

ORDINANCE NO. F-1011

AN ORDINANCE OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS,
DESIGNATING THE CITY OF WHEATON COURTHOUSE 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 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 City Council of the City (the "Corporate Authorities") has heretofore by ordinance 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 the 10th day of January, 2005, 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 City Council of the City of Wheaton, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Area Designated. The Area, as 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. Invalidity of Any Section. 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.

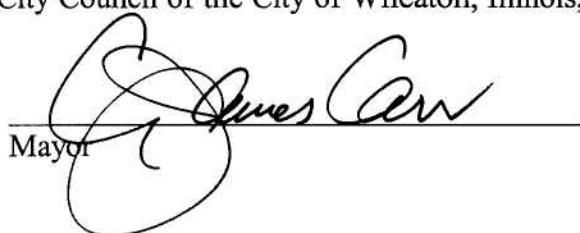
Section 3. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of The County of DuPage, Illinois (the "County Clerk") shall use for determining the total initial equalized assessed valuation of the Area is 2004. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area is attached hereto as *Exhibit D* and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and

this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

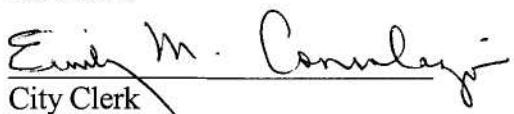
Section 5. Transmittal to County Clerk. The Municipal Clerk is hereby expressly directed to transmit forthwith to the County Clerk a certified copy of this ordinance, which is hereby expressly found to include a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area and a list of the parcel of tax identification number of each parcel of property included in the Area.

PASSED AND APPROVED by the City Council of the City of Wheaton, Illinois, this 21st day of March, 2005.



James Carr
Mayor

ATTEST:



Emily M. Connolly
City Clerk

Roll Call Vote:

Ayes: Councilman Mork
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson

Nays: None

Absent: Councilman Mouhelis

Motion Carried Unanimously

Passed: March 21, 2005

Published: March 22, 2005

EXHIBIT A - LEGAL DESCRIPTION

LEGAL DESCRIPTION

Parcel 1: All that property described as the courthouse block in Warren L. Wheaton's 2nd addition to Wheaton in section 16, township 39 north, range 10 east of the third principal meridian, according to the plat thereof recorded April 28, 1869 as document no. 11488, in Du Page County, Illinois.

Parcel 2: Lot 1 (except that part described as follows: beginning at the northwest corner of lot 1; thence south along the west line of lot 1, 50 feet; thence east and parallel to the south line of lot 1, 100 feet; thence north at right angles to last described line 75.29 feet, more or less, to the northerly line of lot 1; thence southwesterly along the northerly line of lot 1, 105.27 feet, more or less, to the northwest corner of lot 1 and the point of beginning) in Burckal's assessment plat or part of block 1 in Warren L. Wheaton's second addition to Wheaton, being a subdivision in the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$ and the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of section 16, township 39 north, range 10, east of the third principal meridian, according to the plat of said Burckal's assessment plat recorded March 4, 1933 as document 334382, in DuPage County, Illinois.

Parcel 3: All that part of block 2 lying east of a straight line drawn across said block at a right angle with the south line thereof through a point on said south line, that is 77.2 feet west, measured on said south line, of the southeast corner of said block 2 and lying southerly of the premises conveyed to the Aurora, Elgin and Chicago railway company by deed recorded April 20, 1901 as document 73859, in Warren L. Wheaton's second addition to Wheaton, a subdivision of part of the southeast $\frac{1}{4}$ and part of the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of section 16, township 39 north, range 10, east of the third principal meridian, according to the plat thereof recorded April 28, 1869 as document 11488, in DuPage County, Illinois.

P.I.N. 05-16-318-001, 05-16-319-002, 05-16-312-002

And

Lots 1, 2, 3, 4, and 5 and Lots 9, 10, 11, 12, 13 and 14, except for the south 15 feet of lot 9 in Egger's Resubdivision, being a subdivision in the south half of Section 16, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded in DuPage County, Illinois.

P.I.N's 05-16-320-001 thru 007 and 05-16-320-009 thru 011 and 05-16-320-013 and 014 and

05-16-320-018 thru 025

And

All of Blocks 2 and Lots 1 through 5 in Block #3 in Warren L. Wheaton's Second Addition to Wheaton, being a Subdivision in the Southwest Quarter of Section 16, Township 39 North, Range 10 East of the Third Principal Meridian, According to the plat thereof, recorded in DuPage County, Illinois on April 28, 1869 as document no. 11488.

