

ORDINANCE NO. F-0419

AN ORDINANCE OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS,
DESIGNATING THE CITY OF WHEATON MAIN STREET REDEVELOPMENT PROJECT
AREA A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and for the best interests of the citizens of the City of Wheaton, DuPage 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 One of this Ordinance; and,

WHEREAS, the City has heretofore, in Ordinance No. F-0418, adopted and 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 October 11, 1999, and as revised by the changes referred to in Section 1, Paragraph G of said Ordinance No. F-0418, 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 Wheaton, Illinois, as follows:

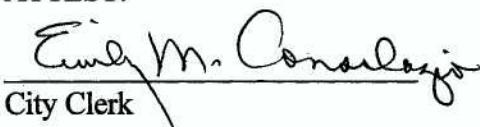
SECTION 1: The Area, described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The street location (as near as practicable) for the Area is described in Exhibit "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: 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: All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED AND APPROVED by the Mayor and City Council of the City of Wheaton, Illinois, this 6th day of December, 1999.

ATTEST:


Emily M. Conalago
City Clerk



Mayor

Exhibit A

Legal Description

1 THAT PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
2 MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF
3 INTERSECTION OF THE NORTH LINE OF WESLEY STREET WITH THE WEST LINE OF
4 WASHINGTON STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE NORtherLY LINE OF
5 THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID
6 NORtherLY LINE TO THE EAST LINE OF CROSS STREET; THENCE SOUTH ALONG SAID EAST
7 LINE TO THE NORTH LINE OF WILLOW AVENUE; THENCE SOUTHWESTERLY TO THE
8 NORTHEASTERN CORNER OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-
9 324-008; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY AND SAID EAST LINE
10 EXTENDED SOUTH TO THE SOUTH LINE OF ILLINOIS STREET; THENCE WEST ALONG SAID
11 SOUTH LINE TO THE WEST LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER
12 05-16-323-024 EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE EXTENDED SOUTH
13 AND SAID WEST LINE TO THE SOUTH LINE OF THE EAST AND WEST PUBLIC ALLEY IN BLOCK
14 323; THENCE WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST TO THE
15 WEST LINE OF HALE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF
16 WILLOW AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE EXTENDED
17 SOUTH OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-314-021; THENCE
18 NORTH ALONG SAID WEST LINE EXTENDED SOUTH AND EXTENDED NORTH TO THE NORTH
19 LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-314-009; THENCE EAST
20 ALONG SAID NORTH LINE TO THE WEST LINE OF THE PROPERTY HAVING A PERMANENT
21 INDEX NUMBER 05-16-314-008; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE
22 OF LIBERTY DRIVE; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF HALE
23 STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORtherLY LINE OF THE CHICAGO
24 AND NORTHWESTERN RAILROAD; THENCE WEST ALONG SAID NORtherLY LINE TO THE WEST
25 LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-307-005; THENCE
26 NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH TO THE NORTH LINE
27 OF FRONT STREET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HALE
28 STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE PROPERTY
29 HAVING A PERMANENT INDEX NUMBER 05-16-301-029; THENCE WEST ALONG SAID SOUTH
30 LINE TO THE WEST LINE OF SAID PROPERTY; THENCE NORTH ALONG SAID WEST LINE AND
31 SAID WEST LINE EXTENDED NORTH TO THE SOUTH LINE OF WESLEY STREET; THENCE EAST
32 ALONG SAID SOUTH LINE TO THE EAST LINE OF HALE STREET; THENCE NORTH ALONG SAID
33 EAST LINE TO THE NORTH LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-
34 16-133-006; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST
35 TO THE EAST LINE OF THE PROPERTY HAVING A PERMANENT INDEX NUMBER 05-16-133-009;
36 THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF THE PROPERTY HAVING A
37 PERMANENT INDEX NUMBER 05-16-133-010; THENCE EAST ALONG SAID NORTH LINE AND
38 SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF MAIN STREET; THENCE SOUTH
39 ALONG SAID EAST LINE TO THE NORTH LINE OF WESLEY STREET; THENCE EAST ALONG SAID
40 NORTH LINE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

(Ordinance No. F-0419)

