SPECIAL CITY COUNCIL MEETING

CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
JOAN BARR-SMITH ALDERMANIC LIBRARY
Monday, September 30, 2019
6:00 p.m.

ORDER OF BUSINESS

(I) Roll Call – Begin with Alderman Rue Simmons

(II) Public Comment

Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

(III) Special Order of Business

SPECIAL ORDER OF BUSINESS

(SP1) Resolution 94-R-19, Endorsing the Application of 619 H, LLC to the Cook County Assessor for Class 7a Status Designation for Commercial Development of the Vacant Property Located at 611-21 Howard Street

The Economic Development Committee recommends City Council adoption of Resolution 94-R-19, “Endorsing the Application of 619 H, LLC) to the Cook County Assessor for Class 7a Status Designation for Commercial Development of the Vacant Property Located at 611-21 Howard Street, Evanston, Illinois.”

For Action

(IV) Executive Session
(V) Adjournment

Information is available about Evanston City Council meetings at: www.cityofevanston.org/citycouncil. Questions can be directed to the City Manager’s Office at 847-866-2936. The City is committed to ensuring accessibility for all citizens. If an accommodation is needed to participate in this meeting, please contact the City Manager’s Office 48 hours in advance so that arrangements can be made for the accommodation if possible.
To: Honorable Mayor and Members of the City Council

From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Manager

Subject: Resolution 94-R-19, Endorsing the Application of 619 H, LLC to the Cook County Assessor for Class 7a Status Designation for Commercial Development of the Vacant Property Located at 611-21 Howard Street

Date: September 24, 2019

Recommended Action:
The Economic Development Committee recommends City Council adoption of Resolution 94-R-19, “Endorsing the Application of 619 H, LLC to the Cook County Assessor for Class 7a Status Designation for Commercial Development of the Vacant Property Located at 611-21 Howard Street, Evanston, Illinois.”

Livability Benefits
Economy & Jobs: Retain and expand local businesses, expand job opportunities

Summary:
619 H, LLC is the real estate entity established by Dr. Mohamed Eldibany to acquire the long vacant building located at 611-21 Howard Street, formerly partially occupied by Sherwin Williams. The 17,500 +/- parcel includes a nearly 10,000 square foot building and a parking lot. Dr. Eldibany is in negotiations with the ownership of Peckish Pig to lease the space, upon substantial rehabilitation, for an event space that can host public and private events such as concerts, graduations, and weddings. Peckish predicts a total of 130 events annually.

Dr. Eldibany intends to invest nearly $1 million for the renovation including updating plumbing, electrical, and insulation, replacing the roof and floor, renovating the bathrooms and kitchen, installing new audio and visual equipment, and replacing all of the windows. Exterior improvements planned include tuck pointing, installing privacy fencing on the perimeter of the parking lot as well as repairing and repaving the parking lot, and landscaping.
The renovation of 611-21 Howard Street is expected to generate the following economic impacts:

- Approximately 50 temporary construction jobs
- Up to 12 permanent employees to staff the new event space
- Home rule liquor/sales tax totaling $55,000 (estimated $1.5 million in sales)
- During incentive period, approximately $30,000 annually in property taxes ($5,000 in City property taxes)
- Post-incentive period, approximately $40,000 annually in property taxes ($6,800 in City property tax)
- An activity generator for Howard Street business district with an estimated 130 events per year
- Renovated property contributing to ongoing revitalization of Howard Street

The analysis below highlights the difference between taxes paid on the property with the Class 7a assessment and if the property does not receive the Class 7a assessment. The complete analysis provided by the applicant, and reviewed by staff, is attached. To illustrate the range of outcomes, staff requested estimates of tax revenue based on three scenarios:

1. Event space without 7a
2. Event space with 7a
3. The building remains vacant

**Total Est. 619 H, LLC Tax Revenue Impact Over 12 Years (2019-2030)**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Total Property Tax Generated</th>
<th>City of Evanston Total Share of Tax Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Occupied without 7a [1]</td>
<td>$1,177,632</td>
<td>$200,198</td>
</tr>
<tr>
<td>2. Occupied with 7a</td>
<td>$529,935</td>
<td>$90,089</td>
</tr>
<tr>
<td>3. Vacant without 7a</td>
<td>$181,649</td>
<td>$30,880</td>
</tr>
</tbody>
</table>

[1] Not a feasible option for 619 H, LLC. Without 7a, 619 H, LLC will not acquire space.

