

RECORDER  
DU PAGE COUNTY

*Blaney*

0-23-93

DU PAGE COUNTY  
RECORDER

RE-RECORD

24 JAN 19 93 PM 12:45

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS

WHEREAS, the City of Elmhurst, DuPage and Cook Counties, Illinois (the "City") desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, (hereinafter referred to as the "Act");

WHEREAS, the City has approved the City of Elmhurst, Illinois Lake Street Tax Increment Redevelopment Area Redevelopment Plan and Project and has designated the Lake Street Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act;

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of Elmhurst, DuPage and Cook Counties, Illinois as follows:

Section 1. Tax increment financing is hereby adopted in respect to the Lake Street Redevelopment Project Area, as the City of Elmhurst, Illinois Lake Street Tax Increment Redevelopment Area Redevelopment Plan and Project approved and adopted pursuant to an ordinance of the City with respect thereto has been passed on December 6, 1993, such Lake Street Redevelopment Project Area, described in Exhibit "A" attached to this Ordinance, which Redevelopment Project Area was designated pursuant to an ordinance passed by the City Council on December 6, 1993.

Section 2. The ad valorem taxes arising from the levies upon taxable real property in the City's Lake Street Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Paragraph (c) of Section 9 of the Act each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs 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 which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the City's Lake Street Redevelopment Project 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

PREPARED BY *J* RETURN TO:

CITY CLERK  
CITY OF ELMHURST  
209 N YORK

Copies To All  
Elected Officials  
12/2/93

RE-RECORDED TO CORRECT  
"EXHIBIT A" LEGAL DESCRIPTION

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the City's Lake Street Redevelopment Project Area over and above the initial equalized assessed value of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each lot, block, tract or parcel of real property in the Redevelopment Project Area, shall be allocated to, and when collected, shall be paid to the City Treasurer who shall deposit said funds in a special fund called "The Special Tax Allocation Fund" of the City for the purposes set forth in the City of Elmhurst, Illinois Lake Street Tax Increment Redevelopment Area Redevelopment Plan and Project referred to above.

Section 3. The City shall obtain and utilize incremental taxes arising from the operation of the Act for the payment of redevelopment project costs and all municipal obligations financing redevelopment project costs in accordance with the provisions of the Act and the City's City of Elmhurst, Illinois Lake Street Tax Increment Redevelopment Area Redevelopment Plan and Project and such other purposes as may be permitted by the Act.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law. A full, true and complete copy of this Ordinance shall be published within ten days after passage in pamphlet form by authority of the City Council.

Approved this 6<sup>th</sup> day of December, 1993.

Thomas D. Marzucchi  
Thomas D. Marzucchi, Mayor

Passed this 6<sup>th</sup> day of December, 1993.

Ayes: 13 Nays: 1

Janet S. Edgley  
Janet S. Edgley, City Clerk

1993-285299

## EXHIBIT "A"

LEGAL DESCRIPTION OF  
LAKE STREET REDEVELOPMENT PROJECT AREA

The real property which is legally described as follows:

Part of the Southwest and Southeast 1/4 of Section 26 and the Northwest and Northeast 1/4 of Section 35 all in Township 40 North, Range 11 East of the Third Principal Meridian comprising part or all of the following Subdivisions and Resubdivisions:

