plan.

Prior to 1950, the main building of the former Bishop Freeman property was used to manufacture dairy equipment. After 1950, the site housed a manufacturer of dry cleaning equipment. In 1987, the eastern building was utilized as an automobile repair shop.

8. Excessive Vacancies

The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Approximately, 40,000 square feet of industrial property have been vacant for two (2) years. These two (2) buildings are located at the former Bishop Freeman site and occupy a critical location within the RPA, due to the size of the property and limited potential for reuse of a vacant industrial property, portions of which are over one hundred (100) years old.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to potential designation of the Proposed Amended Area by the City as a TIF District:

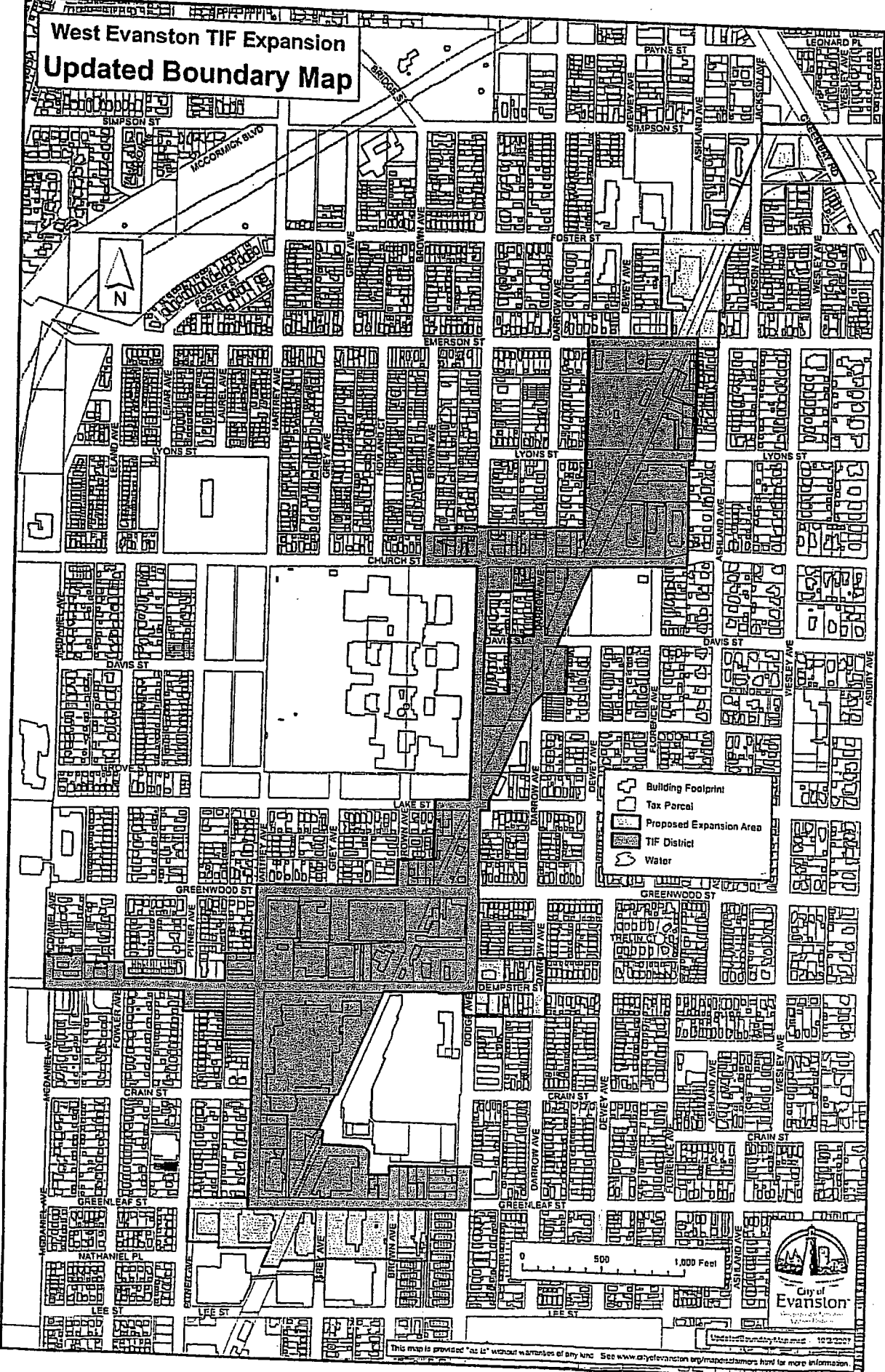
1. The Proposed Amended Areas and the original West Evanston TIF No. 6 are contiguous and are greater than 1½ acres in size.
2. The Proposed Amended Areas qualify as a "conservation area". A more detailed analysis of the qualification findings is outlined in this report.
3. All property in the Proposed Amended Areas would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the Proposed Amended Areas, including the City, has been impaired by the factors found present in the area.
5. The Proposed Amended Areas would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the City with sufficient justification to consider designation of the Proposed Amended Area as an amendment to the original West Evanston TIF No. 6.

