

129-0-93

AN ORDINANCE

Adopting and Approving Tax Increment
Financing Redevelopment Plan and
Redevelopment Project

WHEREAS, the City of Evanston, Cook County, Illinois desires to implement municipal real property tax increment allocation redevelopment financing as authorized by the Real Property Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq., of the Illinois Compiled Statutes, hereinafter referred to as the "Act"), in connection with a proposed redevelopment plan and redevelopment project, within the boundaries of the said City of Evanston, as hereinafter described in this Ordinance; and

WHEREAS, pursuant to Section 5/11-74.4-5 of the Act a public hearing was held on December 13, 1993 at the Council Chambers, Evanston Civic Center, Evanston; and

WHEREAS, said public hearing dealt with a proposed redevelopment plan, redevelopment project and a specified redevelopment project area within an area generally bounded by the following:

The southern boundary of the Washington National Headquarters Facility on the south, the western boundary of the north south alley adjacent to the Washington National Insurance Facility on the West, the northern limit of Church Street on the north and the eastern limit of Chicago Avenue on the east. The specific boundary of the proposed RPA is legally described in Exhibit A.

for the promotion and protection of the health, safety, morals and welfare of the residents of the City of Evanston.

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

SECTION 1: FINDINGS: The City Council of the City of Evanston hereby makes the following findings:

(a) The area constituting the proposed Redevelopment Project Area in the City of Evanston, Illinois, is described in "EXHIBIT A" attached hereto and incorporated herein by reference.

(b) There exist conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a blighted area as defined in Section 11-74.4-3 of the Act.

(c) The proposed Redevelopment Area Project on the whole has not been subject to a growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.

(d) The Redevelopment Plan and Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.

(e) The parcels of real property in the proposed Redevelopment Project Area are contiguous parcels of real property and improvements thereon, which will be substantially benefited by the proposed Redevelopment Project improvement, are included in the Proposed Redevelopment Project Area.

(f) The estimated date for final completion of the Redevelopment Project is December, 1999.

(g) The obligations issued to finance Redevelopment project costs may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the City shall determine by ordinance. Such obligations shall bear such date or dates and mature at such time or times not exceeding twenty (20) years from their respective dates, and not more than twenty-three (23) years from the date of adoption hereof, as the corporate authorities may designate.

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the South ½ of Section 18, Township 41 North, Range 14 East of Third Principal Meridian comprising Lot 1 and Lots 12 to 16, both inclusive in Block 19 in The Village of Evanston in Section 13, Township 41 North, Range 13 East of Third Principal Meridian and Sections 7, 18 and 19, Township 41 North, Range 13 East of Third Principal Meridian, the 20 feet Northerly and Southerly public alley lying Westerly of and adjoining the Westerly line of said lots, Chicago Avenue lying Easterly of adjoining the Easterly line said Lots and Church Street lying Northerly of the Northerly line, and the Northerly line extend Westerly 20 feet and the Northerly line extended Southeasterly to the Easterly line of said Lot 1 and more particularly described as follows: commencing at the point of intersection of the North line of Church Street and the East line extended Northerly of Chicago Avenue; thence Southwesterly along the said extended East line and the East line of Chicago Avenue to its intersection with the extension Southeasterly of the Southerly line of said Lot 12; thence Northwesterly along said extended line, the Southerly line of said Lot 12 and the said Southerly line extended Northwesterly to the Westerly line of aforesaid 20 feet Northerly and Southerly public alley; thence Northeasterly along said Westerly line and said Westerly line extended Northerly of said 20 feet Northerly and Southerly public alley to its intersection with the said north line of Church Street; thence Southeasterly along said North line and said North line extended Southeasterly of Church Street to the point of beginning, Cook County, Illinois.

130-0-93

AN ORDINANCE

Designating the Tax Increment
Redevelopment Project Area

WHEREAS, the City Council has heretofore adopted and approved the Redevelopment Plan and Redevelopment Project with respect to which a public hearing was held on December 13, 1993, and it is now necessary and desirable to designate the area referred to in said plan as a Redevelopment Project Area;

