

**DRAFT dated 05/26/05**

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**CITY OF EVANSTON  
DODGE AVENUE AND CHURCH STREET TIF DISTRICT  
(WEST EVANSTON)  
REDEVELOPMENT PLAN AND PROJECT NO. 6**

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**Jointly Prepared By:**

**City of Evanston, Illinois**

**And**

**Kane, McKenna and Associates, Inc.**

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**MAY, 2005**

**EXHIBIT A**

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**LIST OF EXHIBITS**

**EXHIBITS**

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Exhibit 5	-	TIF Qualification/Designation Report

## I. INTRODUCTION

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the north by Emerson Street and various parcels that front Church Street, on the east by parcels that front Florence Avenue and Dodge Avenue, on the south by Greenleaf Street and on the west by the City of Evanston's border, Hartrey Avenue and the property that fronts the west side of Dodge Avenue. The RPA contains mixed residential uses, retail, commercial, industrial and institutional uses.

The RPA suffers from deficiencies related to advanced age, deleterious layout, lack of community planning, obsolescence and deterioration. The RPA also suffers from a lag in equalized assessed valuation (EAV). The rate of growth in property values within the RPA has increased at a rate that is less than the balance of the City's overall growth for five (5) of the last five (5) tax years. The EAV of the area also trailed behind the Consumer Price Index (CPI) for three (3) of the last five (5) years.

The area consists of approximately one hundred twenty-seven (127) tax parcels and sixty-seven (67) structures. Eighty-one percent (81%) of the buildings are thirty-five (35) years old or greater.

The present condition of the RPA can be characterized as having been influenced by the prominence of Evanston Township High School Dodge Avenue, Dempster Street and Church Street. The City in, working with other community groups, has targeted this area as one that has opportunity for coordinated redevelopment.

While the RPA, as well as the neighboring area exhibit promising attributes for redevelopment, the vacated Chicago Northwest Railroad property has put the area at a disadvantage. In the early 1980's, large portions of the railroad land were sold off for commercial development. As a result, large portions of the Study Area have developed on a piecemeal fashion. A lack of buffering and loading provisions, as well as inadequate ingress and egress are present throughout the area.

From a City economic development perspective, the RPA represents a significant potential for development. The City has identified a number of goals and objectives for area development, primarily focusing on industrial and commercial business retention and mixed use development. The designation of the area as an RPA would assist the City in accomplishing its objectives related to area improvements.

The City wishes to coordinate any potential new commercial, residential and retail use development within the RPA and ensure that development occurs within the guidelines of the City's comprehensive plan.

The RPA has diminished over the years in attractiveness for redevelopment, due to the vacation of the railroad property and adjacent commercial uses, the age of its structures and related obsolescence and deleterious layout. Other sources of potential concern regarding the RPA include parking and loading/unloading limitations, the lack of available, attractive land, buffering to adjacent uses and overutilized lots. These factors taken in combination tend to limit the opportunities for reuse of the RPA.

The RPA is suitable for redevelopment for mixed uses including institutional, industrial, commercial, retail and residential. The City has undertaken an initiative, through the designation of the RPA, to redevelop strategic areas within the City and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

### **The Redevelopment Plan**

The City recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development within the RPA. The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the City to address area deficiencies including (but not limited to):

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent residential, retail and other City redevelopments;
- Entering into redevelopment agreements in order to include the redevelopment of underutilized property and/or to induce new development to locate within the RPA.
- Improving area appearance through rehabilitation and signage programs; and
- Coordinating land assembly in order to provide sites for more modern redevelopment plans.

Redevelopment options for the RPA could be generally described as follows:

- a) The area generally located north of Church Street and east of Dodge Avenue includes redevelopment opportunities associated with residential and mixed use component (the northeast portion of the RPA). Where appropriate, selected business or commercial uses may be retained or redeveloped in conjunction with the mixed uses in the area generally located along Church Street and adjacent to Dodge Avenue (the northwest portion of the RPA).

- b) Between Lake Street and Greenwood Street lies a potential transition area with planned mixed uses in order to conform to neighboring residential uses. The actual uses will be dependent upon the scale and type of the redevelopment and would be subject to City zoning requirements; and
- c) The area south of Greenwood Street is viewed as primarily industrial in nature with potential mixed/residential uses along Dempster Street where appropriate. Overall, this area's focus would be the retention and/or redevelopment of industrial and/or commercial uses (if appropriate).

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The City, with the assistance of Kane, McKenna and Associates, Inc. has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable mixed-use residential and commercial uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements that are substantially benefited by the redevelopment project. Also pursuant to the Act, the RPA is not less than 1½ acres in size.

Through this Redevelopment Plan and Project, the City will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit those taxing districts that encompass the RPA. Benefits will be in the form of a stabilized and expanded tax base, the creation of new businesses and the creation of new employment opportunities within the City as a result of new private development in the area.

### **Summary**

It is found and declared by the City, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.

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It is found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions include in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

The redevelopment activities that will take place along the RPA will produce benefits that are reasonably distributed throughout the area. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

**The City has made a determination that no residential units will be displaced through the use of this TIF Plan. As such, it is found and certified by the City, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units and there are less than seventy-five (75) inhabited residential units within the RPA. Therefore, this Plan and Project does not include a housing impact study as would otherwise be required. The City will amend this Plan and Project (and the RPA) and provide a housing impact study in the manner prescribed by the Act should the City determine a need to withdraw such certification at a future time. In the event that any residential units are to be displaced (under 10 inhabited units), the City will determine if residents are very low or low-income residents. If the residents are very low or low income, the City shall conform to federal relocation standards for the very low or low-income residents, if applicable.**

**II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Exhibit 1.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

The following goals and objectives are presented for the RPA in accordance with the City's Zoning Ordinance and the comprehensive planning process. The Redevelopment Plan and Project also conforms to the City's comprehensive planning process.

#### **General Goals of the City**

- 1) To limit the effects of piecemeal development by encouraging unified, cohesive development.
- 2) To limit the impact of any redevelopment uses on adjacent residential uses by providing adequate buffering.
- 3) To develop a strong and positive image and appearance which establishes a unified image and sense of place; and which reinforces and supports residential activity along the RPA.
- 4) To identify and encourage preferred tax generating land uses within the RPA
- 5) Identify appropriate tools for implementation of economic redevelopment.

### **Specific Objectives for the RPA**

- 1) Encourage redevelopment of existing structures where appropriate.
- 2) Encourage existing uses to comply as much as possible with the requirements of the City Zoning Ordinance, as amended, and other City plans that may be undertaken.
- 3) Encourage compatible, well designed development in the RPA with an emphasis on quality site design and building orientation, and site improvements as outlined by City guidelines.
- 4) Provide an attractive gateway into the west side of the City.
- 5) Encourage new redevelopment for underutilized properties.

### **Redevelopment Objectives**

The RPA designation will allow the City to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors present within the area;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA;
- e) Provide for an attractive overall appearance of the area; and
- f) Assist existing viable businesses.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community residents.

**IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

**A. Evidence of the Lack of Development and Growth Within the RPA**

As found in Exhibit 5 of this Plan, the RPA has suffered from the lack of coordinated development, older building stock, and the lack of community planning. The area has not, over recent years, benefited from significant private investment and/or development.