The property at 611-21 Howard Street is assessed at 25% of its fair market value. Using fair market value numbers, based on the 2019 First Pass Assessed Value of the Building of $218,108, the property will generate an estimated $181,649 in total tax revenue for all taxing bodies over the proposed 12-year life of the incentive ($15,137 a per year) if it were to remain vacant (Scenario 3 in the table above). The City of Evanston would receive approximately $30,000. Scenario 3 is unlikely as it assumes the building will remain vacant for the entire 12-year period of the requested 7a incentive. Scenario 3 provides the extreme lower end of the range of tax revenue generation for illustrative purposes.

Using the same assumptions, the property would generate approximately $1.2 million if occupied without 7a and over $200,000 for the City of Evanston. However, Scenario 1 is not really an alternative as 619 H, LLC has indicated they will not close the acquisition of the property without the incentive. But it provides an illustrative example of the potential high range of tax revenue generate.
By contrast, based on an estimated market value of $1.4 million the property would generate an estimated $529,000 in total tax revenue over the proposed 12-year life of the incentive ($98,000 per year), as summarized in Scenario 2. This is an increase in potential tax revenue of approximately $350,000 over the life of the incentive compared to taxes collected if vacant. The total tax revenue collected by the City over 12 years would be approximately $91,000 ($7,500 annually). Scenario 2 provides a realistic mid-range estimate if 619 H, LLC were to occupy with the 7a.

In summary, the Class 7a provides an opportunity to help a local business grow their event business and to convert a vacant property into a vibrant, tax paying business. If Resolution 94-R-19 is adopted, the next step in the application process will be for the applicant to re-submit the full application to the Cook County Assessor. The Assessor will forward this application to the Economic Development Advisory Committee of Cook County (EDAC) which will within 30 days review the application and present its findings to the Assessor. The Assessor will then make a final determination within 30 days of receiving the report from the EDAC.

Cook County Commissioner Larry Suffredin is supportive of the application after having visited the property and has receiving a briefing on the proposed renovation and reuse.

Background:
The Cook County Class 7a requires the City Council adopt a resolution endorsing the application and to designate the area as blighted. In 2004, the City Council adopted TIF ordinances effectively designating a conservation TIF, which qualifies this property under the Class 7a guidelines.

The Class 7a incentive of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage, in areas determined to be "in need of commercial development", commercial projects with total development costs, exclusive of land, that do not exceed $2 million, which would not be economically feasible without the incentive. The Cook County Class 7a bulletin, providing a detailed summary, is attached.

The Cook County Assessor requires the City Council to adopt a resolution consenting to the Class 7a tax incentive based on occupation of abandoned property, substantial rehabilitation, for projects under $2 million. In addition, the Assessor requires a resolution designating the area as blighted. Attached are TIF ordinances 1-O-04, 2-O-04, and 3-O-04 identifying the area as a conservation area / blighted.

Legislative History:
On September 25, 2019, the Economic Development Committee unanimously approved recommending adoption of the resolution.
Attachments:
Resolution 94-R-19
7a Tax Revenue Analysis
Cook County Class 7a Eligibility Bulletin
619 H, LLC Application
A RESOLUTION

Endorsing 619 H, LLC’s Application to the Cook County Assessor for 7a Status Designation for Renovation and Redevelopment of a Vacant Building at 611-21 Howard Street, Evanston, Illinois

WHEREAS, the City of Evanston, Cook County, Illinois, (the “City”) is a home rule unit of government under the Illinois Constitution of 1970; and

WHEREAS, there exists within the borders of the City a recognized need for economic development, business expansion and employment; and

WHEREAS, there exists a need to aid in financing the cost of economic development projects in order to encourage an increase in commerce and industry within the City, thereby reducing unemployment and providing for the increased welfare and prosperity of the residents; and

WHEREAS, the City Council desires to promote the redevelopment of vacant buildings and retain local business to allow them to expand within its borders; and

WHEREAS, the Cook County Assessor operates under an ordinance, known as the Cook County Real Property Classification Ordinance, which the Cook County Board of Commissioners enacted in order to encourage industrial and commercial development in Cook County; and

WHEREAS, 619 H, LLC (the “Applicant”) has applied for or is applying for Class 7a property status pursuant to said ordinance, for certain real estate, located at 611-21 Howard Street in the City, with the Property Index Numbers 11-30-210-016-0000, 11-30-210-017-0000, 11-30-210-018-0000, 11-
30-210-019-0000, 11-30-210-020-0000 (the “Subject Property”), and has documented that such incentive provided for in said ordinance is necessary for renovation of an existing building to occur on the Subject Property; and

