

6/3/2005

39-R-05

A RESOLUTION

**Proposing Consideration of Scheduling of Dates for a
Joint Review Board Meeting and a Public Hearing to Consider a
Proposed Redevelopment Plan and Project for,
and the Proposed Designation of,
Redevelopment Project Area Number Six and the
Proposed Consideration of the Adoption of Tax Increment
Allocation Financing**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as supplemented and amended (the "TIF Act"), the Economic Development Committee of 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 (the "City") and certain affected taxing districts that the City Council begin to consider formally a proposed redevelopment plan (the "Redevelopment Plan") and project (the "Project"), and designate a proposed redevelopment project area to be known as Redevelopment Project Area Number Six (the "Redevelopment Project Area") as further described in Exhibit A attached hereto, and that the City Council consider adopting tax increment allocation financing for the proposed 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 Redevelopment Project Area, 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 Council has heretofore, and it hereby expressly is, determined that it is desirable and necessary that the City create such registry, adopt such registration rules and prescribe such requisite registration forms and give public notice thereof; and

WHEREAS, the TIF Act requires, and the Economic Development Committee recommends, that the City convene a Joint Review Board and conduct a Public Hearing prior to the consideration and adoption of ordinances approving a Redevelopment Plan and Project, designating a Redevelopment Project Area, and adopting 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 Redevelopment Plan and 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 Redevelopment Project Area at the time that the proposed 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 ten (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 Redevelopment Project Area's 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 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 City Council 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 ten (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 Redevelopment Plan as included therein; and

WHEREAS, the Preliminary Expenditures will be included in the proposed 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 Redevelopment Plan and Project will not displace residents from ten (10) or more inhabited residential units; and

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

SECTION 1: That the foregoing recitals are hereby found as fact and made a part hereof.

SECTION 2: REDEVELOPMENT PLAN AND PROJECT PROPOSED:
The approval of the Redevelopment Plan and Project, the designation of the

Redevelopment Project Area described in Exhibit A and the adoption of tax increment allocation financing therefor are hereby proposed.

SECTION 3: INTERESTED PERSONS REGISTRY CREATED:

There is hereby created an interested persons registry (the "Registry") for the proposed Redevelopment Project Area. The City Clerk is hereby expressly authorized and directed to maintain the Registry for the proposed Redevelopment Project Area.

SECTION 4: REGISTRATION RULES AND FORMS: The registration rules for the Registry attached hereto as Exhibit B are hereby incorporated herein by this reference and are hereby expressly approved.

SECTION 5: PUBLICATION OF NOTICE OF AVAILABILITY OF REGISTRY AUTHORIZED: Notice of the availability of the Registry, substantially in the form attached hereto as Exhibit C (the "Registry Notice"), shall be published not more than forty-five (45) nor less than thirty (30) days prior to the Hearing, in the Evanston Review, being a newspaper of general circulation within the City.

SECTION 6: 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 9:00 a.m. on the 30th day of June, 2005, at the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois. The City hereby expressly finds and determines that said date

is at least fourteen (14) days but not more than twenty-eight (28) days after the Notice to affected taxing districts hereinafter authorized in Section 7 of this Resolution will be mailed.

SECTION 7: TIME AND PLACE OF PUBLIC HEARING FIXED:

A public hearing (the "Hearing") shall be held by the City Council at 8:00 o'clock p.m. on the 15th day of August, 2005, at the City Council Chambers, Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

SECTION 8: PUBLICATION OF NOTICE OF HEARING AND JOINT REVIEW BOARD AUTHORIZED: Notice of the Hearing, substantially in the form attached hereto as Exhibit D, shall be published at least twice, the first publication to be not more than thirty (30) nor less than ten (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 9: MAILING OF NOTICE OF HEARING AUTHORIZED: Notice shall be mailed by certified mail not less than ten (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 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 (3) years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this Resolution by first class mail to all residential addresses located outside the proposed Redevelopment Project Area and within seven hundred fifty (750) feet of the boundaries of the proposed 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 Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the Hearing, and such Notice:

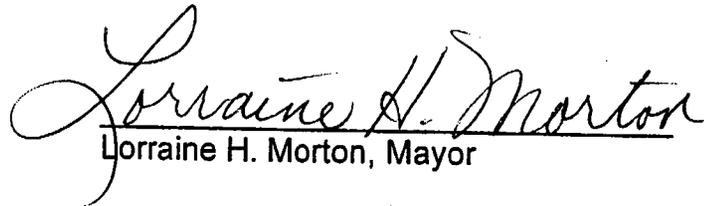
(i) shall advise the taxing bodies represented on the Joint Review Board of the time and place of the first meeting of the Joint Review Board; and

(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; and

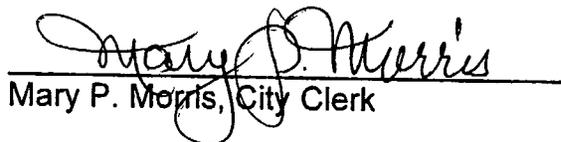
(iii) each such mailed Notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

SECTION 10: PRELIMINARY EXPENDITURES APPROVED: The Preliminary Expenditures as set forth in Exhibit E attached hereto and incorporated herein by this reference are hereby approved.

SECTION 11: That this Resolution shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.


Lorraine H. Morton, Mayor

Attest:


Mary P. Morris, City Clerk

Adopted: June 13, 2005