The lack of coordinated private investment at various points in time has led to the stagnation of equalized assessed valuation (EAV) for the area. The increase of the EAV for the RPA in comparison to the City as a whole over the last five (5) years is reflected below.

**The RPA EAV\*\***

<u>Assessment Year</u>	<u>Equalized Assessed Valuation</u>	<u>%increase (decrease) over previous year</u>
2003	\$21,818,697	-6.12%
2002	\$23,241,351	6.77%
2001*	\$21,767,388	16.00%
2000	\$18,764,493	-3.11%
1999	\$19,367,758	0.60%
1998*	\$19,251,838	--

The increase in EAV for the balance of the City over the past five (5) years is reflected below.

Note that there are two (2) additional parcels to be included in the RPA EAV, a slight increase is expected.

**Balance of City of Evanston EAV\*\***

<u>Assessment Year</u>	<u>Equalized Assessed Valuation</u>	<u>%increase (decrease) over previous year</u>
2003	\$1,705,329,188	-0.52%
2002	\$1,714,302,553	7.54%
2001*	\$1,594,071,789	25.75%
2000	\$1,267,695,312	-1.04%
1999	\$1,281,004,444	3.50%
1998*	\$1,237,744,346	--

Source: Cook County Assessor's Office

The RPA also lagged behind the Consumer Price Index (CPI) for three (3) of the last five (5) years. See the chart below.

<u>Year</u>	<u>CPI</u>
2003	1.8
2002	1.6
2001	2.6
2000	3.2
1999	2.1
1998	2.0

Source: Illinois Department of Labor.

\* Reassessment Year.

\*\* Expected to be revised once the 2004 EAVs are certified in late July or early August, 2005.

The City believes that there is no evidence that the RPA's lack of growth will abate without inducement of private investment by the City through an active economic development program.

**B. Assessment of Fiscal Impact on Affected Taxing Districts**

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on the affected taxing districts. In fact, the action taken by the City to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting inflation adjusted declines in assessed valuations.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the City achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the City will consider the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the City, after all TIF eligible costs either expended or incurred as an obligation by the City have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act. The exception to this provision will be to the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the City will provide for the costs incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this plan.

Eligibility Survey

The RPA was evaluated in August through October of 2004 and again in January, 2005 and May, 2005 by representatives of Kane, McKenna and Associates, Inc., (KMA). Analysis was aided by certain reports obtained from the City, interviews with City staff, photographs and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

## **VI. REDEVELOPMENT PROJECT**

### **A. Redevelopment Plan and Project Objectives**

The City proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides the redevelopment of existing properties and underutilized sites that are available within the RPA for primarily residential and mixed uses.
- 2) By constructing public improvements which may include (if necessary):
  - i. Roadway and sidewalk improvements (including reducing oversized driveways, improving pedestrian railroad crossing and limiting business activity near pedestrian areas)
  - ii. Utility improvements (including, but not limited to, the burying of overhead utility lines)
  - iii. Signalization, traffic control and lighting
  - iv. Off-street parking (if applicable)
  - v. Landscaping, streetscaping and beautification (including the coordination of signage, facade, and parking improvements)
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for land acquisition, site preparation, clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.

## **B. Redevelopment Activities**

Pursuant to the foregoing objectives, the City will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Land Assembly and Relocation

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The City may also undertake relocation activities.

### Public Improvements

The City may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems;
- Street and right-of-way improvements; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

### Rehabilitation

The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to City code provisions. Improvements may include exterior and façade related work as well as interior related work.

### Interest Rate Write-Down

The City may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

## Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

## **C. General Land Use Plan**

Existing land use generally consists of a mix of institutional, industrial, retail, commercial and residential uses. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that continue to include mixed use, retail, residential, institutional and industrial. The land uses will conform to the Zoning Ordinance and the Comprehensive Plan of the City as either may be amended from time to time.

## **D. Additional Design and Control Standards for Community Development**

The appropriate design controls, as set forth in the City's Zoning Ordinance, as amended, shall apply to the RPA.

## **E. Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and survey, development of plans and specification, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses.

2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
4. Costs of rehabilitation of public works or improvements.
5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
9. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code.

10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and
  - d) the total of such interest payments paid pursuant to this Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
11. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be eligible redevelopment project costs.
12. For redevelopment project area designated (or development project areas amended to add or increase the number of tax increment financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
  - a) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- b) Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

**CITY OF EVANSTON  
REDEVELOPMENT PROJECT BUDGET  
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs, Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 7,000,000
2. Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements	4,000,000
3. Streetscape, landscape, sidewalks curbs and gutters, signage, streetlights, traffic and related public improvements	2,500,000
4. Public facilities, including parking	1,500,000
5. Facade Design/Rehabilitation Programs	3,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	2,000,000
7. Interest Costs Pursuant to the Act	1,000,000
8. Job Training	500,000
9. School Tuition Costs Pursuant to the Act	<u>4,000,000</u>
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ 25,500,000</b>

(A) All project cost estimates are in year 2005 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the overall budget amount outlined above. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the City Council, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value (EAV) of each such lot, block, tract or parcel in the RPA in the 2003 tax year for the RPA. Tax increment revenues from contiguous RPAs may also be utilized by the City and tax increment revenues from the RPA may also be utilized in contiguous RPAs. (Note: If 2004 EAVs are certified prior to TIF ordinance adoption, the 2004 tax year would apply.)

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

**G. Nature and Term of Obligations to be Issued**

The City may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the City may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for 2003 of the property within the RPA is approximately \$21,818,697\* for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$50,000,000.

\*Expected to be revised once the 2004 EAVs are certified in late July or early August, 2005.

## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

### A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken including several projects.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition and Site Preparation: Certain properties may be demolished in the RPA in order to redevelop the site.

Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the City.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the City. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access within the RPA and enhance its redevelopment may be constructed.

Rehabilitation: The City may assist in the rehabilitation of public or private improvements as provided for in the Act.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

**B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the City and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted.

**VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

**EXHIBIT 1**

**LEGAL DESCRIPTION**

EVANSTON TIF #6:

THAT PART OF SECTIONS 13, 14, 23 AND 24 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GREENLEAF STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID HARTREY AVENUE TO A POINT ON THE NORTH LINE OF LOT 13 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITNER AND SON'S 3<sup>RD</sup> ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 1586668 AND RECORDED ON DECEMBER 21, 1891;

THENCE WEST ALONG SAID NORTH LINE OF LOT 13, EXTENDED WESTERLY TO A POINT ON THE WEST LINE OF THE ALLEY WEST OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SAID ALLEY TO A POINT ON THE NORTH LINE OF LOT 43 IN SAID RUTT'S RESUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 43, EXTENDED WESTERLY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PITNER AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PITNER AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO THE WEST RIGHT-OF-WAY LINE OF MCDANIEL AVENUE, EXTENDED SOUTHERLY;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCDANIEL AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN BLOCK 9 IN FOWLER AND MCDANIEL'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AS RECORDED AS DOCUMENT NO. 96365 AND RECORDED ON MAY 8, 1873;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 13 TO THE EAST LINE OF THE ALLEY EAST OF MCDANIEL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF MCDANIEL AVENUE TO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 9 IN FOWLER AND MCDANIEL'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 9, EXTENDED EASTERLY TO THE EAST RIGHT-OF-WAY LINE OF FOWLER AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FOWLER AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF DEMPSTER STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO A POINT ON THE WEST LINE OF THE ALLEY WEST OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF HARTREY AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 7 IN BLOCK 7 IN SAID FOWLER AND MCDANIEL'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF THE SOUTH 16 FEET OF LOT 7 TO THE WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTREY AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENWOOD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENWOOD STREET TO THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF BROWN AVENUE TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF THE 15 FEET ALLEY NORTH OF GREENWOOD STREET;