WHEREAS, the City of Evanston, has reviewed the factors that resulted in the area to be defined as a conservation area under 65 ILCS 5/11-74.4-1 through 11-74.4-11 and adopted the Howard & Ridge Tax Increment Financing District Redevelopment Plan and Project No. 5; and

WHEREAS, applicant seeks affirmative support from the City of Evanston for its application to the Cook County Assessor and the City Council finds it is in the best interests of the City to support their efforts to receive this 7a designation,

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

SECTION 1: That the City Council hereby grants the request of the Applicant to have the Subject Property declared eligible for Class 7a status pursuant to the Cook County Real Property Classification Ordinance because the City Council recognizes that the incentive benefits provided for in said ordinance are necessary for new construction to occur on the Subject Property.

SECTION 2: The City Council hereby supports and consents to the Cook County Assessor granting the Subject Property 7a status pursuant to the Cook County Real Property Classification Ordinance.

SECTION 3: The City Manager is hereby authorized and directed to sign any documents necessary to implement this resolution.
**SECTION 3:** That this Resolution 94-R-19 shall be in full force and effect from and after its passage and approval in the manner provided by law.

________________________________________
Stephen H. Hagerty, Mayor

Attest: 

Devon Reid, City Clerk

Approved as to form:

________________________________________
Michelle L. Masoncup, Corporation Counsel

Adopted: ______________________, 2019
Dear Wally:

619 H LLC (the “Applicant”) is seeking to purchase the above referenced property, and is requesting:

1) A Resolution from the City of Evanston supporting and consenting to a Class 7a Tax Incentive based on Occupation of Abandoned Property, Substantial Rehabilitation with a purchase for value; and

2) A Resolution designating the area as blighted pursuant to Section 74-65(a) in compliance with the ordinance:

“The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance.” [74-65(a)(1)]

The subject property currently consists of an approximately 17,424 square foot lot. Applicant plans to substantially rehabilitate the 9,929 square foot building that currently site on the site. The Applicant intends to turn the vacant building into a premiere event space that can host public and private events such as concerts, graduations, and weddings.
Should the City of Evanston approve of the Applicant’s Class 7a Tax Incentive request, the Applicant will be in a position to justify investing approximately **$937,000** rehabilitating the currently vacant site. The building must undergo extensive modernization in order to host all of the potential events. These improvements include completely updating plumbing, electrical, and insulation, replacing the roof and floor, renovating the bathrooms and kitchen, installing new audio and visual equipment, and replacing all of the windows. The Applicant will also substantially invest in exterior improvements such as tuck pointing, installing privacy fencing on the perimeter of the parking lot as well as repairing and repaving the parking lot, and landscaping. The Applicant expects the development to create approximately 35-55 construction jobs.

In addition to the approximately 35-55 construction jobs, the Applicant expects the event space to create approximately 10-12 new permanent jobs. The Applicant will consider qualified City of Evanston residents for any job openings.

Based on a cost approach to value, the subject property is estimated to have a market value of $1,414,000 after completion of the development and commencement of operations. Therefore, over the course of the 12-year Tax Incentive the subject property is anticipated to produce approximately $529,935 in real estate taxes, or $39,254 annually. Currently, 2/3 of the property has been vacant for approximately since 2001, per Sherwin Williams, and the building has remained fully vacant since 2017 when Sherwin Williams left. Because Evanston is in a reassessment year, the 2018 Final Assessed value was used to project the subject property’s taxes over the next 12 years since it more accurately reflects the building’s value at full vacancy. If the subject property were to remain fully vacant it would only generate approximately $181,649 over the next 12 years, or $15,137 per year. Therefore, if the City of Evanston approves of the Applicant’s Class 7a tax incentive, the subject property will generate approximately $348,286 over the life of the incentive.

Considering the intended use of the property as an event space, the City of Evanston will also retain a significant amount of sales tax including liquor tax and entertainment tax. The property is projected to host at least 130 different events a year. The site can hold up to 1,000 people which would generate significant foot traffic to this area and revitalize the part of Howard Street that had long been economically depressed. Local restaurants will also be called upon to cater these events, thus generating revenue for businesses all across the City of Evanston. The Applicant expects approximately 1/3 of the events to be catered by local businesses. Conservative sales projections show approximately $1,500,000 in revenues from bar sales, food and concession sales, as well as catering sales.

