

10/31/2012

**132-O-12**

**AN ORDINANCE**

**Adopting Tax Increment Financing for the  
Chicago/Main 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"); and

**WHEREAS**, the City has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act,

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

**SECTION 1:** Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as 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 in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

**SECTION 2:** Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Chicago/Main Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**SECTION 3:** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 4:** 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 5:** The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Ayes:   1  

Nays:   2  

Introduced: December 10, 2012

Adopted: January 28, 2013

Approved:

January 30, 2013

*Elizabeth B. Tisdahl*

Elizabeth B. Tisdahl, Mayor

Attest:

*Rodney Greene*  
Rodney Greene, City Clerk

Approved as to form:

*W. Grant Farrar*  
W. Grant Farrar, Corporation Counsel

## EXHIBIT A

### Legal Description of Redevelopment Project Area

THAT PART OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 OF BAYLEY'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1904 AS DOCUMENT NO. 3578132; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 1 AND ITS SOUTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID BLOCK 1; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN BAYLEY'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1891 AS DOCUMENT NO. 1433599; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 12 IN WHITE'S ADDITION TO EVANSTON, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1873 AS DOCUMENT NO. 78945; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT OF INTERSECTION WITH A LINE BEING 50 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO AVENUE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 13.50 FEET OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF CHICAGO AVENUE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 22 FEET OF LOT 7 IN BLOCK 11 OF SAID WHITE'S ADDITION TO EVANSTON; THENCE NORTHEASTERLY ALONG SAID WESTERLY EXTENSION, SOUTHERLY LINE AND EASTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE NORTH-SOUTH PUBLIC ALLEY IN SAID BLOCK 11; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION

WITH THE EASTERLY LINE OF A PARCEL OF LAND DEEDED TO THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD AS PER DOCUMENT NO. 711919, RECORDED APRIL 29, 1886; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 6 IN THE COUNTY CLERK'S DIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1879 AS DOCUMENT NO. 219853; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY CORNER OF LOT 1 IN THE PLAT OF CONSOLIDATION IN THE NORTHEAST QUARTER OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1984 AS DOCUMENT NO. 27382322; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 1 IN ISBERIAN'S PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1970 AS DOCUMENT NO. 21344023; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF NICHOLAS MERSCH'S ADDITION TO SOUTH EVANSTON, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1893 AS DOCUMENT NO. 2190815; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH-SOUTH PUBLIC ALLEY IN SAID NICHOLAS MERSCH'S ADDITION TO SOUTH EVANSTON; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 20 IN FOSTER'S ADDITION TO SOUTH EVANSTON, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1889 AS DOCUMENT NO. 1110189; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 20 TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SHERMAN AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH NORTH LINE OF THE SOUTH 76 FEET OF LOTS 20, 21 AND 22 IN GEO. M. HUNTOON'S ADDITION TO EVANSTON, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1872 AS DOCUMENT NO. 35963; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 20; THENCE SOUTHERLY ALONG SAID WEST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE EASTERLY ALONG SAID SOUTH

RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID BAYLEY'S SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SHERMAN AVENUE; THENCE EASTERLY ALONG A LINE TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID BAYLEY'S SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

## **EXHIBIT B**

### **GENERAL STREET LOCATION**

The proposed Redevelopment Project Area consists primarily of retail/commercial parcels southeast of the intersection of Chicago Avenue and Main Street.

