

ORDINANCE NO. F-1665

**AN ORDINANCE OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS APPROVING
AN AMENDMENT TO THE COURTHOUSE REDEVELOPMENT PROJECT AREA PLAN
AND PROGRAM (TIF #3)**

WHEREAS, the Corporate Authorities of the City of Wheaton ("City") have determined that it is necessary and advisable to the public health, safety, welfare and convenience of the residents of the City that the City undertake a redevelopment project and plan and heretofore approved: the redeveloped project and plan ("Plan"), designated a project redevelopment area ("Area") for that portion of the City known as the Courthouse Redevelopment Project Area, and adopted Tax Increment Allocation Financing for the Area as authorized by the Tax Increment Allocation Redevelopment Act, as amended ("Act"); and

WHEREAS, the Corporate Authorities have determined that it is desirable and in the best interest of the citizens of the City to make an amendment to the Plan ("Amended Plan"); and

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

WHEREAS, the joint review board, after proper notice, convened on April 4, 2012 to consider the proposed amendment to the Plan and by a vote of four (4) ayes, one (1) nay and one (1) abstention voted to recommend approval of the Amended Plan to the Corporate Authorities; and

WHEREAS, pursuant to Section 11-74.4-5 and 6 of the Act the Corporate Authorities called a public hearing to consider the Amended Plan on May 14, 2012 at the Wheaton City Hall, 303 W. Wesley Street, Wheaton, Illinois; and

WHEREAS, due legal notice for such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act; and

WHEREAS, the Corporate Authorities of the City held the public hearing on May 14, 2012 at Wheaton City Hall, 303 W. Wesley Street, Wheaton, Illinois; and

WHEREAS, at the public hearing interested persons and affected taxing districts were permitted to file with the City Clerk written objections and to be heard orally in respect to any issues embodied in the notice of said hearing, the proposed Amended Plan and the Corporate Authorities of the City heard and determined all protests and objections at the hearing; and

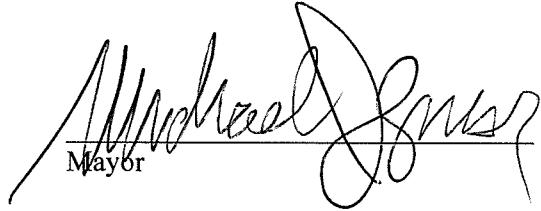
WHEREAS, the hearing was adjourned on May 14, 2012.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

SECTION 1: That an Amendment is hereby approved to that Section of the "Courthouse Redevelopment Project Area Plan and Program" titled "Redevelopment Goals and Objectives" by the addition at the end of that Section of the language contained in Exhibit A, which is attached hereto and incorporated herein as if fully set forth.

SECTION 2: That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



Michael Gresk
Mayor

ATTEST:



Alan Barnett
City Clerk

Roll Call Vote:

Ayes: Councilman Suess
Councilwoman Ives
Councilman Rutledge
Mayor Gresk

Nays: Councilman Mouhelis
Councilwoman Pacino Sanguinetti
Councilman Scalzo

Absent: None

Motion Carried

Passed: October 1, 2012

Published: October 2, 2012

EXHIBIT "A"

Implementation of Redevelopment Goals and Objectives

All and any of the goals and objectives set forth in this Section may be applied and implemented by the City within all or any part of the Project Area and any of the Blocks, sub-Blocks or parcels located therein, as from time to time determined by the City pursuant to applications pertaining thereto and applicable provisions of the Tax Increment Allocation Redevelopment Act (ACT) as may be amended from time to time. The provisions of this Section, and the goals, objectives and land uses set forth herein, shall be applicable to and considered under and as part of any and all of the Sections and paragraphs contained within this Redevelopment Plan, inclusively and not exclusively, in recognition of the fact that specific proposals, which represent evolving market and social conditions, may satisfy general goals and objectives of this Plan and Act. In furtherance of the aforesated intentions, non-defined terms contained in the Redevelopment Goals and Objectives serve as a general guide to redevelopment decisions within the Redevelopment Plan Area and any amendments to projects located therein as from time to time may be considered by the City where allowed by law. For example, but not meant as an exclusive example, the term "housing for senior citizens" as used in the goals and objectives is not intended as a narrow defined term but instead anticipates a potentially broad range of projects so long as the housing for senior citizens proposed satisfies the Goals and Objectives of this Plan and the applicable provisions of the Act.

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