In addition to creating significant property tax and other tax revenues for the City of Evanston, should the Class 7a tax incentive be approved, the Applicant’s projected 10-12 onsite employees and hundreds of annual guests will stimulate the City of Evanston’s economy by supporting local businesses.

If the Applicant does not receive a Class 7a Tax Incentive, the Applicant has determined that the development is not economically feasible due to the Cook County property tax burden.
and the extensive renovations that would be required to modernize the building. Therefore, the Applicant will be required to consider making the investment in county, state, or community that offers it a Class 7a Tax Incentive, which would leave the subject property as a vacant building on an area on Howard Street that is in need of revitalization.

The Applicant is requesting a Class 7a tax incentive based on occupation of abandoned property, substantial rehabilitation with a purchase for value, and is eager to work with the City of Evanston in order to bring more jobs, tax revenues and commerce to this long vacant building. Please review this letter and the attached materials and, if possible, place the Applicant on the agenda for the next City Council meeting to approve the Class 7a Incentive for this property. Should you have any other questions or need any additional information or documentation, please do not hesitate to contact me at (312) 580-1595.

Regards,

Christopher M Zarek
Encls.
CLASS 7A
ELIGIBILITY APPLICATION

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of $500.00, and supporting documentation must be filed as follows:

This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information
Name: 619 H LLC
Company: 619 H LLC Telephone: (224) 420-6195
Address: 2819 Girard Avenue
City: Evanston State: IL Zip Code: 60201
Email Address: mmeldibany@yahoo.com

Contact Person (if different than the Applicant)
Name: Mohamed Eldibany
Company: 619 H LLC Telephone: (224) 420-6195
Address: 2819 Girard Avenue
City: Evanston State: IL Zip Code: 60201
Email Address: mmeldibany@yahoo.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 611-621 Howard Street
Permanent Real Estate Index Number: 11-30-210-016/017/-018/-019/-020

(2) __________________________
Permanent Real Estate Index Number: __________________________

(3) __________________________
Permanent Real Estate Index Number: __________________________

City: Evanston State: IL Zip Code: 60202
Township: Evanston Existing Class: 517
Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage: Commercial Event Space (see attached)

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant’s business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

☑ Substantial Rehabilitation (Read and complete Section A below)

☑ Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

A. If the proposed development consists of new construction or substantial rehabilitation, provide the following information:

Estimated date of construction commencement (excluding demolition, if any): ASAP

Estimated date of construction completion: ASAP

Total redevelopment cost, excluding land: $739,000 (Not to exceed $2 million)

Attach copies of the following:

1. specific description of the proposed new construction or substantial rehabilitation
2. current plat of survey for subject property
3. 1st floor plan or schematic drawings
4. building permits, wrecking permits and occupancy permits (including date of issuance)
5. complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)
B. If the proposed development consists of the re-occupancy of abandoned property, provide the following information:

1. Was the subject property vacant and unused for at least 24 continuous months prior to purchase for value or substantial rehabilitation? 

☑ YES [ ] NO

When and by whom was the subject property last occupied and used?

Shenwin-Williams, early 2017

Attach copies of the following documents:

(a) sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment 
(b) records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy

2. Application must be made to Assessor prior to reoccupation:

Estimated date of reoccupation: 06/2020 Date of purchase:

Name of purchaser: 619 H LLC

Name of seller: 619 Howard LLC

Relationship of purchaser to seller: None

Attach copies of the following documents:

(a) sale contract
(b) recorded deed
(c) assignment of beneficial interest
(d) real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of abandonment prior to purchase was less than 24 continuous months, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was no purchase for value, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value?

When and by whom was the subject property last occupied prior to the purchase for value?

(a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
(b) Records (such as statements of utility companies) which demonstrate that the
property was vacant and unused and indicated duration of such vacancy.  
(c) Include the finding of special circumstances supporting “abandonment” as 
determined by the municipality, or the County Board, if located in an 
unincorporated area. Also include the ordinance or resolution for the Board of 
Commissioners of Cook County stating its approval for the less than 24-month 
abandonment period.

Application must be made to Assessor prior to commencement of reoccupation of the 
abandoned property.

Estimated date of reoccupation: __________________________
Date of purchase: __________________________
Name of purchaser: __________________________
Name of seller: __________________________
Relationship of purchaser to seller: __________________________

Attach copies of the following documents:

(a) Sale contract 
(b) Closing statement 
(c) Recorded deed 
(d) Assignment of beneficial interest 
(e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the 
filing of this application?