**EXHIBIT C**

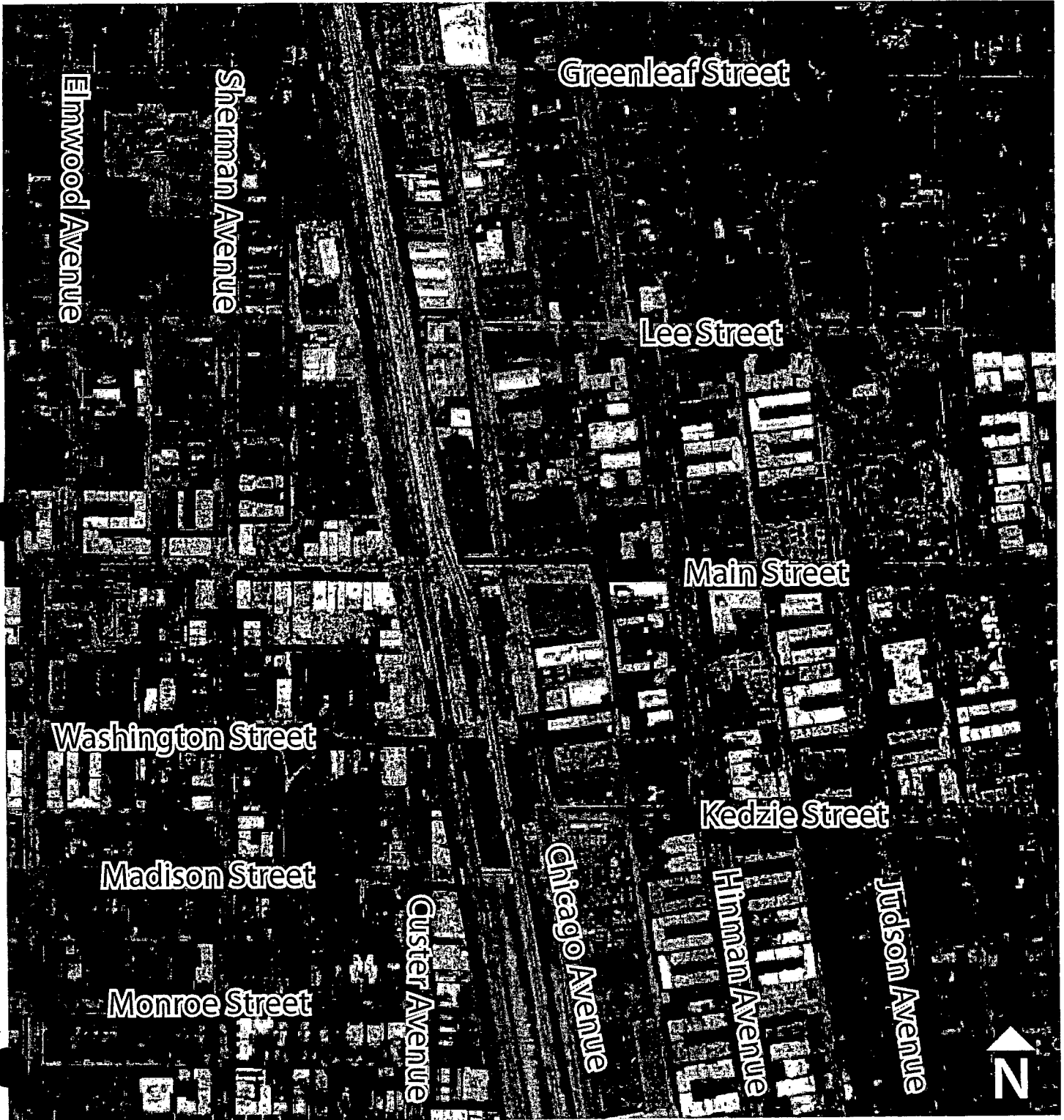
**MAP OF REDEVELOPMENT PROJECT AREA**



# Proposed Chicago-Main TIF

The City of Evanston

*Continues North to Dempster Street*



*Continues South to Oakton Street*

MINUTES of a public meeting of the Mayor and City Council of the City of Evanston, Cook County, Illinois, held at the Evanston Civic Center, Evanston, Illinois, in said City at 8 o'clock P.M., on the 28<sup>th</sup> day of January, 2013.

\* \* \*

The Mayor called the meeting to order and directed the City Clerk to call the roll.

Upon roll call, the following answered present: \_\_\_\_\_, the Mayor, and

Alderman: Wynne, Wilson, Holmes, Jendram, Hoover,  
Raney, Burrus, Fiske, Braethwaite

The following Aldermen were absent:

N/A

Trustee \_\_\_\_\_ presented and the City Manager explained an ordinance, which was laid in words and figures before the Mayor and Aldermen as follows:

Alderman Grover moved and Alderman Jendam seconded the motion that said ordinance as presented and read by the City Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Alderman voted AYE: Wynne,  
Holmes, Jendam, Grover, Rainey, Fiske,  
Braithwaite

The following Alderman voted NAY: Wilson, Burris

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the Mayor and City Council of the City of Evanston, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

  
City Clerk

STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF COOK         )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Evanston, Cook County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the Mayor and City Council of the City (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 28<sup>th</sup> day of January, 2013, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the City of Evanston, Cook County, Illinois, Adopting Tax Increment Financing the Chicago Main Redevelopment Project Area.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this 30<sup>th</sup> day of January, 2013.

  
\_\_\_\_\_  
City Clerk

(SEAL)