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

SECTION 1: The following area described in Exhibit "A" attached hereto is hereby designated as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525, appearing as Section 5/11-74.4-1 et seq., 65 Illinois Compiled Statutes, as amended.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the South ½ of Section 18, Township 41 North, Range 14 East of Third Principal Meridian comprising Lot 1 and Lots 12 to 16, both inclusive in Block 19 in The Village of Evanston in Section 13, Township 41 North, Range 13 East of Third Principal Meridian and Sections 7, 18 and 19, Township 41 North, Range 13 East of Third Principal Meridian, the 20 feet Northerly and Southerly public alley lying Westerly of and adjoining the Westerly line of said lots, Chicago Avenue lying Easterly of adjoining the Easterly line said Lots and Church Street lying Northerly of the Northerly line, and the Northerly line extend Westerly 20 feet and the Northerly line extended Southeasterly to the Easterly line of said Lot 1 and more particularly described as follows: commencing at the point of intersection of the North line of Church Street and the East line extended Northerly of Chicago Avenue; thence Southwesterly along the said extended East line and the East line of Chicago Avenue to its intersection with the extension Southeasterly of the Southerly line of said Lot 12; thence Northwesterly along said extended line, the Southerly line of said Lot 12 and the said Southerly line extended Northwesterly to the Westerly line of aforesaid 20 feet Northerly and Southerly public alley; thence Northeasterly along said Westerly line and said Westerly line extended Northerly of said 20 feet Northerly and Southerly public alley to its intersection with the said north line of Church Street; thence Southeasterly along said North line and said North line extended Southeasterly of Church Street to the point of beginning, Cook County, Illinois.

131-0-93

AN ORDINANCE

Adopting Tax Increment Financing

WHEREAS, the City of Evanston desires to adopt tax increment financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525, appearing as Section 5/11-74.4-1 et seq., 65 Illinois Compiled Statutes, hereinafter referred to as the "Act"; and

WHEREAS, the City of Evanston has adopted a Tax Increment Redevelopment Plan and Project, and designated a Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

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

SECTION 1: Tax increment financing is hereby adopted in respect to the Redevelopment Plan and Project approved and adopted pursuant to Ordinance of the City of Evanston, passed in respect to the Redevelopment Project Area described in Exhibit "A" attached to this ordinance, which Redevelopment Project Area was designated pursuant to ordinance passed by the City Council.

SECTION 2: After the total equalized assessed valuation of taxable real property in the Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property

in the Redevelopment Project Area by Taxing districts and the rates determined in the manner provided in Section 5/11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called "the special tax allocation fund for the Church Chicago Tax Increment Finance District, of the municipality for the purposes set forth in the Redevelopment Plan and Project referred to in Paragraph 1 of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in

the manner provided by law.

Introduced January 24, 1993

Adopted: September 26, 1993

Approved: September 29, 1993

Lorraine H. Morton
Mayor

ATTEST:

Luster Davis
City Clerk

Approved as to form:

[Signature]
Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the South ½ of Section 18, Township 41 North, Range 14 East of Third Principal Meridian comprising Lot 1 and Lots 12 to 16, both inclusive in Block 19 in The Village of Evanston in Section 13, Township 41 North, Range 13 East of Third Principal Meridian and Sections 7, 18 and 19, Township 41 North, Range 13 East of Third Principal Meridian, the 20 feet Northerly and Southerly public alley lying Westerly of and adjoining the Westerly line of said lots, Chicago Avenue lying Easterly of adjoining the Easterly line said Lots and Church Street lying Northerly of the Northerly line, and the Northerly line extend Westerly 20 feet and the Northerly line extended Southeasterly to the Easterly line of said Lot 1 and more particularly described as follows: commencing at the point of intersection of the North line of Church Street and the East line extended Northerly of Chicago Avenue; thence Southwesterly along the said extended East line and the East line of Chicago Avenue to its intersection with the extension Southeasterly of the Southerly line of said Lot 12; thence Northwesterly along said extended line, the Southerly line of said Lot 12 and the said Southerly line extended Northwesterly to the Westerly line of aforesaid 20 feet Northerly and Southerly public alley; thence Northeasterly along said Westerly line and said Westerly line extended Northerly of said 20 feet Northerly and Southerly public alley to its intersection with the said north line of Church Street; thence Southeasterly along said North line and said North line extended Southeasterly of Church Street to the point of beginning, Cook County, Illinois.

11/3/99

130-0-99

AN ORDINANCE

**AN ORDINANCE APPROVING AND ADOPTING THE FIRST AMENDED
WASHINGTON NATIONAL TAX INCREMENT REDEVELOPMENT PROJECT
AREA**

WHEREAS, the City Council of the City of Evanston, Cook County, Illinois has heretofore by ordinance designated an area of real property located in the City as the First Amended Washington National Tax Increment Redevelopment Project Area; and

WHEREAS, the City Council has heretofore determined that it is in the best interests of the City has caused compliance with the procedures set forth in the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et. seq.) (the "Act") pertaining to the consideration of such a change which requires compliance with the requirements for the initial designation of a redevelopment project area; and

WHEREAS, the City Council of the City of Evanston, Cook County, Illinois, by Ordinance No. 129-C-99 adopted and approved the First Amended Washington National Tax Increment Redevelopment Plan and Redevelopment Project with respect to which a public hearing was held and it is now necessary and desirable to designate the area referred to in said Plan as the First Amended Washington National Redevelopment Project Area.

