



# WEST CHICAGO PUBLIC LIBRARY DISTRICT

## ORDINANCE NO. 21-02:

### AN ORDINANCE PROVIDING FOR REAL ESTATE TAX ABATEMENT

### FOR THE ALTON INDUSTRIES PROPERTY

WHEREAS, the Illinois Property Tax Code, 35 ILCS 200/18-165, authorizes any taxing district to abate its taxes in relation to a specific property; and

WHEREAS, in “An Intergovernmental Agreement Between the City of West Chicago, DuPage Airport Authority, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary School District 33, Community High School District 94, Innovation Partners, and Alton Industry Ltd. Group in Regard to a Property Tax Abatement Relative to the Development of the Alton Industries Property,” dated September 3, 2019 (“IGA”), the Board of Trustees of the West Chicago Public Library District (“Board”) previously determined it to be in its best interests to abate a portion of its taxes on the real estate legally described in **Exhibit 1**, attached hereto and made a part hereof (“Subject Property”), in order to encourage a commercial firm to redevelop the Subject Property; and

WHEREAS, the conditions of the IGA for the abatement of a portion of the taxes on the Subject Property have been met; and

WHEREAS, in the IGA, this Board of Trustees previously determined such abatement of taxes to be in the best interests of its tax payers in order to encourage a commercial firm to redevelop the Subject Property, increase the tax base, and increase employment opportunities; and

NOW, THEREFORE, be it Ordained by the Board of Trustees of the West Chicago Public Library District, DuPage County, Illinois, as follows:

**Section 1.** The Board of Trustees hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does now incorporate the same herein by reference.

**Section 2.** The County Clerk of DuPage County, Illinois is hereby ordered to abate the real estate taxes to be extended on the Subject Property, on behalf of the West Chicago Public Library District according to the rate set forth in Section 3 below, but excluding any levy or levies for debt service ("Abatement Rate"), commencing at the start of the next calendar year after the year in which this Ordinance is passed. However, in no event shall the aggregate abatement of real estate taxes levied against the Subject Property by the West Chicago Public Library District, together with real estate taxes levied against the Subject Property and abated in previous and future years by all other taxing districts, exceed the total of Four Million and No/100 Dollars (\$4,000,000.00).

**Section 3.** The Abatement Rate shall be Fifty Percent (50%) of the real estate taxes to be extended on the Subject Property on behalf of the West Chicago Public Library District.

**Section 4.** The President and Secretary of the West Chicago Public Library District are hereby authorized and directed to execute this Ordinance and cause a certified copy of the same to be filed with the County Clerk of DuPage County, Illinois.

**Section 5.** This Ordinance shall be in full force and effect upon its adoption and publication.

ADOPTED this 26 day of APRIL, 2021 by a majority vote of the Corporate Authorities of the West Chicago Public Library District on a roll call vote as follows:

AYES: BLOOM, FOKTA, JAKACKI-DATTOMO, KELSEY, CONRADT

NAYS: REYNOLDS, SR.

ABSENT: TAWNEY

APPROVED by the President of the Board of Trustees of the West Chicago Public Library District on the 26 day of APRIL, 2021.

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Nancy Conradt, President

ATTEST:

\_\_\_\_\_  
Diane Kelsey, Secretary

**EXHIBIT 1**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

(attached)

## Innovation Partners Parcel

### Legal Description

THAT PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, PER MONUMENT RECORD R2003-137779; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD-83) 410.53 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 10 SECONDS EAST PERPENDICULAR TO SAID WEST LINE 568.72 FEET; THENCE SOUTH 52 DEGREES 24 MINUTES 55 SECONDS EAST 291.25 FEET TO A POINT ON THE WESTERLY LINE OF INNOVATION DRIVE DEDICATED PER DOCUMENT R2007-131936; THENCE ALONG THE WESTERLY LINE OF SAID INNOVATION DRIVE FOR THE NEXT (4) COURSES; (1) THENCE SOUTHERLY 393.47 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 495.08 FEET AND WHOSE CHORD BEARS SOUTH 07 DEGREES 31 MINUTES 56 SECONDS WEST 383.20 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE SOUTHERLY 382.73 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 424.92 FEET AND WHOSE CHORD BEARS SOUTH 10 DEGREES 34 MINUTES 03 SECONDS WEST 369.92 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE SOUTHERLY 404.58 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 495.08 FEET AND WHOSE CHORD BEARS SOUTH 12 DEGREES 57 MINUTES 38 SECONDS WEST 393.41 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PROPOSED INGENUITY WAY; THENCE ALONG THE NORTHERLY LINE OF SAID INGENUITY WAY FOR THE NEXT (5) COURSES (1) THENCE SOUTHWESTERLY 83.21 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS SOUTH 25 DEGREES 57 MINUTES 23 SECONDS WEST 79.00 FEET TO A POINT; (2) THENCE SOUTH 52 DEGREES 49 MINUTES 33 SECONDS WEST 514.54 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY 108.62 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST 101.38 FEET TO A POINT; (4) THENCE NORTH 36 DEGREES 19 MINUTES 24 SECONDS WEST NON-TANGENT TO THE LAST COURSE, 26.17 FEET; (5) THENCE SOUTH 53 DEGREES 40 MINUTES 36 SECONDS WEST PERPENDICULAR TO THE LAST COURSE, 48.88 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE 1,285.35 FEET, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. CONTAINING 24.509 ACRES OR 1,067,592 SQUARE FEET MORE OR LESS.

[LEGAL DESCRIPTION]

P.I.N.: 04-07-300-024

Common address: 643 INNOVATION DRIVE, West Chicago, Illinois