

8/16/99

**CITY OF EVANSTON
COOK COUNTY, ILLINOIS**

RESOLUTION NO. 57-R-99

**A RESOLUTION CALLING FOR A PUBLIC HEARING TO CONSIDER THE
AMENDMENT OF THE WASHINGTON NATIONAL REDEVELOPMENT PROJECT
AREA, REDEVELOPMENT PLAN, AND
REDEVELOPMENT PROJECT FOR THE CITY OF EVANSTON**

WHEREAS, the City of Evanston, Cook County, Illinois (the "City") is considering the amendment of a redevelopment project area and approval of a redevelopment plan and project with the City's corporate limits, known as the City of Evanston Washington National Tax Increment Finance District, pursuant to the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "Act"); and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act, the City must fix a time and place for a public hearing prior to the adoption of an ordinance proposing the amendment of a redevelopment project area or approval of an amendment to a redevelopment plan project and financing; and

WHEREAS, pursuant to Sections 11-74.4-5 and 11-74.4-6 of the Act, the City must give certain notices prior to this public hearing; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the Act, the City must convene a Joint Review Board ("Board") in order to consider the proposed amendment of a redevelopment project area and approval of an amendment to a redevelopment plan and redevelopment project area prior to the adoption of ordinances regarding those

matters; and

WHEREAS, it is the desire of the Mayor and the City Council to conduct the public hearing and to convene the Board described above; and

WHEREAS, prior to the adoption of this Resolution, the City has made available for public inspection a separate report that provides, in reasonable detail, the basis for the amended redevelopment project area qualifying the area as a conservation area in compliance with Section 11-74.4-5(a) of the Act;

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and the City Council of the City of Evanston, Cook County, Illinois as follows:

SECTION 1: The statements set forth in the preambles to this Resolution are found to be true and correct and are adopted as part of this Resolution.

SECTION 2: The Mayor and the City Council hereby fix the date of October 11, 1999 at the hour of 8:30 p.m. at the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers, or affected tax districts regarding the proposed amendment of the redevelopment project area and redevelopment plan for the area legally described on Exhibit A, which is attached to this Resolution and incorporated by reference into it. The public hearing shall be conducted in accordance with the Act. A copy of the proposed amendments to the redevelopment plan and project, shall be on file in the office of the City Clerk and shall be available for public inspection during regular business hours as of August 16, 1999.

SECTION 3: Notice of the public hearing described in Section 2 above, shall be given by publication and mailing as required by the Act. The notice shall be substantially in the form attached to this Resolution as Exhibit B and incorporated by reference into it. The City's attorney and Kane, McKenna and Associates, Inc., are authorized and directed to take all actions necessary to provide such notice in accordance with the Act and all other notices necessary to achieve compliance with the Act.

SECTION 4: At the public hearing described in Section 2 above, any interested person, taxpayer, or affected taxing district may file with the City Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice given for the public hearing.

SECTION 5: A Joint Review Board (the "Board") has been established for the purposes set forth in the Act. The Board shall consist of one representative selected by each community college district, unit school district, high school district, elementary school district, park district, library district, and county that has authority to directly levy taxes on the property within the redevelopment project area; a representative selected by the City, and a public member. The public member and the Board's chairperson were selected by a majority of other members of the Board. The Board shall meet on September 1, 1999, at 7:30 PM. at the Evanston Civic Center, 2100 Ridge Avenue Street, Evanston Illinois.

SECTION 6: The Board shall act in accordance with the Act. Its actions shall include, but shall not be limited to, the following:

a. The Board shall decide whether to recommend that the City approve or deny the proposed redevelopment plan and project.

b. In making its decision, the Board shall review the public record, planning documents, and proposed ordinances approving the redevelopment plan and project to be adopted by the City before concluding its deliberations.

c. As part of its deliberations, the Board may hold additional hearings on the proposed redevelopment plan and project.

d. The Board shall make its decision to recommend approval or denial of the proposed redevelopment plan and project on the basis of whether or not the area at issue in the redevelopment plan and project satisfies the eligibility criteria defined in Section 11-74.4-3 of the Act.

e. The Board's recommendation shall be adopted by a majority vote of the Board.

f. The Board's recommendation shall be an advisory, non-binding recommendation.