THENCE EAST ALONG SAID CENTERLINE OF THE ALLEY NORTH OF GREENWOOD STREET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE ALLEY EAST OF BROWN AVENUE;

THENCE NORTH ALONG SAID CENTERLINE OF THE ALLEY EAST OF BROWN AVENUE TO A POINT ON THE NORTH LINE OF SAID ALLEY NORTH OF GREENWOOD STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF GREENWOOD STREET TO A POINT ON THE WEST LINE OF SAID ALLEY EAST OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF BROWN AVENUE TO THE NORTH LINE OF THE ALLEY SOUTH OF LAKE STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF LAKE STREET TO THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 6 IN C.E.BROWN'S ADDITION TO EVANSTON AS RECORDED IN BK 7 PAGE 33 AND RECORDED ON APRIL 25, 1874;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 IN BLOCK 6, EXTENDED NORTHERLY TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET TO THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TO THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND SAID WEST RIGHT-OF-WAY LINE OF BROWN AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET TO THE WEST LINE OF THE ALLEY EAST OF BROWN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF BROWN AVENUE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 62 BLOCK 1 IN J.S.HOWLANDS SUBDIVISION AS RECORDED AS DOCUMENT NO. 5423321 AND RECORDED ON MAY 25, 1914;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF LOT 62 BLOCK 1 TO THE WEST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET AND EAST OF DODGE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF THE ALLEY NORTH OF CHURCH STREET AND EAST OF DODGE AVENUE TO THE WEST LINE OF THE ALLEY EAST OF DARROW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF DARROW AVENUE EXTENDED NORTHERLY TO A POINT ON NORTH RIGHT-OF-WAY LINE OF EMERSON STREET;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF EMERSON STREET TO A POINT ON THE EAST LINE OF THE WEST 40 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LYONS STREET;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF LYONS STREET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE SOUTH ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET;

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DAVIS STREET TO THE EAST LINE OF THE ALLEY WEST OF DEWEY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF DEWEY AVENUE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 BLOCK 6 IN HINMANN'S ADDITION TO EVANSTON, AS RECORDED AS DOCUMENT NO. 195529 AND RECORDED ON OCTOBER 13, 1874;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 13 BLOCK 6, EXTENDED WESTERLY, TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILWAY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE STREET TO THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET;

THENCE WESTERLY, NORTHERLY AND WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF DEMPSTER STREET TO THE NORTHWEST CORNER OF LOT 1 IN BANBURY THIRD CONSOLIDATION BEING A PLAT IN THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1987 AS DOCUMENT NO. 87162463;

THENCE SOUTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 TO A POINT THAT IS 241.64 FEET NORTHWESTERLY OF THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1 AS MEASURED ALONG SAID NORTHWESTERLY LINE;

THENCE SOUTHEASTERLY AT A RIGHT ANGLE TO SAID NORTHWESTERLY LINE 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A LINE 5.00 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWESTERLY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENLEAF STREET;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENLEAF STREET TO THE SOUTHWEST CORNER OF LOT 1 IN ARENS CONTROLS, INC. CONSOLIDATION, BEING A PART OF THE NORTHWEST QUARTER OF SAID SECTION 24, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1992 AS DOCUMENT NO. 92349794;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN ARENS CONTROLS, INC. CONSOLIDATION TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 64.45 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 1;

THENCE SOUTHERLY ALONG SAID EAST LINE TO A CORNER POINT FOR LOT 1 IN SAID BANBURY THIRD CONSOLIDATION;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN BANBURY THIRD CONSOLIDATION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROWN AVENUE;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF BROWN AVENUE TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN BANBURY THIRD CONSOLIDATION;

THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 1 AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN WILSON'S SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 4 IN HINMANN'S ADDITION TO EVANSTON BEING A SUBDIVISION IN THAT PART OF THE WEST HALF OF SAID SECTION 13 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 4009559 AND RECORDED ON MARCH 28, 1907, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF DARROW AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DARROW AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE WEST ALONG THE SAID NORTH RIGHT-OF-WAY OF DAVIS STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY EAST OF DODGE AVENUE AND SOUTH OF DAVIS STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND WEST LINE OF THE ALLEY EAST OF DODGE AVENUE AND SOUTH OF DAVIS STREET TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 5 IN SAID HINMANN'S ADDITION TO EVANSTON AS RECORDED AS DOCUMENT NO. 195527 AND RECORDED ON OCTOBER 13, 1874;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF DODGE AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DODGE AVENUE TO THE NORTHWEST CORNER OF LOT 13 IN BLOCK 4 OF SAID HINMANN'S ADDITION TO EVANSTON;

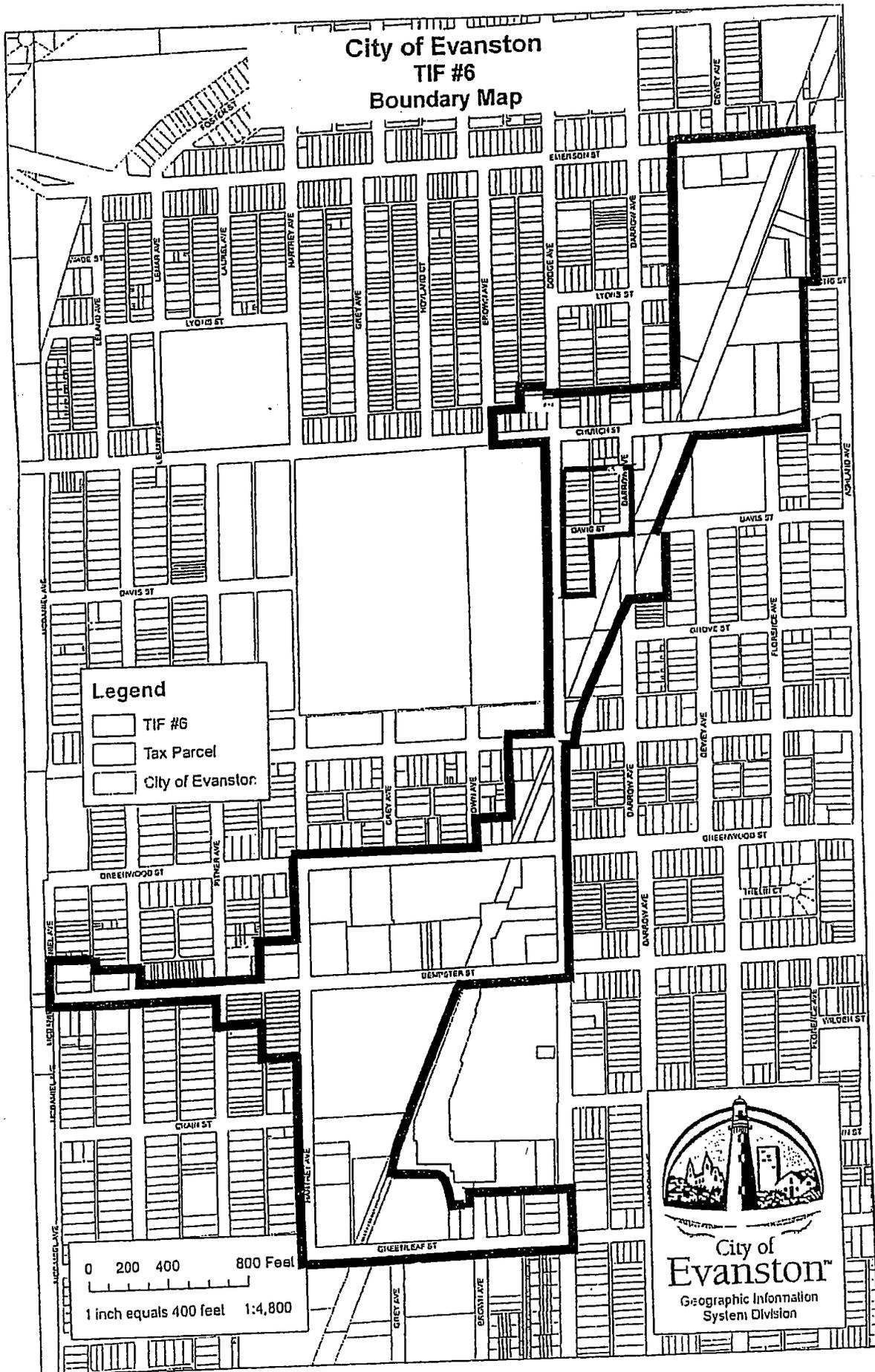
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN BLOCK 4 AND IT'S EASTERLY EXTENSION TO A POINT ON THE EAST LINE OF THE ALLEY WEST OF DODGE AVENUE AND NORTH OF DAVIS STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF DODGE AVENUE AND NORTH OF DAVIS STREET TO THE NORTHWEST CORNER OF AFORESAID LOT 6 IN SAID WILSON'S SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**EXHIBIT 2**  
**BOUNDARY MAP**

