

ORDINANCE NO. F-0420

AN ORDINANCE OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS, ADOPTING  
TAX INCREMENT ALLOCATION FINANCING FOR THE CITY OF WHEATON  
MAIN STREET REDEVELOPMENT PROJECT AREA

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 adopt 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 Ordinance No. F-0418, and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of Ordinance No. F-0419, 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 Wheaton, Illinois, as follows:

**SECTION 1:** 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 described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference. 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:** 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 the 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 the taxes levied upon each taxable lot, block, tract or parcel of real property which 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 which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized value of each property in the Area shall be allocated to and when collected shall be paid to the City Finance Director who shall deposit said taxes into a special fund, hereby created, and designated the "City of Wheaton Main Street Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall

## 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.0420)

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## Exhibit B

### Street Description

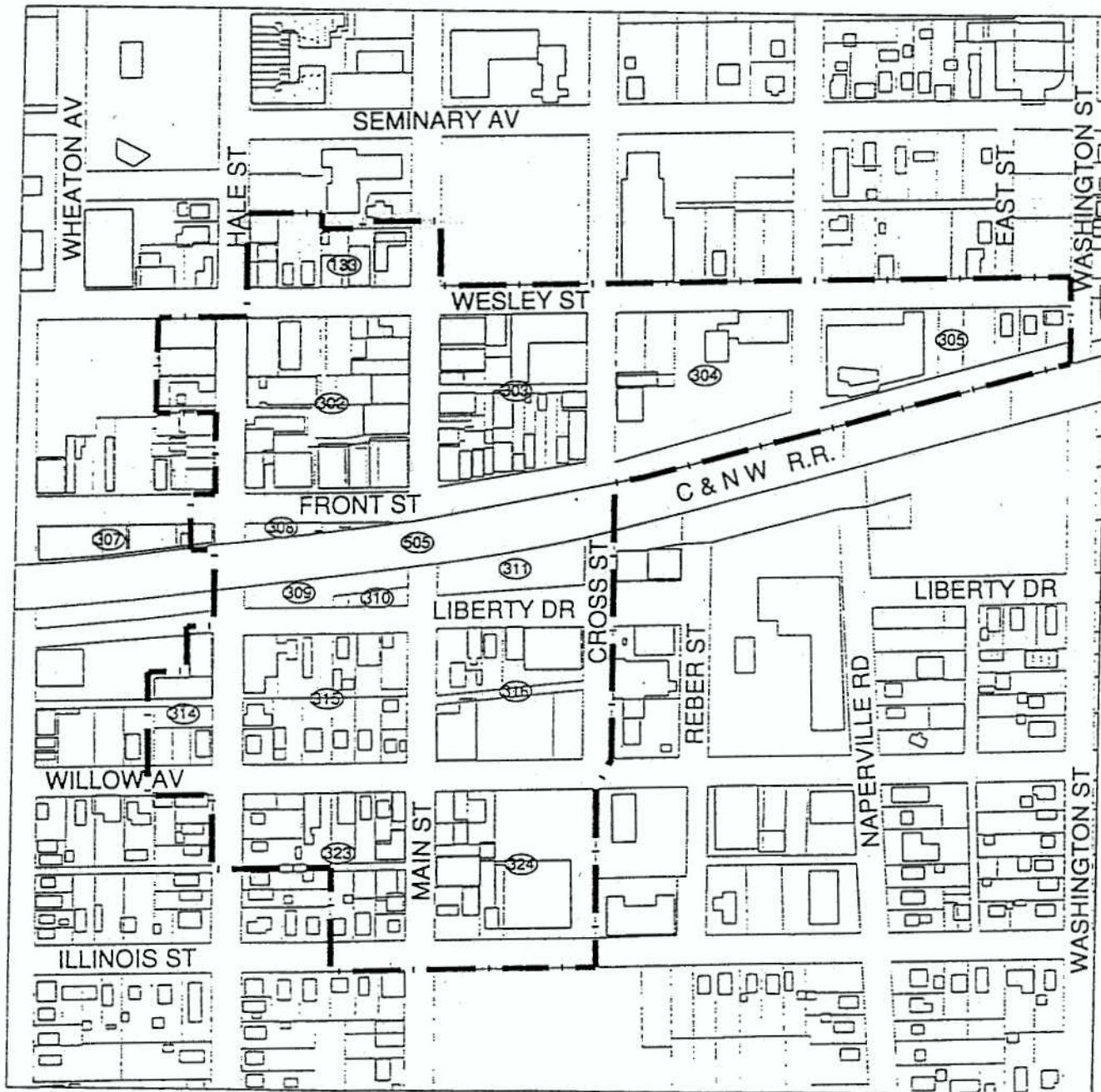
The area bounded by Wesley Street on the north, Washington Street on the east, Illinois Street on the south, and Hale Street on the west.

## Exhibit C

### Main Street Redevelopment Project

Downtown Wheaton

0 175' 350'



#### LEGEND

- Existing Building
- TIF 2 Redevelopment Area Boundary
- (133) Block Number



TESKA  
ASSOCIATES  
INC.  
627 Grove Street  
Evanston, Illinois 60201  
847.869.2015

PN	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	Substr
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

PIN	Number	Dir	Street	Suffix
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

File Number	Address	Number	Dir.	Street	Substr.
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