g. The Board's recommendation shall be reduced to a written report. This report shall state, among other things, whether the redevelopment project area fails to meet one or more of the criteria defined in Section 11-74.4-3 of the Act and, if so, why it fails to meet such criteria.

h. This report shall be submitted to the City a maximum of thirty (30) days after the convening of the Board. Failure of the Board to submit its report on a timely basis shall not be cause to delay the public hearing described in Section 2 above, nor any other step in the process of establishing or amending the redevelopment project area contemplated by this Resolution. In the event the Board does not file this report, it shall be presumed that the taxing bodies represented on the Board find the redevelopment project area to satisfy the eligibility criteria defined in the Act.

SECTION 7: The City's representative on the Board shall be the Chairperson of the Economic Development Committee or his designee.

SECTION 8: This Resolution shall be in full force and effect from and after its

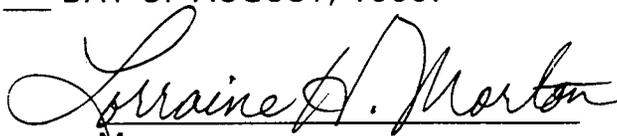
passage, approval and publication as provided by law.

AYES: Aldermen Moran, Engelman, Rainey, Feldman, Newman, Drummer, Bernstei
and Kent

NAYS: None

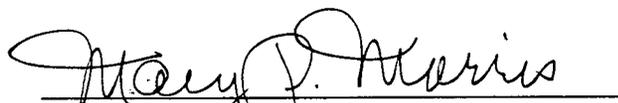
ABSENT: Alderman Wynne

PASSED AND APPROVED THIS 16 DAY OF AUGUST, 1999.



Mayor

ATTEST:



City Clerk

dbevanst.res
080399

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

Washington National TIF District

A parcel of land in the South 1/2 of Section 18, Township 41 North, Range 14 East of Third Principal Meridian comprising Lot 1 and Lots 12 to 16, both inclusive in Block 19 in The Village of Evanston in Section 13, Township 41 North, Range 13 East of Third Principal Meridian and Sections 7, 18 and 19, Township 41 North, Range 13 East of Third Principal Meridian, the 20 feet Northerly and Southerly public alley lying Westerly of and adjoining the Westerly line of said lots, the Westerly 1/2 of Chicago Avenue lying Easterly of adjoining the Easterly line said Lots and the Southerly 1/2 of Church Street lying Northerly the Northerly line, and the Northerly line extend Westerly 20 feet, of said Lot 1 and more particularly described as follows: commencing at the point of intersection of the center lines of Church Street and Chicago Avenue, thence Southwesterly along the said center line of Chicago Avenue to its intersection with the extension Southeasterly of the Southerly line of said Lot 13; thence Northwesterly along said extended line, the Southerly line of said Lot 12 and the said Southerly line extended Northwesterly to the Westerly line of aforesaid 20 feet Northerly and Southerly public alley; thence Northeasterly along said Westerly line and said Westerly line extended Northerly of said 20 feet Northerly and Southerly public alley to its intersection with the said center line of Church Street; thence Southeasterly along said center line of Church Street to the point of beginning, Cook County, Illinois.

AND

LEGAL DESCRIPTION**Amendment to Washington National TIF District
(amended area only)**

That part of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian described as follows: beginning at the point of intersection of the East line, extended South, of Benson Avenue and the center line of Church Street (said point of intersection being a point in the South line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 18); thence North along said extended East line; the East line and said East line extended North of said Benson Avenue to the North line of the First east and west 20 ft. public alley North of said Church Street; thence East along said North line and said North line extended across a 20 ft. north and south alley and across Sherman Avenue to the East line of said Sherman Avenue; thence South along said East line to the North line of Church Street; thence East along said North line and said North line extended across a 20 ft. north and south alley and across Orrington Avenue to the Easterly line of said Orrington Avenue; thence Southerly along said Easterly line and said Easterly line extended across Church Street to the Southerly line of Lot 7 in Block 19 in the Village of Evanston in Section 13, Township 41 North, Range 13 East of the Third Principal Meridian and Section 7, 18 and 19, Township 41 North, Range 14 East of the Third Principal Meridian; thence Easterly along said Southerly line and said Southerly extended across a 20 ft. northerly and southerly alley and across Chicago Avenue to the Easterly line of said Chicago Avenue; thence Southerly along said Easterly line and said Easterly line extended across Davis Street and across a Easterly & Westerly 20 ft. alley to the Southerly line, extended Southeasterly, of Lot 4 in Block 27 in the Village of Evanston aforesaid; thence Northwesterly along said extended Southerly line the Southerly line and the said Southerly line extended across a 20 ft. northerly and southerly alley