# City of Evanston TIF #6 Boundary Map



**Legend**

-  TIF #6
-  Tax Parcel
-  City of Evanston

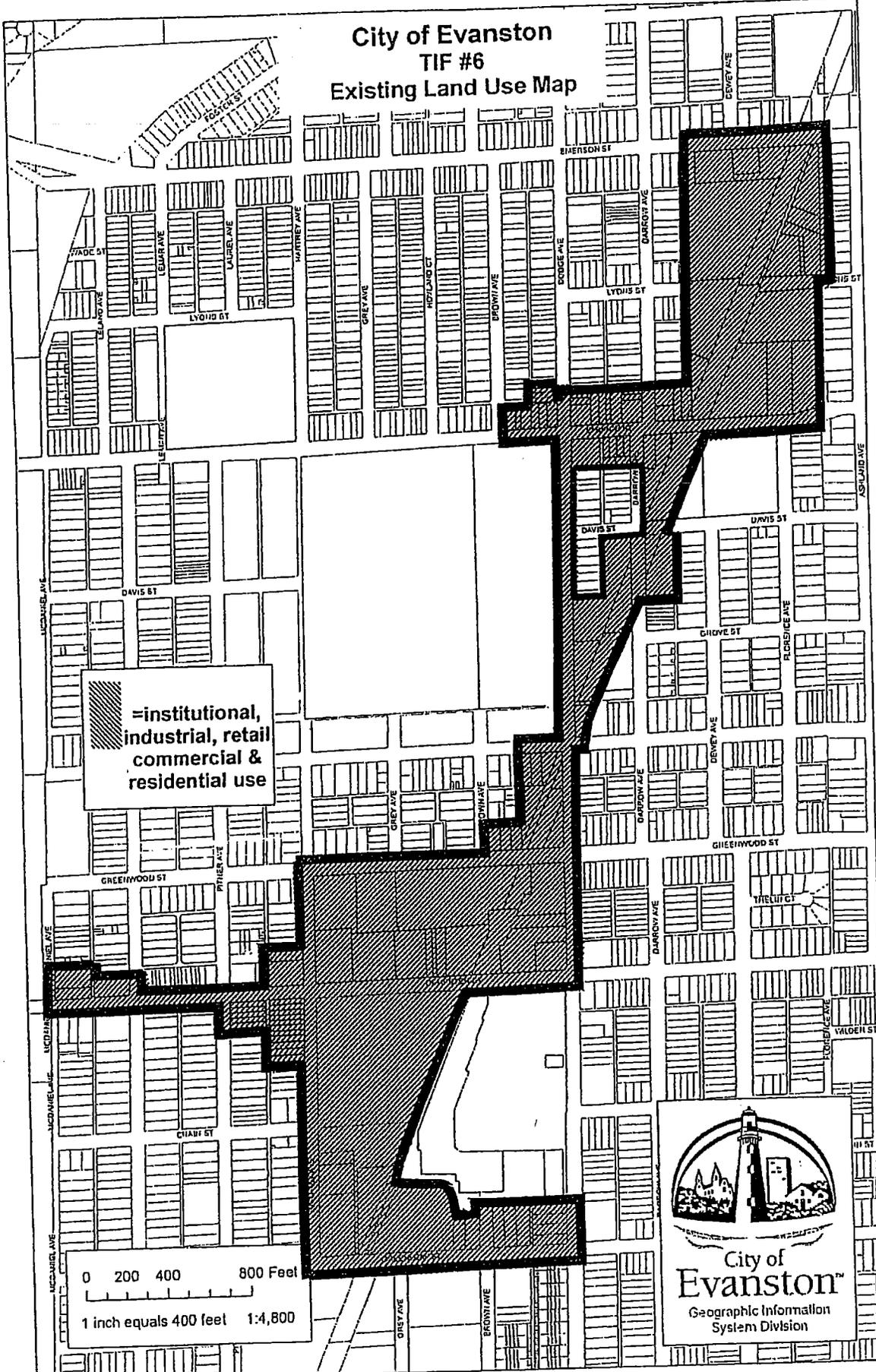
0 200 400 800 Feet  
1 inch equals 400 feet 1:4,800



City of  
**Evanston™**  
Geographic Information  
System Division

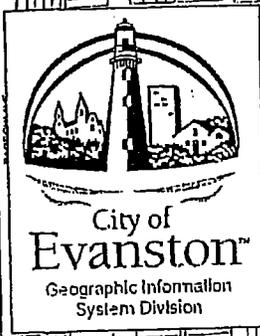
**EXHIBIT 3**  
**EXISTING LAND USE MAP**