☑ YES [ ] NO

When and by whom was the subject property last occupied prior to filing this application?
Sherwinn-Williams, 2017

______________________________________________

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact 
and duration of vacancy and abandonment.
(b) Records (such as statements of utility companies) which demonstrate that the 
property was vacant and unused and indicate duration of such vacancy.
(c) Include the finding of special circumstances supporting “abandonment” as 
determined by the municipality, or the County Board, if located in an 
unincorporated area. Also include the ordinance or resolution for the Board of 
Commissioners of Cook County stating its approval for lack of a purchase for 
value.

Application must be made to Assessor prior to commencement of reoccupation of the 
abandoned property.

Estimated date of reoccupation: Approx. 06/2020
Employment Opportunities

How many construction jobs will be created as a result of this development? 35-55
How many permanent full-time and part-time employees do you now employ in Cook County?
  Full-time: 15  Part-time: 17
How many new permanent full-time jobs will be created as a result of this proposed development? 4
How many new permanent part-time jobs will be created as a result of this proposed development? 8

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

[Signature]

Date: 8/28/2019
Member, manager

Print Name: Mohamed Eldibany

Title:

*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.
INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Mohamed Eldibany as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.

2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (the “Ordinance”), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

   X Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

   OR

   ___ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Agent’s Signature

Mohamed Eldibany
2819 Girard Ave., Evanston, IL 60201
Agent’s Name
619 H LLC
Agent’s Mailing Address
mmeldibany@yahoo.com
Applicant’s Name
Applicant’s e-mail address

Mohamed Eldibany - Manager
Agent’s Name & Title
224-420-6195
Agent’s Telephone Number
2819 Girard Ave., Evanston, IL 60201
Applicant’s Mailing Address

Subscribed and sworn before me this 29 day of August, 2019

Signature of Notary Public

BRENDA HERNANDEZ
Notary Public, State of Illinois
My Commission Expires April 19, 2022
### EXHIBIT A

*Please type or Print*

<table>
<thead>
<tr>
<th>PIN(s)</th>
<th>Common Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-30-210-016/-017/-018/-019/-020</td>
<td>611-621 Howard St., Evanston, IL 60202</td>
</tr>
</tbody>
</table>

Revised 8/3/2016
EDS AFFIDAVIT

1. Mohamed Eldibany as agent for 619 H LLC (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

   1. That I am a duly authorized agent for Applicant, who is the contract purchaser of the property located at 611-621 Howard St., Evanston, IL 60202; PIN: 11-30-210-016/-017/-018/-019/-020 (the "Subject Property").

   2. Applicant does not own any other property in Cook County.

   3. Applicant's ownership is as follows:

       619 H LLC:

               Mohamed Eldibany – 100% Manager
               2819 Girard Ave.
               Evanston, IL 60201

   4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

[Signature]

Date: 8-28-19

Subscribed and sworn before me
This 28 day of August, 2019

[Signature of Notary Public]
## 12 Year Tax Estimates

611-621 Howard Street  
Evanston, Illinois 60202  
(PIN: 11-30-210-016/-017/-018/-019/-020)

### Estimated Taxes Based on:

- Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and no 7a

- Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and 7a

- Estimated Taxes at 2018 Cook County Market Value, Full Vacancy, and no 7a

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>2018 Tax Rate</th>
<th>Multiplier</th>
<th>Estimated Effective Tax Rate</th>
<th>Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and no 7a</th>
<th>Estimated Taxes at 2019 Market Value $675,000 + $739,000 in Improvements, Full Occupancy, and 7a</th>
<th>Estimated Taxes at 2018 Cook County Market Value, Full Vacancy, and no 7a</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 1st 25% $54,527</td>
</tr>
<tr>
<td>2020</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 2nd 25% $54,527</td>
</tr>
<tr>
<td>2021</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 3rd 25% $54,527</td>
</tr>
<tr>
<td>2022</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 4th 25% $54,527</td>
</tr>
<tr>
<td>2023</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 5th 25% $54,527</td>
</tr>
<tr>
<td>2024</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 6th 25% $54,527</td>
</tr>
<tr>
<td>2025</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 7th 25% $54,527</td>
</tr>
<tr>
<td>2026</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 8th 25% $54,527</td>
</tr>
<tr>
<td>2027</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 9th 25% $54,527</td>
</tr>
<tr>
<td>2028</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 10% $141,400 $39,254</td>
<td>$218,108 10th 25% $54,527</td>
</tr>
<tr>
<td>2029</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 15% $212,100 $58,882</td>
<td>$218,108 11th 25% $54,527</td>
</tr>
<tr>
<td>2030</td>
<td>9.537%</td>
<td>2.9109</td>
<td>27.761%</td>
<td>$1,414,000 25% $353,500 $96,136</td>
<td>$1,414,000 20% $282,800 $78,509</td>
<td>$218,108 12th 25% $54,527</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total Estimated Taxes (2019 to 2030) $1,177,632</td>
<td>Total Estimated Taxes (2019 to 2030) $529,935</td>
<td>Total Estimated Taxes (2019 to 2030) $1,816,497</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$200,198</td>
<td>$90,089</td>
<td>$30,880</td>
</tr>
</tbody>
</table>

