

**87-O-19**

**AN ORDINANCE**

**Proposing Consideration of Scheduling of Dates for a Joint Review Board Meeting and a Public Hearing to Consider a Proposed First Amendment to the Howard and Ridge TIF District Redevelopment Plan and Project**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "TIF Act"), the Evanston City Council, has heretofore determined and does hereby determine that it is advisable and in the best interests of the City of Evanston ("City") and certain affected taxing districts that the City Council begin to consider formally a proposed first amendment to the Howard Ridge TIF District Redevelopment Plan (the "First Amended Redevelopment Plan") and project ("the "First Amended Project") and designate a proposed amended redevelopment project area to be known as "First Amended Redevelopment Project Area Number Five" (the "First Amended Redevelopment Project Area") as further described in Exhibit A attached hereto, and that the City Council consider confirming tax increment allocation financing for the proposed First Amended Redevelopment Project Area; and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the TIF Act, the City is required to create an interested parties registry for activities related to the proposed First Amendment to the Original Redevelopment Project, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the City that seek to be placed on said interested parties

registry, and the City has created such registry, adopted such registration rules and prescribed such requisite registration forms, by passage of Ordinance 98-O-03; and

**WHEREAS**, the TIF Act requires, and the City Council recommends, that the City convene a Joint Review Board and conduct a public hearing prior to the consideration and adoption of ordinances approving the First Amendment designating the First Amended Redevelopment Project Area, and confirming tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed First Amended Redevelopment Plan and First Amended Project; and

**WHEREAS**, the TIF Act further requires that such Joint Review Board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have authority to directly levy taxes on the property within the proposed First Amended Redevelopment Project Area at the time that the proposed First Amended Redevelopment Project Area is approved, a representative selected by the City, and a public member to consider the subject matter of the public hearing; and

**WHEREAS**, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the City Council; and

**WHEREAS**, the TIF Act further requires that not less than 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate

report that provides in reasonable detail the basis for the proposed First Amended Project qualifying as a “redevelopment project area” under the Act; and

**WHEREAS**, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility survey of the proposed First Amended Redevelopment Project Area and has prepared its report (the “Report”) that said proposed area qualifies as a “redevelopment project area” as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and

**WHEREAS**, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the City Clerk as required under the TIF Act; and

**WHEREAS**, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

**WHEREAS**, the City has heretofore and it hereby is determined that it is advisable to convene a Joint Review Board and hold a public hearing to consider the proposed approval of the proposed Plan and Project; and

**WHEREAS**, the City expects to incur certain planning and other costs (the “Preliminary Expenditures”) that will constitute “redevelopment project costs” as defined in the TIF Act, all of which costs are consistent with the program for accomplishing the objectives of the proposed First Amended Redevelopment Plan as included therein; and

**WHEREAS**, the Preliminary Expenditures will be included in the proposed First Amended Redevelopment Plan; and

**WHEREAS**, the City has heretofore, and it hereby is, determined that it is necessary and desirable to approve the Preliminary Expenditures by ordinance or resolution; and

**WHEREAS**, the City has heretofore and it hereby expressly is found that the First Amended Redevelopment Plan and Project will not displace residents from 10 or more inhabited residential units:

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

**SECTION 1. REDEVELOPMENT PLAN AND PROJECT PROPOSED.**

The approval of the First Amended Redevelopment Plan and Project, the designation of the First Amended Redevelopment Project area, and the adoption of tax increment allocation financing therefor are hereby proposed.

**SECTION 2. INTERESTED PERSONS REGISTRY CREATED.** The City Council directed that an interested persons registry (the "*Registry*") was established for the Original Redevelopment Project Area. The City Clerk is hereby expressly authorized and directed to maintain the Registry for the proposed First Amended Redevelopment Project area.

**SECTION 3. REGISTRATION RULES AND FORMS.** The registration rules for the Registry have been approved by the City in Ordinance 98-O-03 and are available from the City Clerk.

**SECTION 4. JOINT REVIEW BOARD CONVENED.** A Joint Review Board, as set forth in the TIF Act, is hereby convened and the board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of said Joint Review Board shall be held at 10:00 a.m. on the 25th day of September

2019, at Evanston Civic Center, Illinois. The City hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 7 of this ordinance will be mailed.

**SECTION 5. TIME AND PLACE OF PUBLIC HEARING FIXED.** A public hearing (the "Hearing") shall be held by the City Council at 6:00 p.m. on the 28th day of October 2019, at the City Council Chambers, Evanston Civic Center, Evanston, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the First Amended Redevelopment Plan and Project, designation of the First Amended Redevelopment Project area, and adoption of tax increment allocation financing therefor.