City of Evanston  
TIF #6  
Existing Land Use Map



 =institutional, industrial, retail commercial & residential use

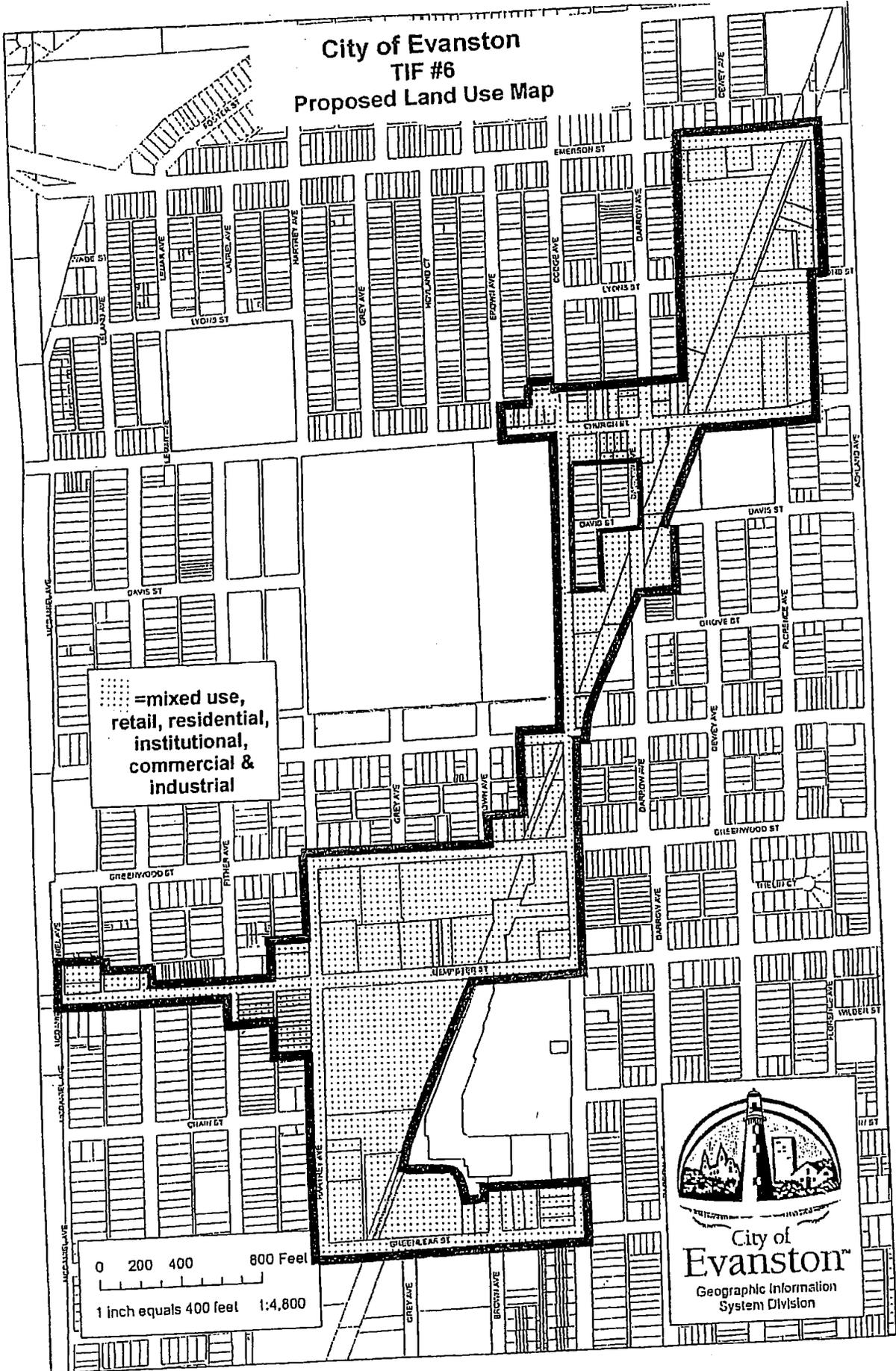
0 200 400 800 Feet  
1 inch equals 400 feet 1:4,800



**EXHIBIT 4**

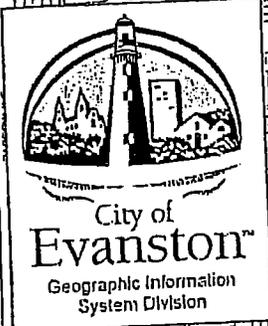
**PROPOSED LAND USE MAP**

# City of Evanston TIF #6 Proposed Land Use Map



=mixed use,  
 retail, residential,  
 institutional,  
 commercial &  
 industrial

0 200 400 800 Feet  
 1 inch equals 400 feet 1:4,800



**EXHIBIT 5**

**TIF QUALIFICATION/DESIGNATION REPORT**

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**CITY OF EVANSTON  
QUALIFICATION/DESIGNATION REPORT  
PROPOSED DODGE AVENUE AND CHURCH STREET  
(WEST EVANSTON)  
STUDY AREA**

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**A study to determine whether a certain area located in the City of Evanston qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-1, et seq. of the Illinois Compiled Statutes as amended (the "TIF Act").**

**Prepared For: City of Evanston, Illinois**

**Prepared By: Kane, McKenna and Associates, Inc.**

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**May, 2005**

**CITY OF EVANSTON  
QUALIFICATION REPORT  
PROPOSED DODGE AVENUE AND CHURCH STREET  
(WEST EVANSTON)  
STUDY AREA**

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## I. INTRODUCTION AND BACKGROUND

### A. The Study Area

In the context of planning for a Proposed Dodge Avenue and Church Street Redevelopment Project Area (RPA), the City of Evanston (the "City") has initiated action related to the study of the Proposed Redevelopment Area (the "Study Area") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), in accordance with such directives, has agreed to undertake the review of the area.

The Study Area is generally bounded on the north by Emerson Street and by various parcels that front Church Street, on the east by parcels that front Florence Avenue and Dodge Avenue, on the south by Dempster Street, properties that front Dempster Street and Greenleaf Street and on the west by the City of Evanston's border properties that front Hartrey Avenue and the property that fronts the west side of Dodge Avenue. The Study Area contains mixed residential uses, retail, commercial, industrial and institutional uses and is illustrated in Exhibit A.

The boundaries outlined herein represent those parcels which appear to provide a reasonable distribution of qualification factors and area contiguity, as well as the potential to meet TIF Act requirements relating to the encouragement of private investment and the enhancement of the tax base.

The qualification factors identified in this report were determined to be reasonably distributed throughout the entire Study Area.

Much of the Study Area's commercial and industrial building stock was constructed adjacent to railroad spurs belonging to the Chicago Northwest Railroad. Vacated in the early 1980's, large portions of the railroad land was sold off for commercial or private use. As a result of piecemeal development, portions of the northeastern section of the Study Area has been developed into a commercial district which lacks adequate buffering, loading and parking provisions. A mix of industrial, commercial and transportation uses are adjacent to neighboring residential uses without provisions for adequate buffering. As a result, the uses are landlocked and lack adequate ingress and egress. According to City staff, fly dumping has also occurred in this area. Buildings in the southern section of the Study Area have also been effected by the vacation of the railroad. Once the railroad vacated the area, several long-standing tenants moved out of their buildings. Many of these buildings have either changed use to remain occupied) i.e., storage related uses) or sit part vacant and underutilized. The Study Area consists of approximately one hundred twenty-seven (127) tax parcels and sixty-seven (67) structures. The majority of the structures in the Study Area, eighty-one percent (81%) (or fifty-four (54) out of sixty-seven (67) buildings) are over thirty-five (35) years in age, based upon Cook County data and site surveys.

There are currently numerous uses and various site sizes within the Study Area. Because of this, it will be difficult to develop the area in a coordinated manner without City assistance.

The creation and utilization of a TIF redevelopment plan is being investigated by the City to help provide the assistance required to address conditions that are detrimental to successful redevelopment of the area.

