



# WEST CHICAGO PUBLIC LIBRARY DISTRICT

**ORDINANCE NO. 19-07**

**ORDINANCE PROVIDING FOR REAL ESTATE TAX ABATEMENT**

**(Vacant Land at Fabyan Parkway and Technology Boulevard  
West Chicago, IL 60185**

**PINs: 04-07-304-003-0000  
04-07-400-022-0000)**

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 Discovery Drive Investors, LLC in Regard to a Property Tax Abatement Relative to the Development of the Discovery Drive Investors Property,” dated March 26, 2018 (“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 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.

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 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 25<sup>TH</sup> day of NOVEMBER, 2019 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, TAWNEY, CONRADT

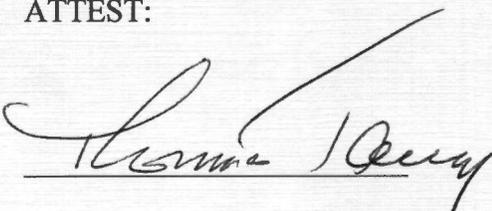
NAYS: 0

ABSENT: REYNOLDS, SR., JAKACRI-DATTOMO, KELSEY

APPROVED by the President of the Board of Trustees of the West Chicago Public Library District on the 25<sup>TH</sup> day of NOVEMBER, 2019.

  
Nancy Conradt, President

ATTEST:

  
~~Diane Kelsey~~, Secretary PRO TEM  
TOM TAWNEY

**EXHIBIT 1**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

(attached)

### Legal Description of Subject Property

THAT PART OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 8, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2007 AS DOCUMENT NUMBER R2007-184626; THENCE NORTH 05 DEGREES 33 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 999.83 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 78.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY DRIVE DEDICATED PER DOCUMENT R2007-131936; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT 3 COURSES; (1) THENCE EASTERLY 255.96 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET AND WHOSE CHORD BEARS SOUTH 80 DEGREES 16 MINUTES 10 SECONDS EAST 255.38 FEET TO A POINT OF COMPOUND CURVATURE; (2) THENCE SOUTHEASTERLY 314.58 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 1264.92 FEET AND WHOSE CHORD BEARS SOUTH 66 DEGREES 28 MINUTES 43 SECONDS EAST 313.77 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE EASTERLY 872.37 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 660.08 FEET AND WHOSE CHORD BEARS NORTH 82 DEGREES 47 MINUTES 04 SECONDS EAST 810.26 FEET TO A POINT; THENCE SOUTH 43 DEGREES 40 MINUTES 30 SECONDS EAST 71.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 14.98 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 48.50 FEET AND WHOSE CHORD BEARS SOUTH 52 DEGREES 31 MINUTES 20 SECONDS EAST 14.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 22 MINUTES 11 SECONDS EAST 427.37 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 190.62 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET AND WHOSE CHORD BEARS SOUTH 23 DEGREES 11 MINUTES 46 SECONDS EAST 182.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06 DEGREES 48 MINUTES 31 SECONDS WEST 202.87 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 55 SECONDS WEST 135.39 FEET TO A POINT ON THE WESTERLY LINE OF LOT 5 OF DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 5, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2007 AS DOCUMENT NUMBER R2007-184620 SAID POINT ALSO BEING ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 182.35 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET AND WHOSE CHORD BEARS SOUTH 26 DEGREES 16 MINUTES 59 SECONDS WEST 181.95 FEET TO A POINT; THENCE SOUTH 04 DEGREES 02 MINUTES 55 SECONDS WEST 190.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY (AKA BARTON ROAD AND DUPAGE COUNTY HIGHWAY 21);

THENCE NORTH 85 DEGREES 57 MINUTES 05 SECONDS WEST ALONG SAID  
NORTHERLY RIGHT OF WAY LINE 1,563.04 FEET; THENCE NORTH 86 DEGREES  
24 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE  
68.24 FEET, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

CONTAINING 38.675 ACRES OR 1,684,698 SQUARE FEET MORE OR LESS.

P.I.N.: 04-07-400-023

Common address: 805 Discovery Drive, West Chicago, Illinois