### Notes:

- The above estimates are speculative, and should be treated as such.
- * The 2019 Effective Tax Rate (the 2018 tax rate x the 2018 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2019 and 2030.

9/17/2019
CLASS 7A
ELIGIBILITY BULLETIN

The Class 7a Incentive and Its Benefits

The Class 7a incentive of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage, in areas determined to be "in need of commercial development", commercial projects with total development costs, exclusive of land, that do not exceed $2 million, which would not be economically feasible without the incentive. The twelve-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the reutilization of vacant structures abandoned for at least twenty-four (24) months, (unless otherwise stipulated for a shorter period of time by the municipality in which the real estate is located, with approval from the County Board, or stipulated by the County Board, if located in an unincorporated area) including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects that qualify for the Class 7a incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh year and twenty percent (20%) for the twelfth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The Class 7a incentive is available to "Any real estate used primarily for commercial purposes", which is defined in the Ordinance as:

"Any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes." [74-62]

Where projects qualify for the incentive as new construction or reoccupied abandoned property, the incentive will apply to them in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the incentive applies to the added value which is attributable to the rehabilitation and to the land, if vertical or horizontal square footage has been added, in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. (Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.) The reduced assessment continues for twelve years from the date that the new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial reoccupation.
Under the Ordinance, "abandoned property” qualifies if it consists of:

"Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, and purchased for value by a purchaser in whom the seller has no direct financial interest." An exception to this definition shall be, “if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is ‘abandoned’ for the purposes of Class 7a.”

The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed “abandoned” where:

A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or

B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of “special circumstances” is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed “abandoned” for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

Abandonment for twenty-four consecutive months may be evidenced by utility bills, Internal Revenue Service statements, certified business statements, and records of building code violations. Purchase for value may be evidenced by a sale contract, recorded deed, assignment of beneficial interest and real estate transfer declaration. Proof of re-occupancy may be evidenced by sworn statements from persons with knowledge, occupancy permits and utility statements.

The incentive may be renewed, as described on page 6.

**Eligibility Requirements**

The essential part of a Class 7a Application is documentation satisfying the five eligibility requirements of Section 74-65(a) of the Ordinance. All five factors must be present if the project is to qualify. The absence of any one factor, notwithstanding the substantial presence of the other four factors, will defeat the Application. Documentation requirements are, however, flexible enough to accommodate the specific conditions and size of the projects. Because Class 7a is targeted for smaller projects in areas in need of substantial revitalization, the Assessor, in compliance with the direction of the Ordinance to liberally construe the requirements of factors (1) through (5), will generally require less extensive documentation than required for larger projects.
The five (5) eligibility factors of Section 74-65(a) of the Ordinance are as follows:

1. Designation of Area:

"The area is currently designated by Federal, State or local agency as a conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Re-development Areas Act of 1967, as amended, or that the area is located in a Federal Empowerment Zone or Enterprise Community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or designation of like effect adopted under any similar statute or Ordinance;" [74-65(a)(1)]

A certified copy of the action designating the area must accompany the Application. Copies of any area studies done by the designating governmental entity should be included, to support the overall requirements of this section of the Ordinance.

