



ORDINANCE NO. 23-02

ORDINANCE PROVIDING FOR REAL ESTATE TAX ABATEMENT
SUNCAST PROPERTY AT 705 DISCOVERY DRIVE

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 Public Library District, West Chicago Fire Protection District, West Chicago Elementary School District 33, Community High School District 94 and Discovery Drive Investors II, LLC in Regard to a Property Tax Abatement Relative to the Development of the Discovery Drive Investors II, L.L.C.'s Property," dated August 24, 2021 ("IGA"), the Board of Library Trustees of The West Chicago Public Library District 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 Library Trustees previously determined such abatement of taxes to be in the best interests of its taxpayers in order to encourage a commercial firm to redevelop the Subject Property, increase the tax base, and increase employment opportunities.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Library Trustees of the West Chicago Public Library District, DuPage County, Illinois, as follows:

Section 1. This Board of Library 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 and continuing for a maximum of ten (10) years. 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.

VOTE: [Y = Yes; N = No; ABS = Absent; ABST = Abstain]

Bloom Y Fokta ABS Grotto Y Jakacki-Dattomo Y
Kelsey Y Navadomskis Y Weninger Y

APPROVED this 24th day of July, 2023.

Patricia Weninger
Patricia Weninger, President

ATTEST:

Diane Kelsey
Diane Kelsey, Secretary

PUBLISHED: July 25, 2023



EXHIBIT 1

Legal Description of Subject Property

P.I.N.: 04-07-400-025

Common address: 705 Discovery Drive, West Chicago, Illinois 60185

LOT 22 IN DUPAGE BUSINESS CENTER - NORTH ASSESSMENT PLAT LOT 22, OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2021 AS DOCUMENT R2021-122543, IN DUPAGE COUNTY, ILLINOIS.