The Proposed Amended Areas have not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to the coordination of redevelopment efforts for market uses. These efforts will be important to the Proposed Amended Areas continued improvement and preservation of tax base.

PROPOSED AMENDMENT #1 TIF BOUNDARY MAP

West Evanston TIF Expansion Updated Boundary Map



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapsandplans.html for more information.
Updated Boundary Map.mxd 10/2/2007

Exhibit 1

PRELIMINARY

Equalized Assessed Valuation Analysis

20-Sep-07

West Evanston TIF 6 Amendment - New Area

2006 Multiplier

Tax Rate

3.7076

	PIN	Tax Code	CLASS	2007 AV	2006 EAV	2005 EAV	2004 EAV	2003 EAV	2002 EAV	2001 EAV	2000 EAV
1	10-13-203-021	17001	1-00	85,502	139,777	141,037	220,220	58,423	58,639	54,060	35,207
2	10-13-203-024	17001	1-00	10,231	16,725	16,876	26,352	7,121	7,147	6,687	4,291
3	10-13-203-028	17001	2-95	21,930	54,574	55,066	51,916	36,449	36,584	34,227	18,360
4	10-13-203-029	17001	2-95	22,027	55,739	56,241	53,023	37,707	37,937	35,492	24,158
5	10-13-204-021	17001	1-00	86,546	141,483	142,758	222,917	33,736	33,861	31,679	20,329
6	10-13-204-022	17001	1-00	15,711	25,884	25,916	40,467	10,936	10,977	10,269	6,590
7	10-13-204-023	17001	1-00	25,797	42,174	42,554	66,445	43,027	43,186	40,403	25,928
8	10-13-204-027	17001	1-00	31,175	84,409	85,170	80,297	39,007	39,211	36,684	23,540
9	10-13-204-028	17001	5-97	1,258,125	2,708,550	2,732,967	2,576,612	2,336,000	2,345,453	2,194,308	2,048,951
10	10-13-205-010	17001	0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt
11	10-13-209-020	17001	2-11	39,881	58,498	61,230	57,727	49,164	49,346	46,166	30,315
12	10-13-209-021	17001	5-93	335,000	744,682	751,292	761,690	724,561	727,242	585,777	535,434
13	10-13-210-026	17001	0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt
14	10-13-210-027	17001	0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt
15	10-13-210-034	17001	5-80	89,434	196,558	198,330	186,983	178,596	see 210-020, -029, -030, -032, -033		
16	10-13-210-035	17001	5-00	80,416	172,176	173,728	163,789	156,419	see 210-020, -029, -030, -032, -033		
	10-13-210-028								3,654	3,419	2,195
	10-13-210-029								3,360	3,144	2,017
	10-13-210-030								1,526	1,427	916
	10-13-210-032								7,678	7,183	4,609
	10-13-210-033								70,462	65,922	42,307
17	10-13-425-034	17001	2-12	349,813	132,296	113,488	105,851	89,435	89,702	47,646	50,569
18	10-13-425-035	17001	2-02	25,562	51,940	35,297	10,339	11,339	28,481	26,176	13,390