**SECTION 6. PUBLICATION OF NOTICE OF HEARING AND JOINT REVIEW BOARD AUTHORIZED.** Notice of the Hearing, substantially in the form attached hereto as Exhibit B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in the Evanston Review, being a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

**SECTION 7. MAILING OF NOTICE OF HEARING AUTHORIZED.** (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed First Amended Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice

shall also be given within a reasonable time after the adoption of this ordinance by first class mail to all residential addresses located outside the proposed First Amended Redevelopment Project Area and within 750 feet of the boundaries of the proposed First Amended Redevelopment Project Area and to those organizations and residents that have registered with the City for that information in accordance with the registration guidelines herein established by the City. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed First Amended Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the Joint Review Board of the time and place of the first meeting of the Joint Review Board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the City, to the attention of the City Clerk, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201-2796 concerning the subject matter of the Hearing. Each such mailed notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

**SECTION 8. PRELIMINARY EXPENDITURES APPROVED.** The Preliminary Expenditures as set forth in Exhibit C attached hereto and incorporated herein by this reference are hereby approved.

**SECTION 9. SUPERSEDER.** All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION 10. EFFECTIVE DATE.** This Ordinance shall become effective upon its adoption.

**SECTION 11:** The findings and recitals herein are hereby 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.

Introduced: September 9, 2019

Adopted: September 23, 2019

Approved:

October 15, 2019

Stephen H. Hagerty  
Stephen H. Hagerty, Mayor

Attest:

Eduardo Gomez  
Devon Reid, City Clerk

Eduardo Gomez, Deputy City Clerk

Approved as to form:

Michelle L. Masoncup  
Michelle L. Masoncup, Corporation  
Counsel

## EXHIBIT A

### Legal Description of First Amended Redevelopment Project Area Number Five

THAT PART OF THE NORTH HALF OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF RIDGE AVENUE EXTENDED SOUTHERLY TO SAID SOUTH LINE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GRANT AND GRANT'S HOWARD RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1927 AS DOCUMENT NO. 9884598; THENCE EASTERLY ALONG A STRAIGHT LINE TO THE NORTHWESTERLY CORNER OF LOT 15 IN BLOCK 7 OF BRUMMEL AND CASE HOWARD TERMINAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1916 AS TORRENS DOCUMENT NO. 56151, SAID NORTHWESTERLY CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIDGE AVENUE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 15 AND LOTS 16 THRU 31 OF SAID BLOCK 7, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 19 IN BLOCK 8 OF SAID BRUMMEL AND CASE HOWARD TERMINAL SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 19 AND LOTS 20 THRU 24 OF SAID BLOCK 8, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 24, SAID NORTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF ZEISEL'S CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1972 AS TORRENS DOCUMENT NO. 2655165; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID ZEISEL'S CONSOLIDATION TO THE NORTHEAST CORNER OF SAID ZEISEL'S CONSOLIDATION, SAID NORTHEAST CORNER BEING A POINT ON THE NORTH LINE OF LOT 28 IN SAID BLOCK 8; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 28 AND LOTS 29 THRU 41 OF SAID BLOCK 8 INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF NILES HOWARD TERMINAL ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1916 AS DOCUMENT NO. 5829212; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND LOTS 2 THRU 9 OF SAID BLOCK 1, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID NILES HOWARD TERMINAL ADDITION; THENCE EASTERLY ALONG THE NORTHERLY LINE, OF SAID LOT 1 AND LOTS 2 THRU 9 OF SAID BLOCK 2, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE EASTERLY ALONG A STRAIGHT LINE, TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 3 OF SAID NILES HOWARD TERMINAL ADDITION; THENCE EASTERLY ALONG THE NORTHERLY LINE, OF SAID LOT 1 AND LOTS 2 THRU 7 OF SAID BLOCK 3 INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 7,



SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOWARD STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT ON THE NORTH LINE OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE EASTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO AVENUE (A.K.A. CLARK STREET); THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON A LINE BEING 134 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ALLEY, SAID POINT BEING 109.77 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AVENUE, AS MEASURED ALONG SAID PARALLEL LINE ACCORDING TO DOCUMENT NO. 98338790, RECORDED APRIL 28, 1998; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, TO A POINT ON A LINE BEING 118 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID PARALLEL LINE, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO INCLUDING,  
THE NORTH 16 FEET OF LOT 1 IN HOWARD STREET CONSOLIDATION, BEING A CONSOLIDATION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2006 AS DOCUMENT NO. 0624331123.