2. Real Estate Tax Analysis:

"Real estate taxes within the area, during the last six years, have declined, remained stagnant or potential real estate taxes are not being fully realized due to the depressed condition of the area, and/or subject site, or property values as determined by the assessed value (AV) or equalized assessed value (EAV) for the redevelopment area or specific subject site have declined over the last six years, or property values as determined by the AV or EAV are increasing at a rate that is less than the balance of the municipality's AV or EAV for the last six years; or property values as determined by the AV or EAV for the redevelopment area/site are increasing at a rate that is less than Consumer Price Index (CPI) for All Urban Consumers as published by the US Department of Labor for last six years; " [74-65(a) (2)]

Demonstration that depressed conditions are the cause of declining, stagnating or unrealized tax revenue should include data on such factors as adverse market conditions; structural and functional obsolescence; the extent and duration of vacancies; the absence or near absence of new business formations; and, a pattern of tax sales, delinquencies or forfeitures in the area. If real estate taxes have not stagnated or declined, the applicant may establish that tax collections have not been fully realized because of depressed conditions in the project area. In all cases, data supplied should be on a parcel-by-parcel basis and include an analysis of assessments, taxes billed and taxes collected for a period of at least six years. A showing should be made that going forward with the project will improve the economic condition of the area and result in increased real estate tax collections. If the area designation in factor (1) above is of a size that is either inadequate or too large to be a useful representation for analysis of real estate taxes, the applicant should contact the Assessor for guidance in creating a more representational boundary area for this factor.

3. Viability and Timeliness:

"There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7a designation and will therefore result in the economic enhancement of the area." [74-65(a)(3)]
Progress on the proposed development well beyond an abstract or general plan is expected of the applicant by the time of submission of the Application to the Assessor. Therefore, submitted evidence of economic viability and timely completion of the project should be relevant and specific in addressing the following points:

A. Development Plan: A specific development plan must be submitted including, but not limited to: architectural exhibits and building plans; site plans demonstrating the relationship of the proposed development to its private and public surroundings including open spaces, service areas, driveways, parking areas, walks and adjacent streets, sidewalks and buildings; a description of structures to be demolished and of buildings to be rehabilitated or reoccupied; a description of the facilities and amenities to be provided by the applicant with cost estimates; a description and the cost of public works planned for the area in conjunction with the development, such as infrastructure improvements; a description of all incentives or subsidies which will be offered to the developer by public agencies with an analysis of the benefits to the developer and costs to the public; a copy of any predevelopment agreements or contracts affecting the project; and, disclosure of any environmental reports or studies relating to the development and its direct surroundings.

B. Economic Feasibility: The Application must include pro forma financial statements that clearly demonstrate that the proposed development is economically viable and able to sustain itself beyond the incentive period. The pro forma statements should compare results, including return on investment, with and without the incentive, to help satisfy the requirement of this section of the Ordinance as well as the "assistance and necessity" requirement of Section 4(A)(4). The statements must not be different from those submitted to financial institutions in support of private, financial backing and should include a detailed analysis of project costs. Copies of any private or public feasibility studies of the project area may be submitted. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

C. Financing: The applicant should identify the amounts, sources and basic terms of proposed debt and equity financing for all aspects of the development, including both private and public sources of all funds.

D. Owners, Developers, Prime Tenants and other Interested Parties: The business experience and financial strength of the participants is important to the project's viability. The applicant should therefore provide sufficiently detailed financial information about the developers, owners, prime tenants, and any other interested parties, including names and addresses. Information about owners must include all general and limited partners and beneficiaries of a land trust. Any material legal or tax liabilities that might affect the project’s viability must be disclosed.

E. Development Schedule: The applicant must provide a development schedule that at least includes the date of the construction start, the projected time to completion and the projected date for occupancy.
4. Assistance and Necessity

"Certification of the commercial development project for Class 7a designation will materially assist development, re-development or rehabilitation of the area and the commercial development project would not go forward without the full incentive offered under Class 7a." [74-65(a) (4)]

Section 74-65(a)(4) requires the applicant to establish a link between the incentive and the viability and feasibility of the development by demonstrating that the project would not go forward without the incentive. The materials submitted for Section 74-65(a)(4), especially the pro forma financial statements comparing results with and without the incentive, may be referred to in support of the requirement for this section. In addition, evidence of the failure of formal public bidding or a showing that the unaided operation of the marketplace has produced no developer interest in the area for a period of years will help support satisfaction of this section's requirements. Examples of other evidence which may help satisfy the 74-65(a)(4) requirements are: physical isolation or substandard location of the project area; special environmental problems adding to development costs; municipal requirements for landmark preservation or costly amenities in connection with the project; and, expert testimony that unassisted development of the area will not occur. In addition, the existence of a participation agreement between the developer and any taxing districts should be described in the Application.