Exhibit B
Street Description

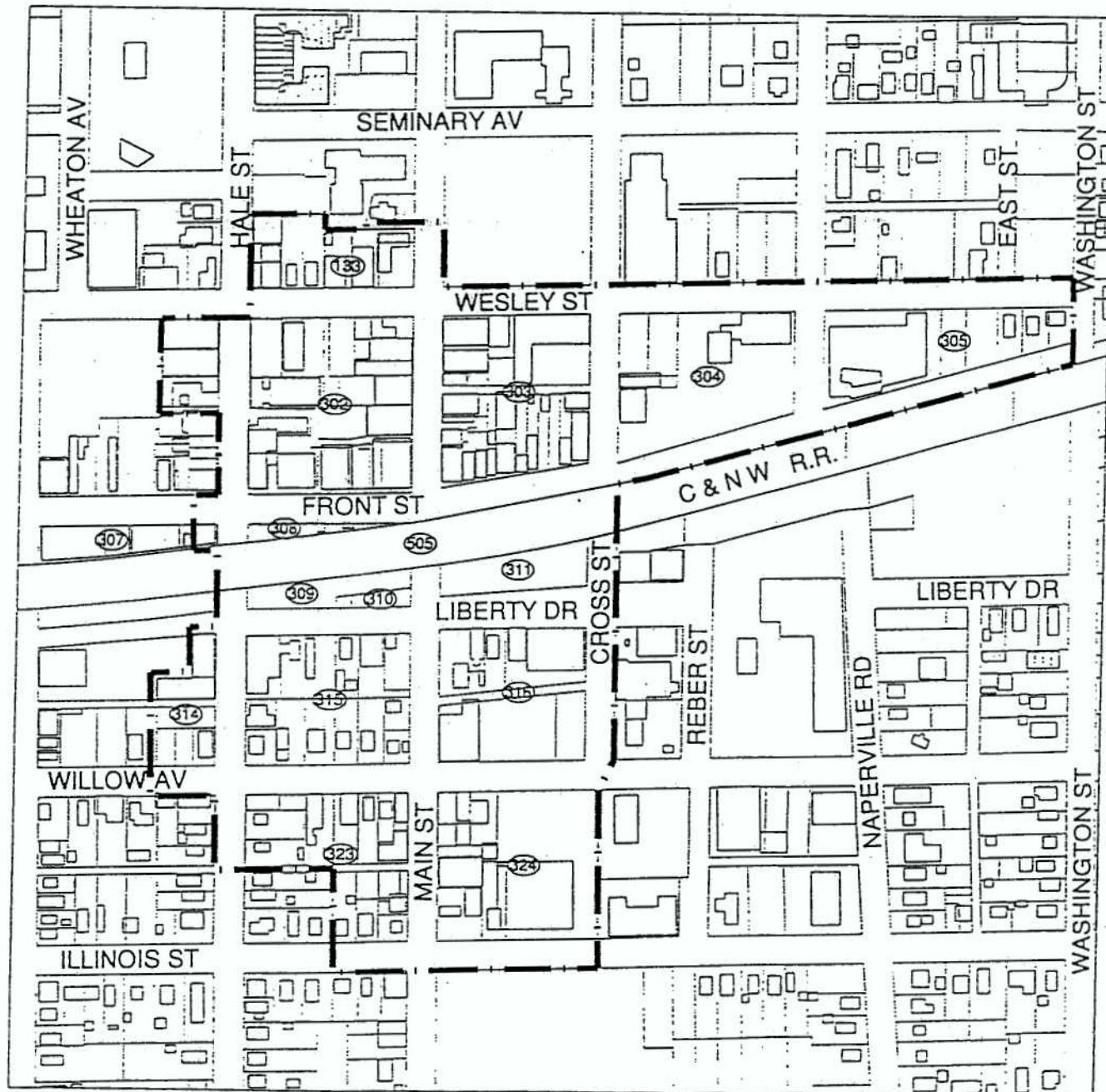
The area bounded by Wesley Street on the north, Washington Street on the east, Illinois Street on the south, and Hale Street on the west.

Exhibit C

Main Street Redevelopment Project

Downtown Wheaton

0 175' 350'