## II. QUALIFICATION CRITERIA USED

With the assistance of City staff, Kane, McKenna and Associates, Inc. examined the Study Area in August through October of 2004 and again in January, 2005 and May, 2005 and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

"an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

### Conservation Area

The Act defines a "conservation area" as follows:

"Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors may be considered as a "conservation area":

- (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

- (E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.
- (J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

- (K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

### **III. THE STUDY AREA**

#### **A. The Study Area**

The Study Area consists of approximately one hundred twenty-seven (127) tax parcels and sixty-seven (67) structures. The area contains commercial, industrial, retail, institutional and residential uses. Some of these parcels include vacant lots or minor site improvements (parking lots).

#### **IV. METHODOLOGY OF EVALUATION**

In evaluating Study Area's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for all parcels located within the proposed area.
- 2) Exterior evaluation of structures, noting deterioration or dilapidation, as well as vacancies or possible code violations, was completed by KMA with City staff assistance.
- 3) The area was studied in relation to review of available planning reports, City ordinances, land surveys, local history, and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, obsolescence, deleterious layout, etc.). Kane, McKenna reviewed the area in its entirety. City redevelopment goals and objectives for the area have also been reviewed.
- 4) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels.
- 5) The area was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the conservation or blighted factors for qualification for TIF designation under this statute.

## V. TIF QUALIFICATION FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of each parcel in the Study Area, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support "conservation area" qualification of the Study Area. The Study Area is outlined in Exhibit A.

### THRESHOLD FACTOR

#### 1) Age

Based upon site surveys, City data and Cook County data, eighty-one percent (81%) of the structures were found to be thirty-five (35) years of age or greater.

### OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

#### 2) Deleterious Land Use

Deleterious land use (or layout) is defined as the existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses unsuitable for the surrounding area.

Much of the commercial and industrial uses within the Study Area have been developed in piecemeal fashion. Due to the vacation and sale of the Chicago Northwest Railroad property, many commercial and industrial uses have been created on parcels of land that are inadequate in size and shape for their use. The Onyx Garbage Distribution Center, the Com Ed Transformer Station, Smitty's Auto and the Durham Bus Company are all uses that lack adequate buffer between neighboring uses and exhibit irregular parcel sizes and limited access and egress in some cases. Many of the area's industrial and commercial uses lack parking and modern loading provisions. Considerations of adequate building setbacks, landscape buffering between uses, the need for adequate loading and unloading and sufficient parking were not considerations when these sections of the Study Area was developed.

#### 3) Lack of Community Planning

An area suffers from a lack of community planning if the area was developed prior to or without the benefit of a community plan.

The lack of community planning has contributed to area-wide obsolescence and deleterious layout. The last update to the comprehensive plan was adopted in 1956 (and subsequently updated in 2000), after the majority of the Study Area was constructed. Thus, in general the Study Area was permitted to develop without the benefit of suitable and consistent development standards. The majority of the structures are 50 to 70 years old. Additional coordination will be required between existing uses and any proposed redevelopments.

4) Equalized Assessed Valuation (EAV) Analysis

The EAV for the Study Area has trailed behind the balance of the City EAV for five (5) of the last five (5) calendar years. The Study Area has also trailed behind the Consumer Price Index (CPI) for at least three (3) of the last five (5) years. See the chart listed below and Exhibit page B for a complete breakout of EAV for the Study Area.

Study Area EAV Analysis

<u>Year</u>	<u>RPA EAV</u>	<u>Percent Change</u>	<u>Balance of City EAV</u>	<u>Percent Change</u>	<u>CPI</u>
2003	\$21,818,697	-6.12%	\$1,705,329,188	-0.52%	1.8
2002	23,241,351	6.77	1,714,302,553	7.54	1.6
2001	21,767,388	16.00	1,594,071,789	25.75	2.6
2000	18,764,493	-3.11	1,267,695,312	-1.04	3.2
1999	19,367,758	0.60	1,281,004,444	3.50	2.1
1998	19,251,838	--	1,237,744,346	--	--

5) Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Throughout the Study Area, obsolescence is evidenced by the poor layout and orientation of the commercial and industrial buildings and their orientation on the now vacant railroad right-of-way. Obsolescence is also evidenced by Study Area's buildings inadequate number of parking spaces and loading provisions for their size and use. Many of the commercial and industrial structures have evolved into retro-fitted uses that require more intensive building size and infrastructure other than their original purposes, or have been converted into different uses than originally intended. Additionally, building setbacks and lot depth are lacking in several sections of Study Area's when compared to standards required for modern real estate development. As stated above, approximately eighty-one percent (81%) of the structures are 35 years old or greater. A substantial number of these structures exhibit design features or building conditions that will require conversion or renovation for modern, functional and economic uses (e.g. ADA compliance, fire codes, buffering to adjacent uses, etc.).

6) Deterioration of Structures and Site Improvements

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, defects in building components such as windows, porches, gutters and doors.

With respect to surface improvements within the Study Area, deterioration was found related to roadways, driveways and parking lots. Off-street parking areas evidence deterioration, including, but not limited to, surface cracking, potholes, depressions and loose paving materials.

Various degrees of deterioration were identified for the majority of the parcels within Study Area. According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, some of the site improvements and structures contained the following signs of deterioration:

- Rotted exterior siding or eaves
- Rotten wood framing materials
- Cracked and damaged concrete steps and exterior fascia/trim
- Damaged curbs paving and potholes in lots

## VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to potential designation of the Study Area by the City as a Tax Increment Finance (TIF) District.

1. The Study Area is contiguous and is greater than 1½ acres in size.
2. The Study Area will likely qualify as a “conservation area”. Further, the factors present throughout The Study Area as documented herein are present to a meaningful extent and are evenly distributed throughout. A more detailed analysis of the qualification findings is outlined in this report.
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the City with sufficient justification to consider designation of the Study Area TIF District. These findings may be supplemented by an analysis of redevelopment goals and objectives to be included in the redevelopment plan.