PRELIMINARY

Equalized Assessed Valuation Analysis

20-Sep-07

West Evanston TIF 6 Amendment - New Area

2006 Multiplier

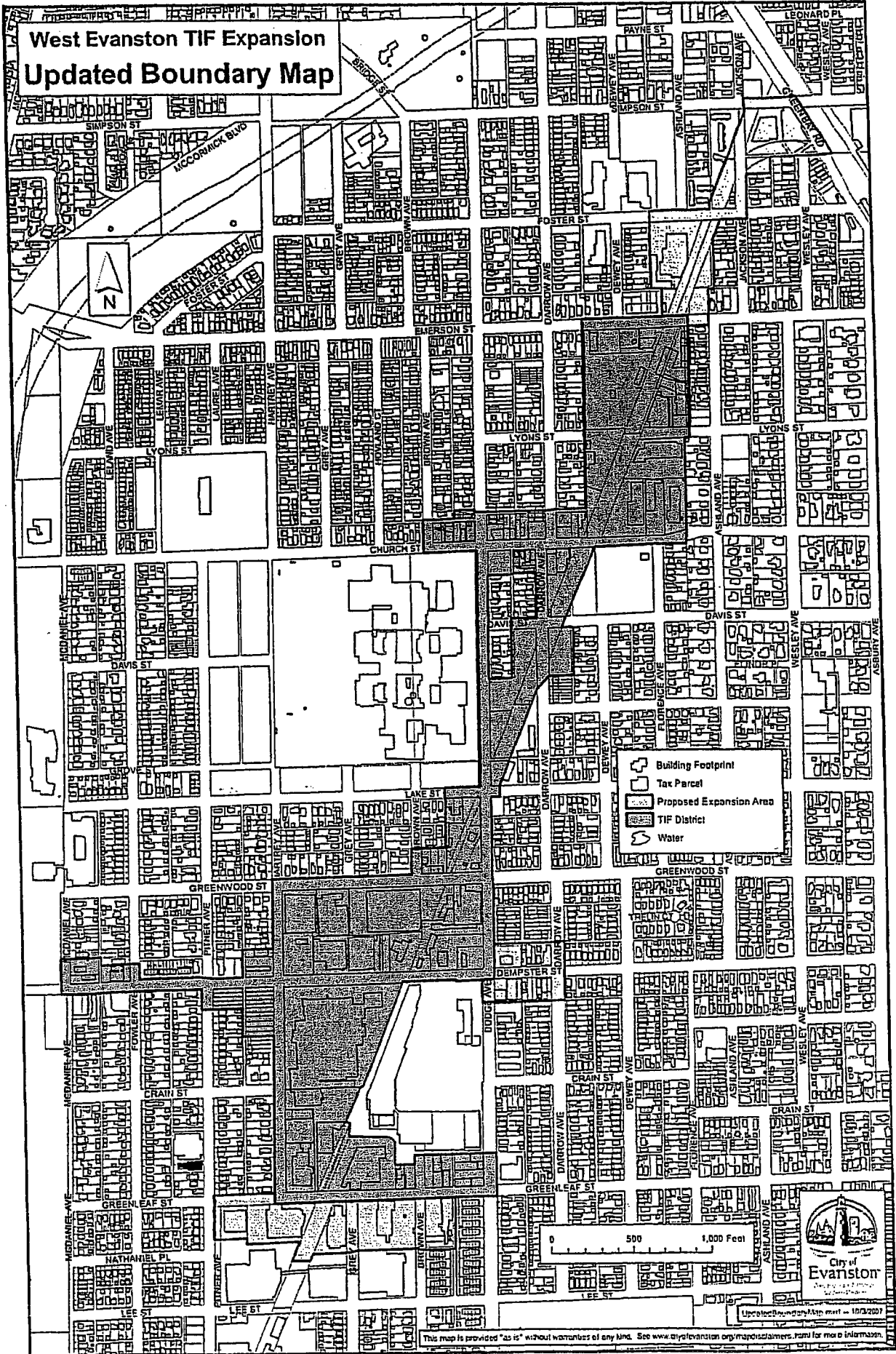
Tax Rate






2.7076

	PIN	Tax Code	CLASS	2007 AV	2006 EAV	2005 EAV	2004 EAV	2003 EAV	2002 EAV	2001 EAV	2000 EAV
19	10-13-425-036	17001	2-03	34,320	63,339	45,205	42,322	39,553	39,716	36,866	30,551
20	10-13-425-037	17001	2-11	31,700	55,820	56,323	53,101	43,157	43,917	40,525	26,449
21	10-13-425-038	17001	3-10	150,247	410,724	440,960	423,275	109,646	121,055	113,254	162,316
22	10-13-425-039	17001	5-17	254,251	560,322	565,971	533,026	474,000	475,762	445,103	392,637
23	10-24-200-001	17001	5-17	150,848	345,224	348,335	328,407	293,051	294,135	275,100	235,609
24	10-24-200-002	17001	5-92	123,460	335,233	330,254	126,302	157,403	157,990	133,167	71,986
25	10-24-200-003	17001	5-92	74,600	202,864	204,692	69,894	90,747	91,005	75,856	39,509
26	10-24-200-004	17001	2-11	41,203	80,427	81,151	76,509	53,320	53,526	60,309	37,226
27	10-24-200-005	17001	5-90	15,999	41,421	41,794	36,771	35,812	35,945	33,434	23,142
28	10-24-200-006	17001	5-90	15,999	41,421	41,794	36,771	35,812	35,945	33,434	23,142
29	10-24-200-007	17001	2-12	34,006	81,163	81,894	77,209	53,038	53,232	49,002	65,787