LEGEND

Existing Building

TIF 2 Redevelopment
Area Boundary

Block Number



TESKA
ASSOCIATES
INC.
627 Grove Street
Evanston, Illinois 60201
847.269.2015

PIN	Number	Dir.	Street	Street
516133006	209	N	Hale	Street
516133007	131	W	Wesley	Street
516133008	211	S	Wheaton	Avenue
516133009	117	W	Wesley	Street
516133010	121	W	Wesley	Street
516133011	111	W	Wesley	Street
516133012	210	N	Main	Street
516133013	206	N	Main	Street
516301027	204	W	Wesley	Street
516301028	124	N	Hale	Street
516301029	120	N	Hale	Street
516302001	131	N	Hale	Street
516302002	120	W	Wesley	Street
516302007	130	N	Main	Street
516302008	128	N	Main	Street
516302009	126	N	Main	Street
516302014	126	N	Main	Street
516302027	129	W	Front	Street
516302036	107	W	Front	Street
516302037	102	N	Main	Street
516302038	112	W	Wesley	Street
516302039	303	W	Wesley	Street
516302040	127	N	Hale	Street
516302041	112	W	Wesley	Street
516302042	112	W	Wesley	Street
516302044	116	W	Wesley	Street
516302045	113	N	Main	Street
516302047	112	W	Wesley	Street
516302048	133	W	Front	Street
516302050	112	N	Main	Street
516302051	112	N	Main	Street
516302052	112	N	Main	Street
516302058	113	W	Front	Street
516302059	111.5	W	Front	Street
516302060	109	W	Front	Street
516302061	123	W	Front	Street
516302062	119	W	Front	Street
516302063	111	N	Hale	Street
516302064	109	N	Hale	Street
516303001	102	E	Wesley	Street

PIN	Number	Dir	Street	Suffix
516303002	129	N	Main	Street
516303003	125	N	Main	Street
516303004	108	E	Wesley	Street
516303005	125	N	Main	Street
516303007	123	N	Main	Street
516303008	113	N	Main	Street
516303009	109	N	Main	Street
516303010	103	E	Front	Street
516303011	211	S	Wheaton	Avenue
516303012	111	N	Main	Street
516303013	105	E	Front	Street
516303014	107	E	Front	Street
516303015	109	E	Front	Street
516303016	111	E	Front	Street
516303017	111	E	Front	Street
516303018	117	E	Front	Street
516303019	119	E	Front	Street
516303020	121	E	Front	Street
516303021	123	E	Front	Street
516303022	110	N	Cross	Street
516303023	125	E	Front	Street
516303024	120	E	Wesley	Street
516303025	120	E	Wesley	Street
516304008	107	N	Cross	Street
516304024	218	E	Wesley	Street
516304026	218	E	Wesley	Street
516304027	218	E	Wesley	Street
516305007	303	E	Front	Street
516305008	303	E	Front	Street
516305009	334	E	Wesley	Street
516305010	338	E	Wesley	Street
516305011	342	E	Wesley	Street
516305013	303	E	Front	Street
516307005	200	W	Front	Street
516308003	102	W	Front	Street
516309001	101	W	Liberty	Drive
516310001	101	W	Liberty	Drive
516310002	101	W	Liberty	Drive
516311001	121	E	Liberty	Drive
516314008	204	W	Liberty	Drive

RIN	TF	Number	Dir	Street	Subx
516314009		208	S	Hale	Street
516314018		207	W	Willow	Avenue
516314019		201	W	Willow	Avenue
516314020		208	S	Hale	Street
516314021		209	W	Willow	Avenue
516315001		132	W	Liberty	Drive
516315002		122	W	Liberty	Drive
516315003		118	W	Liberty	Drive
516315004		112	W	Liberty	Drive
516315005		108	W	Liberty	Drive
516315006		102	W	Liberty	Drive
516315007		217	S	Hale	Street
516315008		221	S	Hale	Street
516315009		127	W	Willow	Avenue
516315010		117	W	Willow	Avenue
516315011		111	W	Willow	Avenue
516315012		107	W	Willow	Avenue
516315013		102	W	Liberty	Drive
516315014		212	S	Main	Street
516315018		224	S	Main	Street
516316001		205	S	Main	Street
516316002		106	E	Liberty	Drive
516316003		110	E	Liberty	Drive
516316004		120	E	Liberty	Drive
516316005		213	S	Main	Street
516316009		120	E	Liberty	Drive
516316010		120	E	Liberty	Drive
516316011		114	E	Willow	Avenue
516323001		128	W	Willow	Avenue
516323002		305	S	Hale	Street
516323003		309	S	Hale	Street
516323004		116	W	Willow	Avenue
516323005		211	S	Wheaton	Avenue
516323006		108	W	Willow	Avenue
516323007		300	S	Main	Street
516323008		300	S	Main	Street
516323009		310	S	Main	Street
516323020		314	S	Main	Street
516323021		324	S	Main	Street
516323022		326	S	Main	Street

DIR	Number	DIR	Street	Street
516323023	103	W	Illinois	Street
516323024	105	W	Illinois	Street
516324001	211	S	Wheaton	Avenue
516324002	309	S	Main	Street
516324003	106	E	Willow	Avenue
516324004	315		Main	Street
516324005	315	S	Main	Street
516324006	325	S	Main	Street
516324007	111	E	Illinois	Street
516324008	114	E	Willow	Avenue