



# WEST CHICAGO PUBLIC LIBRARY DISTRICT

## ORDINANCE NO. 21-03:

### AN ORDINANCE PROVIDING FOR REAL ESTATE TAX ABATEMENT FOR THE MIDWEST INDUSTRIAL FUNDS 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 and MIF 2525 Enterprise (West Chicago), LLC in Regard to a Property Tax Abatement Relative to the Development of the Midwest Industrial Funds Property,” dated December 16, 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 Forty Percent (40%) 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)

[LEGAL DESCRIPTION]

P.I.N.: 04-18-100-016

Common address: 2525 ENTERPRISE CIRCLE, West Chicago, Illinois