30	10-24-200-008	17001	5-17	71,390	115,531	143,208	135,090	82,957	83,264	77,898	65,729
31	10-24-200-009	17001	5-17	71,390	115,531	143,208	135,090	82,957	83,264	77,898	65,729
32	10-24-114-039	17007	1-00	50,705	100,859	109,840	103,558	45,457	45,625	42,605	41,090
33	10-24-114-042	17007	5-93	276,744	629,064	635,641	599,275	578,634	580,774	543,348	533,720
34	10-24-114-043	17007	1-00	7,916	21,433	21,627	20,309	16,325	16,285	15,235	11,733
35	10-24-114-046	17007	5-93	380,897	880,177	896,181	844,800	664,141	666,590	623,641	604,331
36	10-24-114-047	17007	5-93	227,306	519,310	523,909	494,012	457,538	459,230	429,637	395,129
37	10-24-115-026	17007	5-93	346,689	824,746	832,178	804,175	732,848	735,559	688,169	504,329
38	10-24-116-006	17007	5-00	11,438	27,680	27,929	26,331	25,375	25,469	23,828	18,804
39	10-24-116-007	17007	1-00	19,349	52,389	52,861	49,837	14,072	14,927	13,965	10,755
40	10-24-116-035	17007	5-93	120,036	281,593	284,131	267,875	269,016	270,011	252,611	237,376
41	10-24-116-036	17007	1-00	9,380	25,397	25,626	24,160	7,210	7,236	6,770	5,214
Total				10,453,740	10,582,302	9,933,008	8,175,761	7,984,456	7,924,074	6,551,547	

Exhibit 8 – Updated Boundary Map

West Evanston TIF Expansion Updated Boundary Map



-  Building Footprint
-  Tax Parcel
-  Proposed Expansion Area
-  TIF District
-  Water