Davidson's Assessment Plat recorded as Document No. 694525, Fisher's Assessment Plat recorded as Document No. 928140, West Lake Farms Subdivision of Lot 1 recorded as Document No. 161541, Braun's Resubdivision recorded as Document No. 498078, Cuchetto's Division recorded as Document No. 730221, Elmhurst Industrial Park Unit Number 1, recorded as Document No. R65-002240, Mourekson Industrial Center Unit 1 recorded as Document No. R68-006176, Myer's Subdivision recorded as Document No. 195879, Teresis Subdivision recorded as Document No. R64-029290 and West Lake Farms recorded as Document No. 159001 Public Storage Subdivision recorded as Document No. R81-064463, also including parts of streets and alleys adjoining Lots in aforesaid Subdivisions and Resubdivision and being more particularly bounded and described as follows: commencing at the Southeasterly corner of Lot 45 in Elmhurst Industrial Park Unit Number 1 aforesaid; thence West along the South line of said Lot 45 to the Southwest corner thereof; thence South along the West line, Extended South of said Lot 45 to the center line, extended East of Crockett Avenue; thence West along the said center line extended East and the center line of said Crockett Avenue to the most Easterly East line extended south of Lot 2 in Moeller's Assessment Plat recorded as Document No 983838; thence North along said extended East line, the most Easterly East line and the said Easterly East line extended Northerly of said Lot 2 to the Northerly line of Lake Street (U.S. Route 20); thence Southeasterly along said Northerly line to the Southeasterly corner of Lot 24 in Myer's Subdivision aforesaid; thence Northerly along the Easterly line and said Easterly line extended Northerly of said Lot 24 to the Southerly line of Lot 15 in said Myer's Subdivision; thence Southeasterly along said Southerly line and the Southerly line of Lot 14 in said Myer's Subdivision to the Southeasterly corner of said Lot 14; thence Northerly along the Easterly line of said Lot 14 to the Northeasterly corner thereof; thence Northwesterly along the Northerly line of Lot 14, the Northerly line of Lots 15, 16, 17, 18 in said Myer's Subdivision and the said Northerly line of Lot 18 extended Northwesterly to the Westerly line of Church Road; thence Northeasterly along said Westerly line to the Southerly line, extended Northwesterly of Lot 8 in said Myer's Subdivision; thence Southeasterly along said extended Southerly line, the Southerly line of Lot 8 and the southerly line of Lots 9 & 10 in said Myer's Subdivision to the Southeasterly corner of said Lot 10; thence Northeasterly along the Easterly line of said Lot 10 to the Southerly line of Lot 3 in said Myer's

Subdivision; thence Northwesterly along said Southerly line of Lot 3 to the Southwesterly corner thereof; thence Northeasterly along the Westerly line of said Lot 3, the Westerly line of Lots 1 and 2 in said Myer's Subdivision and the Westerly line of said Lot 1, extended North, to the North line of the said Northwest 1/4 of Section 35 (said North line also being the South line of the said Southwest 1/4 of Section 26); thence East along said North line to the West line of West Lake Farms Subdivision of Lot 1 aforesaid; thence North along said West line to the North line thereof; thence East along said North line and said North line extended East to the Northwest corner of Davidson Assessment Plat aforesaid; thence continuing East along the North line of said Davidson Assessment Plat, said North line extended East to the Southwesterly line of Interstate (I-290), thence Southeasterly along said Southwesterly line to the North line of Teresis Subdivision aforesaid; thence East along said North line to the Northeasterly corner of Lot 1 of said Teresis Subdivision; thence Southeasterly along the Easterly line of said Lot 1 and the Easterly line of Lots 2 & 3 of said Teresis Subdivision to the Southeasterly corner of said Lot 3; thence East along the South line, extended East of said Lot 3 to the West line, extended North of said Lot 45 in Elmhurst Industrial Park Unit Number 1; thence South along said extended West line to the Northeasterly line of said Lot 45; thence Southeasterly along said Northeasterly line to the point of beginning, DuPage County, Illinois.

Said Area is also commonly described as follows:

An irregular area bordered on the North by the north (rear lot line) of properties north of Fullerton Avenue; on the east by the west side right-of-way of I-290; on the south by the center line right-of-way of Crockett Avenue; and on the west by several tax parcels and the west side right-of-way of Church Street perpendicular to the Thomas Street right-of-way, all in Elmhurst, Illinois.

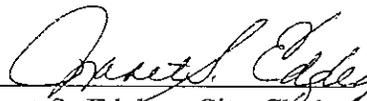
STATE OF ILLINOIS     )  
                                  ) SS  
COUNTIES OF DUPAGE  
AND COOK                 )

I, JANET S. EDGLEY, hereby certify that I am the duly elected, qualified and acting City Clerk of the City of Elmhurst, DuPage and Cook Counties, Illinois, a municipal corporation, and the keeper of its seal and records.

I HEREBY FURTHER CERTIFY that the attached is a true and correct copy of \_\_\_\_\_  
Exhibit "A" - Legal Description of Lake Street Tax Increment Redevelopment Project Area

I HEREBY FURTHER CERTIFY that the original of the attached is now on file in the City Clerk's Office of the City of Elmhurst, 209 N. York Street, Elmhurst, IL 60126.

IN WITNESS HEREOF, I have hereunto set my hand and affixed the seal of the City of Elmhurst, aforesaid, at said City, in the County and State aforesaid, this 14th day of December 1993.