Westerly of said Lot 4 to the Westerly line of said alley; thence Northerly along the said Westerly line of alley to the Northerly line of Lot 10 in Block 27 in the Village of Evanston aforesaid; thence Northwesterly along said Northerly line and said Northerly line extended to the West line of Sherman Avenue; thence North along said West line to the Southerly line of Davis Street; thence Northwesterly and Westerly along said Southerly line to the East line, extended South, of Benson Avenue; thence North along said extended East line, the East line and said East line extended across two east and west alleys of said Benson Avenue to the South line of Church Street; thence continuing North across the Southerly part of said Church Street to the point of beginning, Cook County, Illinois.

EXHIBIT B
FORM OF PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on October 11, 1999 at 8:30 p.m. at the City of Evanston Civic Center, 2100 Ridge Avenue Street, Evanston Illinois, on a proposed amendment to the Washington National Redevelopment Plan, Redevelopment Project, and Redevelopment Project Area for a tax increment financing program in Evanston, Illinois, Pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et. seq.*, as amended (the "Act").

The proposed amendment to the Redevelopment Project Area (the Washington National Tax Increment Finance District) (the "RPA") is generally bounded by:

Benson Avenue to the West; Davis Street and the alley south of the block of 600 Davis to the South (except at Chicago Avenue, the boundary extends south to include the Ameritech building); the alley to the north of the former Marshall Field's building and the Varsity theater, Church Street, and the alley north of the block of 600 Davis to the North; and Chicago Avenue to the East.

The legal description of the amended Redevelopment Project Area is attached as Exhibit 1.

The proposed amendments to the Redevelopment Plan provides for the City of Evanston to implement a set of actions to facilitate commercial/retail and mixed residential use redevelopment within this Redevelopment Project Area. The contemplated City of Evanston actions include, but are not limited to land acquisition, the construction of public facilities, including parking structures, sidewalks, roadways; site preparation; building rehabilitation, and related professional costs. The City of Evanston would realize the goals and objectives of the Redevelopment Plan through public finance techniques including, but not limited to, tax increment allocation financing. A draft of the proposed redevelopment plan shall be on file with, and available for, public inspection as of August 16, 1999, Monday through Friday in the office of the City Clerk, 2100 Ridge Avenue Street, Evanston, Illinois.

Pursuant to the Act, a Joint Review Board has been established to review eligibility tax increment financing findings for the existing Redevelopment Project Area. Pursuant to the Act, the Joint Review Board consists of one representative selected by each community college district, elementary school district, high school district, unit school district park district, library district, and county that has authority to directly levy taxes on the property within the proposed amendments to the redevelopment project area; a representative selected by the City of Evanston; and a public member. The public member and the Joint Review Board's chairperson were selected by a majority of other Joint Review Board members.

Pursuant to the Act, the meeting of the Joint Review Board must be held within 14 days of this notice being sent to the Joint Review Board. The first meeting of the Joint Review Board has been scheduled for September 1, 1999 at 7:30 PM in the Evanston Civic Center, 2100 Ridge Avenue Street, Evanston, Illinois. The Joint Review Board's recommendation on the proposed Redevelopment Project Area eligibility for tax increment financing shall be advisory and non-binding and shall be adopted by a majority vote of this Board and submitted to the City of Evanston within 30 days after first convening. Failure of the Board to submit its report on a timely basis shall not delay the holding of the public hearing described above, nor shall it delay any other step in the process of amending the Redevelopment Project Area.

At this public 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, any issues embodied in this notice. Written comments are invited and can be sent in advance of the hearing to the City Clerk, 2100 Ridge Avenue Street, Evanston, Illinois 60201. The City shall hear and determine all protests and objections at this public hearing. This public hearing may be adjourned by the Mayor and the City Council 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/Mary Morris
City Clerk
City of Evanston