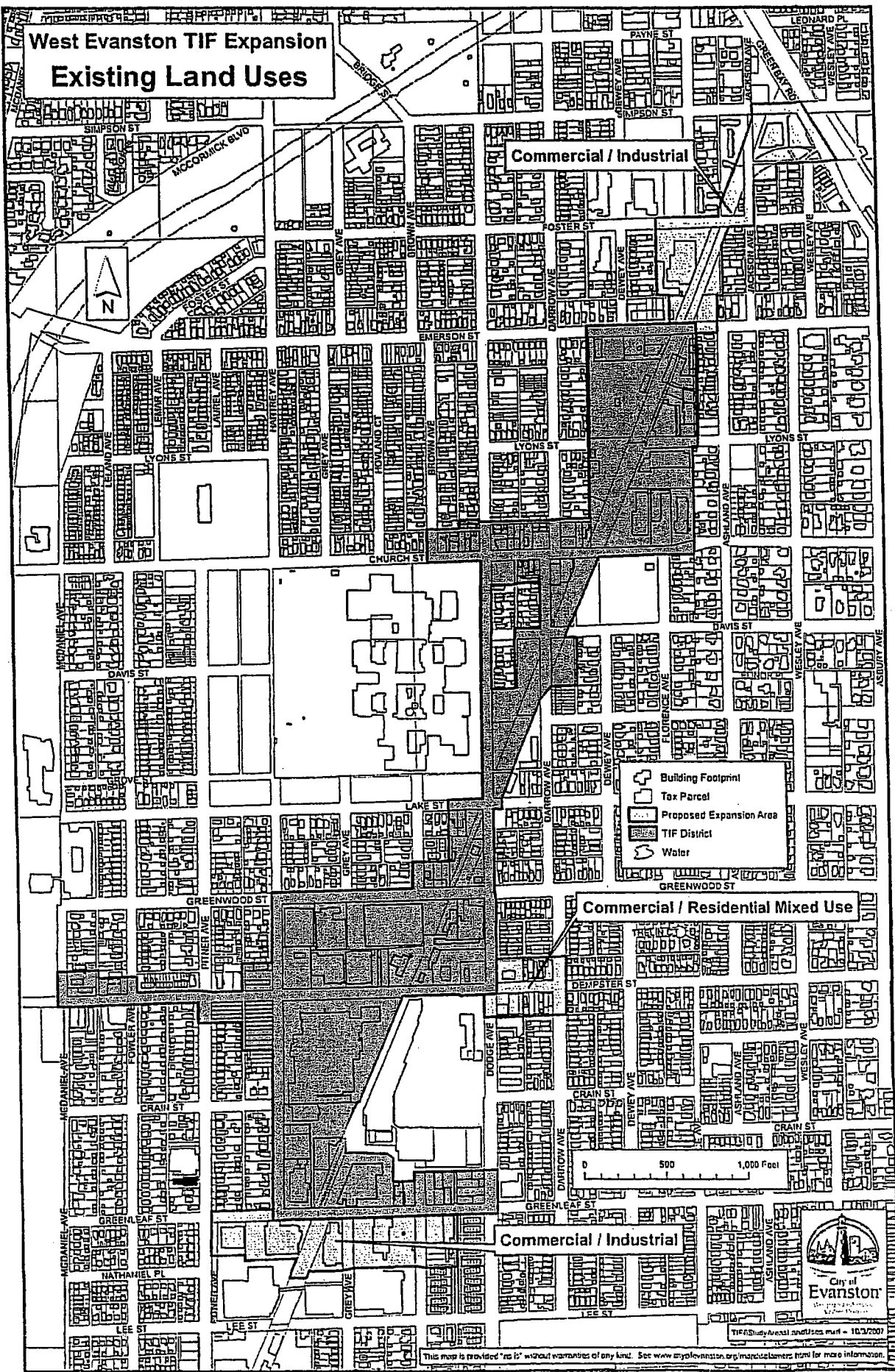
0 500 1,000 Feet



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapsandplanning.html for more information.