  
Janet S. Edgley, City Clerk

S E A L

## EXHIBIT "A"

RE-RECORDED

The real property which is legally described as follows:

Part of the Southwest 1/4 of Section 26 and the Northwest 1/4 of Section 35 all in Township 40 North, Range 11 East of the Third Principal Meridian comprising part or all of the following Subdivisions and Resubdivisions:

Davidson's Assessment Plat recorded as Document No. 694525, Fisher's Assessment Plat recorded as Document No. 928140, West Lake Farms Subdivision of Lot 1 recorded as Document No. 161541, Braun's Resubdivision recorded as Document No. 498078, Cuchetto's Division recorded as Document No. 730221, Elmhurst, City of Assessment Plat Number 2 recorded as Document No. R64-029362, Mourekson Industrial Center Unit 1 recorded as Document No. R68-006176, Myer's Subdivision recorded as Document No. 195879, Oaklawn Avenue 2nd Resubdivision recorded as Document No. R67-045815 and West Lake Farms recorded as Document No. 155001 also including parts of streets and alleys adjoining Lots in aforesaid Subdivisions and Resubdivisions and being more particularly bounded and described as follows: commencing at the Southeasterly corner of Lot 45 in Elmhurst, City of Assessment Plat No. 2 aforesaid; thence West along the South line of said Lot 45 to the Southwest corner thereof; thence South along the West line, Extended South of said Lot 45 to the center line, extended East of Crockett Avenue; thence West along the said center line extended East and the center line of said Crockett Avenue to the most Easterly East line extended south of Lot 2 in Moeller's Assessment Plat recorded as Document No. 983838; thence North along said extended East line, the most Easterly East line and the most Easterly East line, extended Northerly of said Lot 2 to the Northerly line of Lake Street (U.S. Route 20); thence Southeasterly along said Northerly line to the Southeasterly corner of Lot 24 in Myer's Subdivision aforesaid; thence Northerly along the Easterly line and said Easterly line extended Northerly of said Lot 24 to the Southerly line of Lot 15 in said Myer's Subdivision; thence Southerly along said Southerly line and the Southerly line of Lot 14 in said Myer's Subdivision to the Southeasterly corner of said Lot 14; thence Northerly along the Easterly line of said Lot 14 to the Northeasterly corner thereof; thence Northwesterly along the Northerly line of Lot 14, the Northerly line of Lots 15, 16, 17, 18 in said Myer's Subdivision and the said Northerly line of Lot 18 extended Westerly to the Westerly line of Church Road; thence Northerly along said Westerly line to the Southerly line, extended Northwesterly of Lot 8 in said Myer's Subdivision; thence Southeasterly along said extended Southerly line, the Southerly line of Lot 8 and the Southerly line of Lots 9 & 10 in said Myer's Subdivision to the Southeasterly corner of said Lot 10; thence Northerly along the Easterly line of said Lot 10 to the Southerly line of Lot 3 in said Myer's Subdivision; thence Northwesterly along said Southerly line of Lot 3 to the Southwesterly corner thereof; thence Northeasterly along the Westerly line of said Lot 3, the Westerly line of Lots 1 and 2 in said Myer's Subdivision and the Westerly line of said lot 1,

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extended North, to the North line of the said Northwest 1/4 of Section 35 (said North line also being the South line of the said Southwest 1/4 of Section 26); thence East along said North line to the West line of West Lake Farms Subdivision of Lot 1 aforesaid; thence North along said West line to the North line thereof; thence East along said North line and said North line extended East to the Northwest corner of Davidson Assessment Plat aforesaid; thence continuing East along the North line of said Davidson Assessment Plat, said North line extended East and the North line of Fisher's Assessment Division aforesaid to the Southwesterly line of toll road (I-290), thence Southeasterly along said Southwesterly line to the North line of Oaklawn Avenue 2nd Resubdivision aforesaid; thence East along said North line to the Northeasterly corner of Lot 1 of said Oaklawn Avenue 2nd Resubdivision; thence Southeasterly along the Easterly line of said Lot 1 and the Easterly line of Lots 2 & 3 of said Oaklawn Avenue 2nd Resubdivision to the Southeasterly corner of Said Lot 3; thence East along the South line, extended East of said Lot 3 to the West line, extended North of said Lot 45 in Elmhurst, City of Assessment Plat No. 2; thence South along said extended West line to the Northeasterly line of said Lot 45; thence Southeasterly along said Northeasterly line to the point of beginning, DuPage County, Illinois.

Said Area is also commonly described as follows:

An irregular area covering approximately 51 acres bordered on the North by the north (rear lot line) of properties north of Fullerton Avenue; on the east by the west side right-of-way of I-290; on the south by the center line right-of-way of Crockett Avenue; and on the west by several tax parcels and the west side right-of-way of Church Street perpendicular to the Thomas Street right-of-way, all in Elmhurst, Illinois.