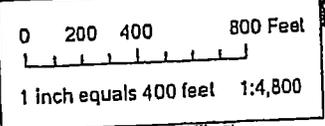
**EXHIBIT A**

**Study Area Map**

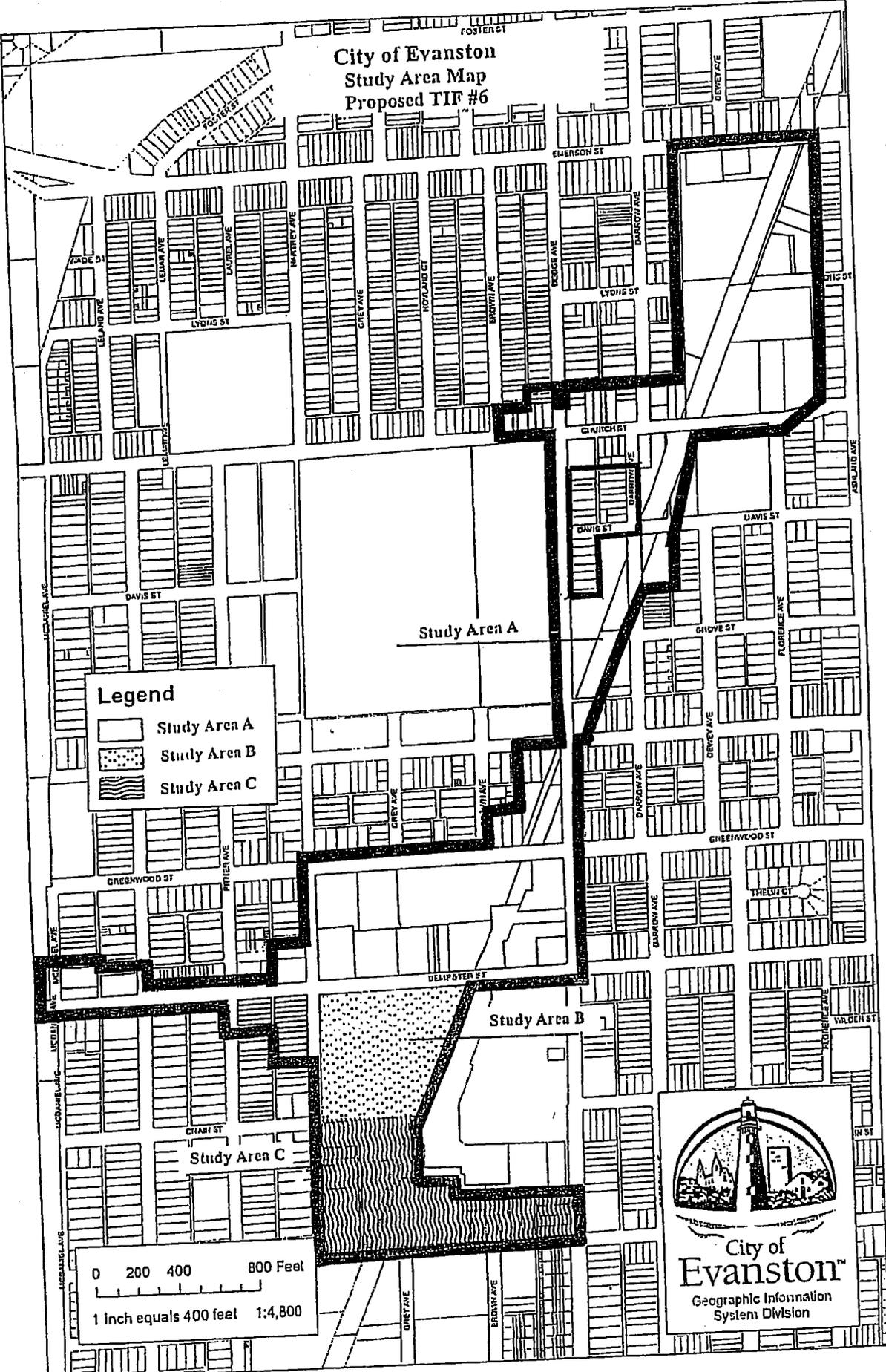
City of Evanston  
Study Area Map  
Proposed TIF #6

**Legend**

-  Study Area A
-  Study Area B
-  Study Area C




City of  
**Evanston**<sup>TM</sup>  
Geographic Information  
System Division



**EXHIBIT B**

**Study Area EAV Analysis**

PRELIMINARY  
 Evanston Sub Area A EAV Analysis  
 Church and Dodge

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2.4598

PIN	TAX CLASS	2003 EAV	2002 EAV	2001 EAV	2000 EAV	1999 EAV	1998 EAV	1997 EAV
10-13-119-069	17001 5-90	52,967	53,163	49,737	32,456	32,851	31,820	31,367
10-13-119-070	17001 5-17	119,992	120,435	112,674	101,071	102,299	99,090	87,789
10-13-119-071	17001 2-18	109,373	109,777	102,703	100,255	135,300	131,056	113,531
10-13-119-073	17001 5-17	189,410	197,510	232,248	217,063	219,698	146,348	125,964
10-13-119-077	17001 1-00	28,411	26,516	26,678	17,121	17,329	16,785	16,547
10-13-119-078	17001 5-17	68,164	68,416	57,007	47,222	47,881	46,159	35,844
10-13-214-001	17001 2-03	43,807	39,469	36,635	24,419	24,770	23,852	18,543
10-13-214-002	17001 2-02	31,599	31,715	29,672	22,433	22,705	21,993	19,093
10-13-214-003	17001 2-02	32,656	7,570	7,570	7,570	7,570	7,758	7,758
10-13-216-002	17001 5-97	241,218	242,110	226,508	359,642	364,009	352,590	374,379
10-13-216-003	17001 5-93	143,687	144,218	134,925	131,729	133,329	129,146	138,071
10-13-216-005	17001 5-97	75,954	76,235	71,322	99,342	100,548	97,394	102,711
10-13-216-006	17001 5-93	13,536	13,596	12,711	10,533	10,661	10,326	10,745
10-13-216-016	17001 5-93	37,972	38,112	35,656	28,954	29,306	29,137	28,980
10-13-216-017	17001 5-93	320,859	331,079	309,744	267,280	270,526	272,788	261,528
10-13-216-018	17001 5-80	20,286	20,361	19,049	12,543	12,695	12,297	12,275
10-13-216-019	17001 5-93	221,672	222,492	208,155	188,250	190,536	191,308	190,898
10-13-218-020	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-216-023	17001 5-93	848,611	1,019,671	796,863	669,085	677,209	655,965	1,041,458
10-13-216-024	17001 5-22	82,748	225,006	77,702	74,799	75,707	73,332	104,245
10-13-216-025	17001 5-17	198,609	199,344	186,498	135,867	127,043	123,059	138,525
10-13-216-026	17001 5-80	59,173	59,392	55,565	39,565	40,045	38,789	40,279
10-13-216-027	17001 5-80	386,447	387,877	362,881	234,710	237,561	230,108	239,688
10-13-220-026	17001 2-11	46,010	41,188	17,116	17,116	17,409	16,643	12,708
10-13-220-027	17001 2-11	44,109	44,272	41,419	22,915	23,194	22,466	17,836
10-13-220-028	17001 5-17	181,319	181,990	83,379	98,808	140,112	66,574	65,548
10-13-220-031	17001 0-00	exempt	exempt	exempt	exempt	37,232	36,064	29,627
10-13-220-032	17001 2-11	56,120	56,328	48,198	29,513	29,926	28,846	20,221
10-13-220-036	17001 1-00	45,851	46,020	43,055	32,236	32,628	31,604	31,155
10-13-220-040	17001 2-11	54,750	54,953	51,412	21,392	21,652	20,973	19,248
10-13-220-041	17001 2-11	43,780	43,941	36,610	17,286	17,550	16,859	13,029
10-13-220-042	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-220-043	17001 5-17	136,091	136,594	127,792	110,254	111,593	108,093	106,555

PRELIMINARY  
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Church and Dodge