5. Increased Tax Revenue and Employment:

"Certification of the commercial development project for Class 7a designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area." [74-65(a)(5)]

The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. A tax revenue projection for the area, without the development, should also be provided for comparison. Since real estate taxes are a function of market value and the effective tax rate, market value projections should be based on the cost, income and market approaches to value. All figures should cover the same twelve-year period. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment. Finally, if the development involves relocation within the same taxing jurisdiction, the developer should supply a statement comparing the costs and benefits of relocation for the community as a whole.

Application Procedures

An Eligibility Application, accompanied by supporting documentation, must be submitted to the Assessor's Office prior to the commencement of construction, rehabilitation or reoccupation. At the time of filing the application, a filing fee of $500.00 must be paid. The Application must include a resolution or ordinance from the municipality where the real estate is located or from the Cook County Board of Commissioners if the real estate is located in an unincorporated area. The resolution or ordinance must expressly state that the five eligibility factors that must be present to demonstrate that the area is "in need of commercial development" are satisfied and that the municipality consents to and supports the Application.
In all cases of abandonment based on special circumstances, the finding of the municipality or the County Board, along with the specification of circumstances which led to said finding of “abandonment”, shall be included in a resolution or ordinance passed by the municipality in which the real estate is located (or the County Board if located in an unincorporated area) and must be filed at the time of the Eligibility Application. The ordinance or resolution pertaining to abandonment based on special circumstances must be validated by the County Board and a resolution from the County Board stating its approval of the special circumstances must also be filed at the time of the Eligibility Application.

The Assessor will make a final determination as to whether factors (1) through (5) exist within 60 days after receipt of the application and necessary supporting documentation. Certification of the project will lapse within one year if new construction, rehabilitation or reoccupation has not commenced.

Once new construction, rehabilitation, or reoccupation has been completed, the applicant must file an "Incentives Appeal Form" requesting that the property be reclassified to Class 7a. At the time of filing the appeal, an appeal fee of $100.00 must be paid.

During the term of the Class 7a incentive classification, the Assessor will mail to Class 7a recipients, at the time of their triennial reassessments, affidavit forms. Recipients must attest to the use of the property and the number of workers employed at the Class 7a site. The affidavit must be signed, notarized, and returned to the Assessor within three weeks. Failure to file the triennial affidavits within that time will result in the loss of the incentive.

Class 7a classification may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County). The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 7a incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The owners must notify the Assessor’s Office of their intent to request this renewal prior to their requesting a resolution or ordinance from the municipality or County Board. The number of renewal period requests is not limited.

Questions about the Class 7a incentive program may be directed to the Incentives Department of the Cook County Assessor's Office, 118 N. Clark, 3rd Floor, Chicago, IL 60602, (312) 603-7529.
1-O-04

AN ORDINANCE

APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE HOWARD AND RIDGE
REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for December 15, 2003; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on October 14, 2003, by publication on November 20, 2003, and November 27, 2003, and by certified mail to taxpayers within the Area on November 17 and November 18, 2003; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and

28 of 37
WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the City.

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

SECTION 1. Findings. That the Corporate Authorities hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area as defined in Section 11-74.4-3(b) of the Act.

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

d. The Plan and Project conform to the comprehensive plan for the development of the City as a whole, as reflected in the City’s zoning map.

e. As set forth in the Plan, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan, shall be retired within twenty-three (23) years after the Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

SECTION 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on December 15, 2003, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

SECTION 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.
SECTION 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description
EXHIBIT B – General Street Location
EXHIBIT C – Map of Redevelopment Project Area
EXHIBIT D – Redevelopment Plan and Project

Introduced: January 12, 2004
Adopted: January 26, 2004

Approved:

January 27, 2004
Mayor

ATTEST:

Mary J. Marico
City Clerk

Approved as to form:

Corporation Counsel
2-O-04

AN ORDINANCE

DESIGNATING THE HOWARD AND RIDGE REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on December 15, 2003, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

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

SECTION 1. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set
out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

SECTION 2. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 3. Supersedes and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

Introduced: January 17, 2004

Adopted: January 26, 2004

Approved:

January 27, 2004

Mayor
ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

Corporation Counsel
3-O-04

AN ORDINANCE

ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE HOWARD AND RIDGE REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the City of Evanston, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the City has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

SECTION 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.
SECTION 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the 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 that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the 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 that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Howard and Ridge Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

SECTION 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.
SECTION 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

Introduced: January 12, 2004

Adopted: January 26, 2004

Approved: January 27, 2004

Mayor

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

Corporation Counsel