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

SECTION 1: The area legally described in Exhibit A attached hereto and made a part hereof is hereby designated as the First Amended Washington National Tax Increment Redevelopment Project Area pursuant to Section 11-74.4-4 of the Act.

EXHIBIT A

LEGAL DESCRIPTION

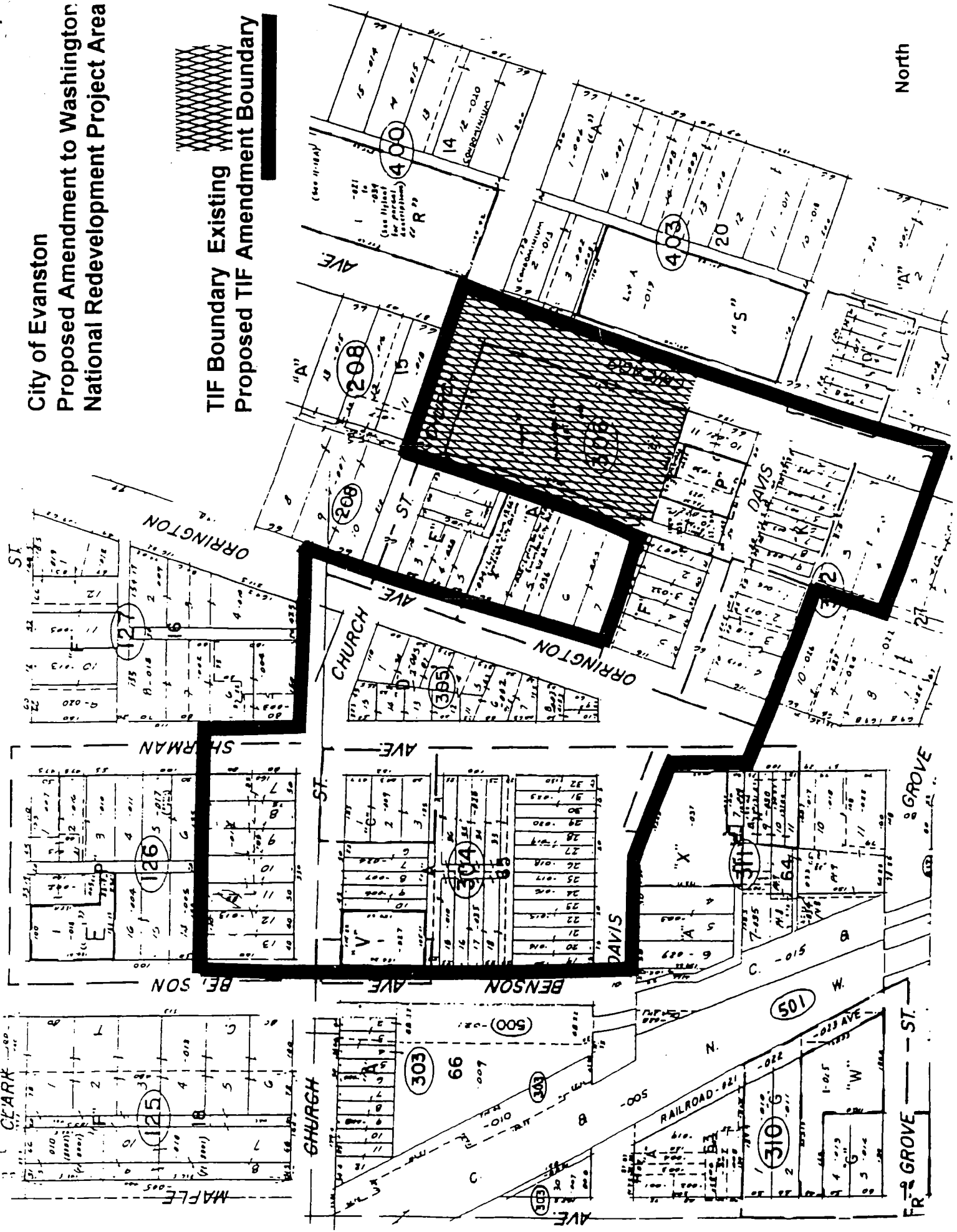
**Amendment to Washington National TIF District
(amended area only)**

