

122-O-13

AN ORDINANCE

**Confirming Tax Increment Allocation for the First Amendment to the
Howard Hartrey 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 amended a redevelopment plan and project (the "Plan" and "Project") as required by the Act by passage of an ordinance and has heretofore amended 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 Financing Confirmed. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the amended Plan and Project within the amended 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 amended Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference.

The map of the amended Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

SECTION 2: Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the amended 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 " Howard Hartrey 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 2: Invalidity of Any Section. That 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 3: Incorporation. 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 courts of the State of Illinois.

SECTION 4: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith are hereby 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.

AYES 1 NAYS 0 ABSENT 2

Introduced: November 11, 2013

Approved:

Adopted: November 11, 2013

November 13, 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**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF LOT 9 IN HOWARD-HARTREY SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1993 AS DOCUMENT NO. 93696916; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF LOT 2 IN BRUMMEL PLACE SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1956 AS DOCUMENT NO. 16650663; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BRUMMEL SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARTREY AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

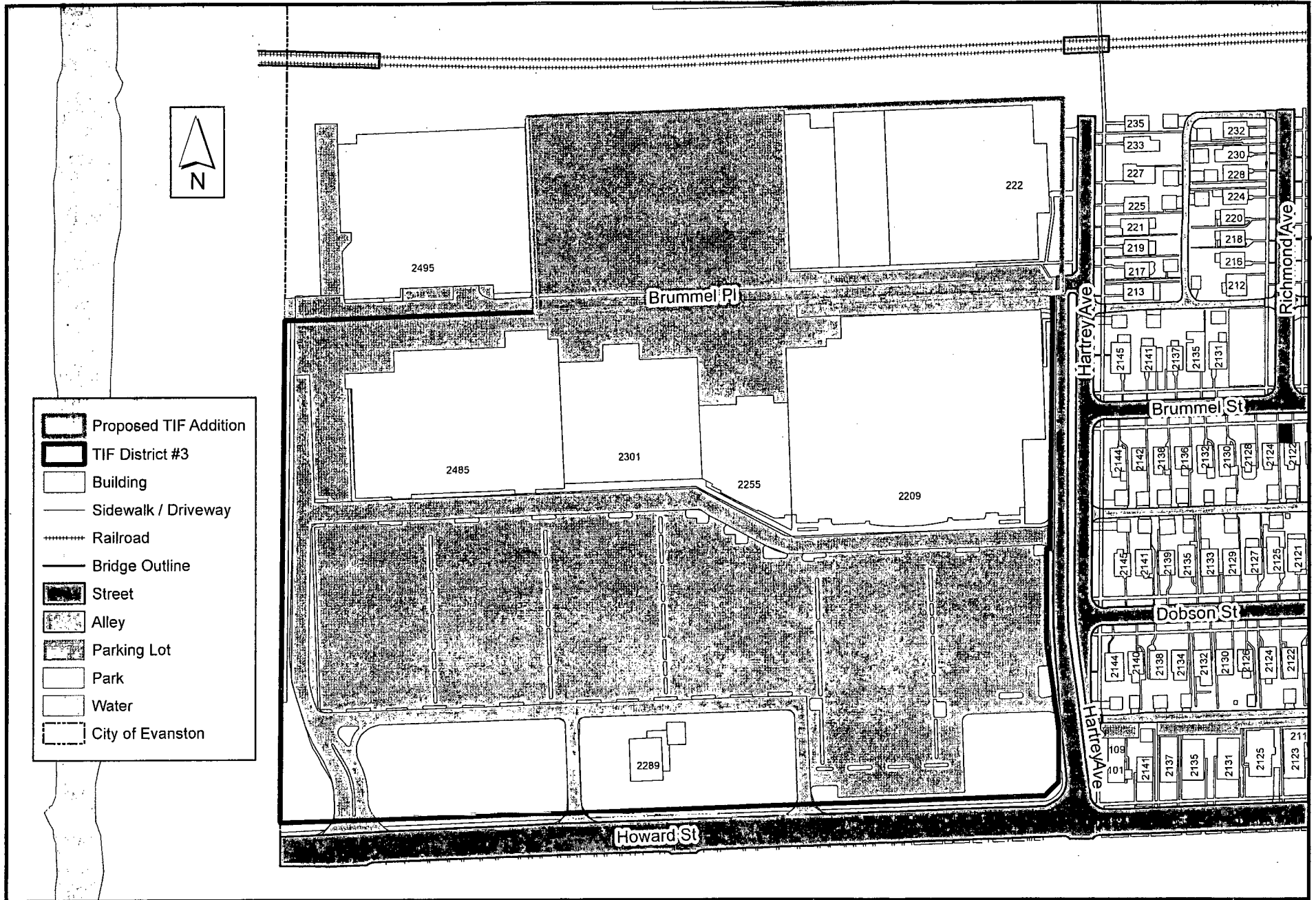
EXHIBIT B**General Street Location**

The proposed amendments to the Howard Hartrey Redevelopment Project Area consist primarily of vacant industrial property located to the north of the existing Howard Hartrey Redevelopment Project Area (and north of Brummel Place/Shure Drive) bounded by the shopping center and Howard Street on the south, Hartrey Avenue to the east, and the rail right of way to the north. The "Vineyard" property located to the west of the former Shure facility is not included.

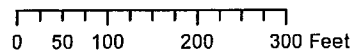
EXHIBIT C

Map of Amended Redevelopment Project Area

Proposed Howard and Hartrey TIF Expansion



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



Alderman Raney moved and Alderman Jendram 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: Jendram, Grover, Raney, Burrus, Feske, Wynne, Wilson

The following Alderman voted NAY: Ø

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.

Rodney Lane
City Clerk

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 7:40 o'clock P.M., on the 11th day of November, 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: Jendon, Grover, Rainey, Burrus, Fiske,
Wynne, Wilson

The following Aldermen were absent:

Brethwaite, Holmes

Alderman Rainey presented and the City Manager explained an ordinance, which was laid in words and figures before the Mayor and Alderman as follows:

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 11th day of November, 2013, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the City of Evanston, Cook County, Illinois, Confirming Tax Increment Allocation for the First Amendment to the Howard Hartrey 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 14th day of November, 2013.


City Clerk

(SEAL)