Exhibit 9 – Updated Existing Land Use Map

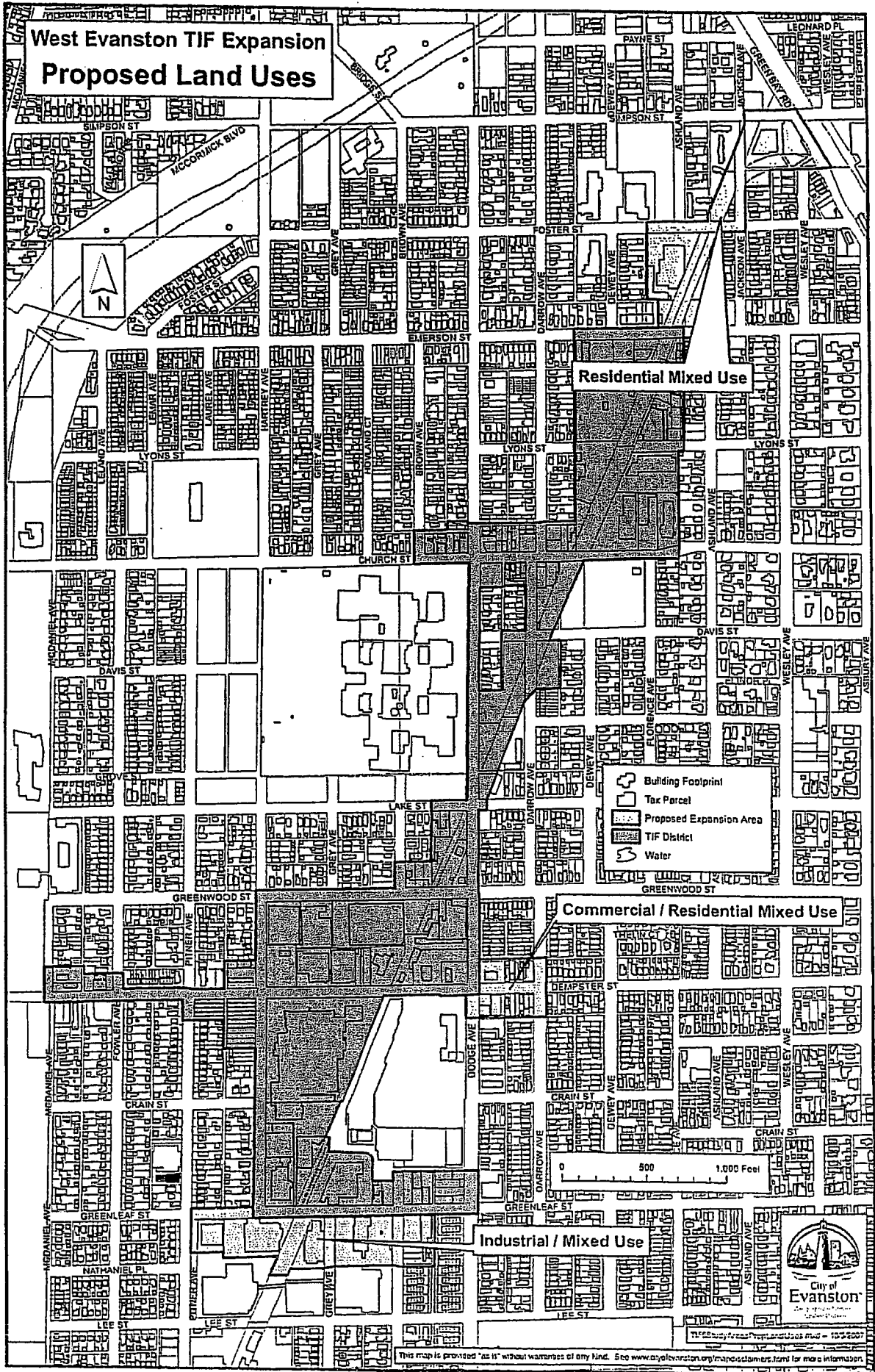
West Evanston TIF Expansion Existing Land Uses



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/municipal-landmarks-form for more information.
TIF Study Area Analysis Map - 10/3/2007

Exhibit 10 – Updated Proposed Land Use Map

West Evanston TIF Expansion Proposed Land Uses



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapsandplanning.html for more information.