05-16-312-001, 002

05-16-317-001, 002

EXHIBIT B - STREET DESCRIPTION

The Area contains approximately 10.8 acres. The street location of the Area is generally: Union Pacific Railroad right-of-way on the north, Washington Street on the east, Willow Avenue on the south and Cross Street on the west.

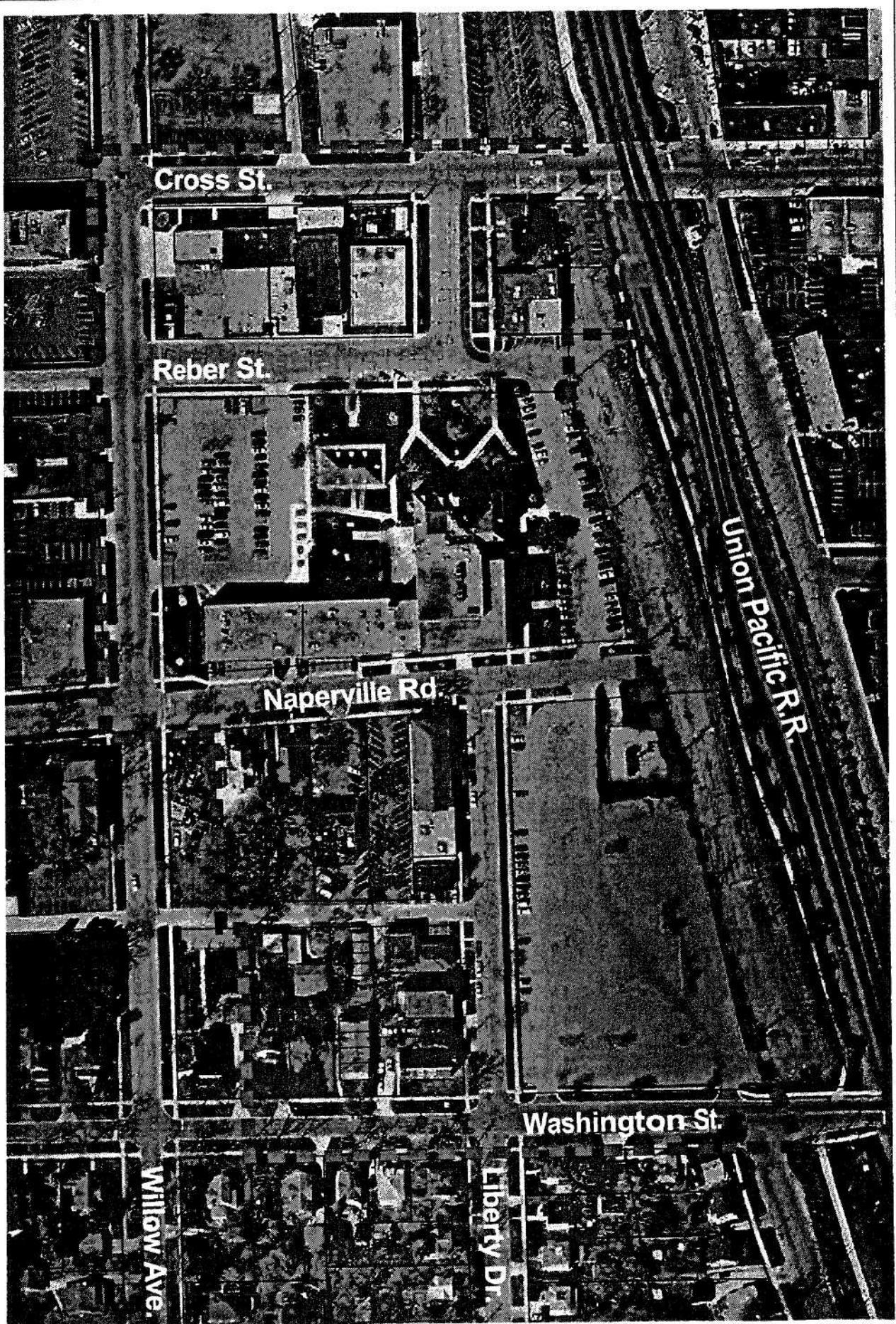


EXHIBIT D – LIST OF PINS

05-16-318-001
05-16-319-002
05-16-312-002

05-16-320-001
05-16-320-002
05-16-320-003
05-16-320-004
05-16-320-005
05-16-320-006
05-16-320-007

05-16-320-009
05-16-320-010
05-16-320-011

05-16-320-013
05-16-320-014

05-16-320-018
05-16-320-019
05-16-320-020
05-16-320-021
05-16-320-022
05-16-320-023
05-16-320-024
05-16-320-025

05-16-312-001
05-16-312-002

05-16-317-001
05-16-317-002