ALSO INCLUDING,  
THAT PART OF SAID NORTH HALF OF SECTION 30 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF RIDGE AVENUE EXTENDED SOUTHERLY TO SAID SOUTH LINE; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25 TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 36 IN ENGEL'S ADDITION TO EVANSTON, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 25, ACCORDING

TO THE PLAT THEREOF RECORDED JULY 12, 1923 AS DOCUMENT NO. 8019138; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 36, SAID NORTHWEST CORNER BEING A POINT ON THE SOUTH LINE OF A 16 FOOT PUBLIC ALLEY; THENCE EASTERLY ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF A 16 FOOT PUBLIC ALLEY THE ADJOINS LOT 9 THRU 15 IN SAID ENGEL'S ADDITION TO EVANSTON; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF DOBSON STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ASBURY AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE CENTERLINE OF DOBSON STREET IN THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO A POINT ON A LINE 180 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 30; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A POINT ON THE CENTERLINE THE EAST-WEST ALLEY (SOUTH PORTION NOW VACATED) ADJOINING LOTS 1 THRU 14 IN BRUMMEL AND CHASE HOWARD AVE SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 1919 AS DOCUMENT NO. 6469400; THENCE EASTERLY ALONG SAID CENTERLINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BARTON AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 1 IN BRUMMEL AND CHASE HOWARD AVE SUBDIVISION; THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 1 IN TALMAN AND THIELE'S HOWARD STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1921 AS DOCUMENT NO. 7358448, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF A PUBLIC ALLEY; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF RIDGE AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING.

## **EXHIBIT B**

### **Form of Notice of Public Hearing**

#### **City of Evanston, Cook County, Illinois Proposed First Amended Redevelopment Project Area Number Five**

Notice is hereby given that on the 24th day of September 2019, at 10:00 a.m. in the City Council Chambers, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois, a public hearing will be held to consider the approval of the proposed first amendment to Redevelopment Project Area Number Five redevelopment plan (the "First Amended Redevelopment Plan") and the designation of that certain proposed amended redevelopment project area to be known as the First Amended Redevelopment Project Area Number Five (the "First Amended Redevelopment Project Area"). The First Amended Redevelopment Project Area consists of the territory legally described as in Exhibit 1 attached:

The approximate street location and description of the First Amended Redevelopment Project Area is as follows: The amended RPA generally consists of the parcels that front the north side of Howard Street between Ridge Avenue to the east and Ashland Avenue to the west, including additional parcels that front on both the east and west sides of Asbury Avenue between Howard Avenue to the south and Dobson Street to the north. The area contains mixed residential uses, retail/commercial properties and institutional uses.

There will be considered at the hearing approval of the First Amended Redevelopment Plan and Project for and the designation of the proposed First Amended Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed First Amended Redevelopment Plan and Project is on file and available for public inspection at the office of the City Clerk, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois. Pursuant to the First Amended Redevelopment Plan and Project, the City proposes to alleviate conservation area conditions in the First Amended Redevelopment Project Area and to enhance the tax base of the City and the taxing districts having taxable property within the First Amended Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the First Amended Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, renovation, reconstruction, rehabilitation and repair of existing buildings, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The First Amended Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development and training in the City by working within the guidelines of the business attraction and retention strategies

developed by the City, encouraging private investment while conforming with the City's comprehensive plan, restoring and enhancing the City's tax base, enhancing the value of the proposed First Amended Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed First Amended Redevelopment Project Area. To achieve these objectives, the First Amended Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, environmental remediation, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the First Amended Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the City, to the attention of the City Clerk, 2100 Ridge Avenue, Evanston, Illinois 60201-2796.

There is hereby convened a Joint Review Board to consider the proposed First Amended Redevelopment Plan and Project for and the designation of the proposed First Amended Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The Joint Review Board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the First Amended Redevelopment Project Area at the time that the First Amended Redevelopment Project Area is approved, a representative selected by the City, and a public member. The first meeting of said Joint Review Board shall be held at 10:00 a.m. on the 24<sup>th</sup> day of September, 2019, at the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois.

At the hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and the City Council of the City without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/  
\_\_\_\_\_  
City Clerk  
City of Evanston  
Cook County, Illinois

**Exhibit C**

**Estimated Preliminary Expenditures**

Category	Estimated Cost (\$)
Professional Services	\$30,000 to \$50,000