That part of the East ½ of the West ½ and the West ½ of the Southeast ¼ of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian described as follows: beginning at the point of intersection of the East line, extended South, of Benson Avenue and the center line of Church Street (said point of intersection being a point in the South line of the East ½ of the Northwest ¼ of said Section 18); thence North along said extended East line; the East line and said East line extended North of said Benson Avenue to the North line of the First east and west 20 ft. public alley North of said Church Street; thence East along said North line and said North line extended across a 20 ft. north and south alley and across Sherman Avenue to the East line of said Sherman Avenue; thence South along said East line to the North line of Church Street; thence East along said North line and said North line extended across a 20 ft. north and south alley and across Orrington Avenue to the Easterly line of said Orrington Avenue; thence Southerly along said Easterly line and said Easterly line extended across Church Street to the Southerly line of Lot 7 in Block 19 in the Village of Evanston in Section 13, Township 41 North, Range 13 East of the Third Principal Meridian and Section 7, 18 and 19, Township 41 North, Range 14 East of the Third Principal Meridian; thence Easterly along said Southerly line and said Southerly extended across a 20 ft. northerly and southerly alley and across Chicago Avenue to the Easterly line of said Chicago Avenue; thence Southerly along said Easterly line and said Easterly line extended across Davis Street and across a Easterly & Westerly 20 ft. alley to the Southerly line, extended Southeasterly, of Lot 4 in Block 27 in the Village of Evanston aforesaid; thence Northwesterly along said extended Southerly line the Southerly line and the said Southerly line extended across a 20 ft. northerly and southerly alley

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

**City of Evanston
Proposed Amendment to Washington
National Redevelopment Project Area**

TIF Boundary Existing
Proposed TIF Amendment Boundary



North

11/3/99

131-0-99

AN ORDINANCE

AN ORDINANCE CONFIRMING TAX INCREMENT FINANCING

WHEREAS, the City Council of the City of Evanston, Cook County, Illinois has heretofore by ordinance adopted tax increment financing to pay the redevelopment costs as set forth in the Washington National Redevelopment Plan and Project within the Washington National Redevelopment Project Area; and

WHEREAS, the City Council has heretofore determined that it is in the best interests of the City to amend said plan, project and area and pursuant thereto, the City has caused compliance with the procedures set forth in the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et. seq.) (hereinafter referred to as the "Act") pertaining to the initial approval of a redevelopment plan and project and designation of a redevelopment project area; and

WHEREAS, the City of Evanston, Cook County, Illinois desires to confirm tax increment financing pursuant to the Act; and

WHEREAS, the City of Evanston has adopted a First Amended Tax Increment Washington National Redevelopment Plan and Redevelopment Project; and designated the First Amended Washington National Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

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

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the First Amended Washington National Redevelopment Project Area over and above the initial equalized assessed value of each property in the First Amended Washington National Redevelopment Project Area shall be allocated to and when collected shall be paid to the Treasurer of the City of Evanston who shall deposit said taxes in a special fund called the "First Amended Washington National Tax Increment Area Special Tax Allocation Fund" of the City of Evanston for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Introduced November 8, 1999

Adopted November 22, 1999

Approved: November 23, 1999

Lorraine H. Norton
Mayor

ATTEST:
Mary D. Morris
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

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

That part of the East ½ of the West ½ and the West ½ of the Southeast ¼ of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian described as follows: beginning at the point of intersection of the East line, extended South, of Benson Avenue and the center line of Church Street (said point of intersection being a point in the South line of the East ½ of the Northwest ¼ of said Section 18); thence North along said extended East line; the East line and said East line extended North of said Benson Avenue to the North line of the First east and west 20 ft. public alley North of said Church Street; thence East along said North line and said North line extended across a 20 ft. north and south alley and across Sherman Avenue to the East line of said Sherman Avenue; thence South along said East line to the North line of Church Street; thence East along said North line and said North line extended across a 20 ft. north and south alley and across Orrington Avenue to the Easterly line of said Orrington Avenue; thence Southerly along said Easterly line and said Easterly line extended across Church Street to the Southerly line of Lot 7 in Block 19 in the Village of Evanston in Section 13, Township 41 North, Range 13 East of the Third Principal Meridian and Section 7, 18 and 19, Township 41 North, Range 14 East of the Third Principal Meridian; thence Easterly along said Southerly line and said Southerly extended across a 20 ft. northerly and southerly alley and across Chicago Avenue to the Easterly line of said Chicago Avenue; thence Southerly along said Easterly line and said Easterly line extended across Davis Street and across a Easterly & Westerly 20 ft. alley to the Southerly line, extended Southeasterly, of Lot 4 in Block 27 in the Village of Evanston aforesaid; thence Northwesterly along said extended Southerly line the Southerly line and the said Southerly line extended across a 20 ft. northerly and southerly alley

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

City of Evanston
Proposed Amendment to Washington
National Redevelopment Project Area

 TIF Boundary Existing
 Proposed TIF Amendment Boundary