2.4588

2003 Multiplier =

PIN	TAX CLASS	2003 EAV	2002 EAV	2001 EAV	2000 EAV	1999 EAV	1998 EAV	1997 EAV
10-13-221-018	17001 5-93	90,939	242,572	226,490	140,512	142,210	137,757	124,384
10-13-221-019	17001 5-93	71,580	192,940	180,506	111,631	112,986	109,442	120,070
10-13-221-020	17001 5-93	30,868	30,982	30,670	40,310	40,799	39,519	47,016
10-13-221-021	17001 5-93	32,108	32,227	30,455	33,477	33,884	32,821	35,558
10-13-222-002	17001 5-93	637,462	639,820	598,589	491,618	497,588	534,158	511,672
10-13-222-003	17001 5-17	590,350	592,534	592,879	520,744	527,067	576,501	520,287
10-13-222-004	17001 5-93	306,875	308,010	392,587	248,134	251,147	243,268	241,358
10-13-222-005	17001 5-93	445,108	446,755	417,965	400,221	405,081	392,373	375,963
10-13-222-006	17001 5-93	204,746	205,504	190,598	189,213	191,511	187,655	200,170
10-13-222-007	17001 5-93	42,353	42,510	39,754	54,776	55,441	53,702	38,437
10-13-222-008	17001 1-00	34,750	34,878	31,621	8,095	8,194	7,937	7,824
10-13-222-009	17001 1-00	945	948	859	1,101	1,114	216	213
10-13-318-004	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-318-005	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-318-010	17001 5-80	55,764	55,970	52,363	43,852	44,384	42,992	39,514
10-13-318-011	17001 5-93	47,462	47,637	44,568	48,941	49,536	47,982	45,219
10-13-318-012	17001 5-93	43,032	43,191	40,408	45,170	45,719	44,285	41,770
10-13-318-013	17001 5-93	41,866	42,021	39,313	44,277	44,814	43,408	40,956
10-13-318-020	17001 2-02	38,548	38,690	36,197	32,319	32,711	31,685	23,365
10-13-318-021	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-318-031	17001 1-00	36,597	36,732	34,365	28,118	28,460	27,567	25,576
10-13-318-032	17001 5-22	220,787	221,604	219,043	213,814	216,410	209,621	162,266
10-13-318-033	17001 1-90	8,956	8,989	8,410	7,547	7,638	7,399	6,909
10-13-318-038	17001 5-17	161,931	162,530	152,056	155,669	157,560	152,617	143,521
10-13-319-038	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-319-039	17001 5-23	254,904	255,847	239,360	229,821	232,612	232,327	194,482
10-13-321-020	17001 5-17	269,550	95,500	252,099	238,987	231,359	207,412	206,677
10-13-321-021	17001 5-97	307,832	308,970	289,060	258,184	261,319	253,121	333,913
10-13-322-001	17001 5-90	334,024	335,259	321,395	173,157	410,849	397,960	229,133
10-13-322-011	17001 0-00	exempt	exempt	exempt	exempt	exempt	exempt	exempt
10-13-322-016	17001 5-90	53,233	53,429	50,116	41,319	41,821	40,509	45,986
10-13-322-016	17001 5-90	32,954	33,076	31,023	25,515	25,824	25,014	28,393
10-13-322-017	17001 5-97	1,052,770	1,056,665	1,053,269	788,100	797,669	893,678	937,167
10-13-322-021	17001 5-93	722,266	724,938	678,222	590,639	597,812	579,058	343,727

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2.4598

PIN	TAX CLASS	2003 EAV	2002 EAV	2001 EAV	2000 EAV	1999 EAV	1998 EAV	1997 EAV
10-13-322-023	17001 5-22	exempt:	110,389	106,147	214,503	217,108	210,297	200,516
10-13-322-027	17001 5-17	383,229	384,647	359,860	322,665	326,584	316,338	298,740
10-13-322-036	17001 5-93	645,936	648,326	606,547	308,170	253,109	244,801	207,395
10-13-322-037	17001 5-22	253,544	254,482	238,083	159,134	161,066	156,013	153,795
10-13-322-038	17001 5-93	403,547	903,862	845,615	716,327	725,026	702,281	697,146
10-13-322-040	17001 5-93	1,033,104	1,022,117	956,255	920,255	920,529	1,137,919	1,187,721
10-13-322-041	17001 5-22	350,887	362,222	338,880	285,080	289,554	280,470	392,542
10-13-322-042	17001 5-17	740,193	742,932	695,056	624,350	631,931	562,558	533,658
10-13-322-043	17001 5-17	776,495	779,368	729,144	616,799	624,289	697,254	689,563
10-13-400-010	17001 2-03	60,917	71,564	71,163	56,266	56,949	55,162	45,916
10-13-400-011	17001 2-11	50,551	50,738	47,469	36,043	46,574	46,503	38,446
10-13-400-012	17001 0-00	exempt:	exempt	exempt	exempt	exempt	exempt	exempt
10-13-400-013	17001 2-12	98,933	99,299	88,400	63,870	92,271	83,376	86,105
10-13-400-024	17001 1-00	8,270	8,300	7,766	4,485	4,539	4,397	5,056
10-13-400-025	17001 2-03	46,357	46,529	39,030	23,605	23,946	23,054	21,899
10-13-400-026	17001 0-00	exempt:	exempt	exempt	exempt	exempt	exempt	exempt
10-13-401-001	17001 5-93	50,332	50,519	47,533	54,180	54,838	53,118	37,894
10-13-401-004	17001 0-00	exempt:	exempt	exempt	exempt	exempt	exempt	exempt
10-13-401-006	17001 5-22	113,618	114,038	107,992	89,376	90,461	87,623	71,371
10-13-401-008	17001 1-90	28,937	29,044	26,336	8,938	9,047	8,763	8,639
10-13-402-001	17001 0-00	exempt:	exempt	exempt	exempt	exempt	exempt	exempt
10-13-406-013	17001 0-00	16,911	16,974	15,800	12,229	12,378	11,989	11,819
10-13-406-018	17001 0-00	exempt:	exempt	exempt	exempt	exempt	exempt	exempt
10-13-407-016	17001 0-00	14,021	14,073	13,166	10,139	10,262	9,940	13,474
10-13-413-007	17001 2-41	8,363	8,394	7,853	6,048	6,121	5,929	8,037
10-13-413-011	17001 2-41	474,008	475,762	445,103	392,637	397,405	384,938	349,712

PRELIMINARY  
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2003 Multiplier =

2.4598

PIN	TAX CLASS	2003 EAV	2002 EAV	2001 EAV	2000 EAV	1999 EAV	1998 EAV	1997 EAV
10-24-102-001	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-002	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-003	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-004	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-005	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-025	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-026	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-027	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-028	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-029	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-030	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-031	17001 5-80	19,939	20,225	18,922	14,135	14,306	13,858	13,755
10-24-102-066	17001 1-00	13,977	14,028	13,124	10,108	10,231	9,910	8,140
10-24-102-067	17001 1-00	13,977	14,028	13,124	10,108	10,231	9,910	8,140
10-24-102-068	17001 1-00	13,982	14,033	13,129	10,110	10,233	9,912	8,142

Total EAV: 15,904,221 17,024,464 15,948,487 13,512,864 14,062,308 14,034,296 13,995,169  
 % Change: -6.68% 6.76% 16.02% -3.84% 0.13% 0.28%

City of Evanston EAV 1,727,167,885 1,737,643,904 1,618,839,177 1,266,469,806 1,300,372,202 1,266,996,184 1,149,604,617

Balance of Evanston EAV 1,711,243,664 1,720,519,440 1,699,890,690 1,272,946,941 1,296,319,894 1,242,961,888 1,134,609,440  
 % Change: -0.64% 7.64% 26.68% -1.04% 3.49% 8.65%

CPI 1.8 1.6 2.6 3.2 2.1 2 2.7

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 \_\_\_ day of September, 2005, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE DODGE AVENUE AND CHURCH STREET (WEST EVANSTON) 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 \_\_\_ day of September, 2005.

  
\_\_\_\_\_  
Mary P. Morris, City Clerk

(SEAL)