



WEST CHICAGO PUBLIC LIBRARY DISTRICT

ORDINANCE NO. 21-01:

AN ORDINANCE PROVIDING FOR REAL ESTATE TAX ABATEMENT

FOR THE SCANNELL 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 Scannell Properties #371, LLC in Regard to a Property Tax Abatement Relative to the Development of the Scannell Property,” dated December 7, 2020 (“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.

Nancy Conradt, President

ATTEST:

Diane Kelsey, Secretary

EXHIBIT 1

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

(attached)

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

COMMENCING 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) 1317.29 TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER QUIT CLAIM DEED RECORDED NOVEMBER 21, 2012 AS DOCUMENT NUMBER R2012-165678; THENCE SOUTH 83 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 400.65 FEET, SAID LINE ALSO BEING THE SOUTH LINE OF ILLINOIS ROUTE 38 (AKA ROOSEVELT ROAD) FOR THIS AND THE NEXT (3) COURSES; (1) THENCE NORTH 84 DEGREES 43 MINUTES 13 SECONDS EAST 310.43 FEET; (2) THENCE NORTH 05 DEGREES 16 MINUTES 46 SECONDS WEST 50.00 FEET; (3) THENCE NORTH 84 DEGREES 43 MINUTES 13 SECONDS EAST 158.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84 DEGREES 43 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE 755.57 FEET TO A KINK POINT; THENCE SOUTH 81 DEGREES 19 MINUTES 46 SECONDS EAST ALONG SAID SOUTH LINE 221.43 FEET TO A POINT ON THE WEST LINE OF LOT 3 IN DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2007 AS DOCUMENT NUMBER R2007-184625; THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 881.15 FEET TO THE NORTHEAST CORNER OF LOT 2 IN DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 2007 AS DOCUMENT NUMBER R2007-127454; THENCE SOUTH 89 DEGREES 54 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 185.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 21 DEGREES 08 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 177.30 FEET TO A POINT ON THE NORTHERLY LINE OF INNOVATION DRIVE DEDICATED PER DOCUMENT R2007-131936; THENCE ALONG THE NORTHERLY LINE OF SAID INNOVATION DRIVE FOR THE NEXT (3) COURSES; (1) THENCE NORTHWESTERLY 16.66 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND WHOSE CHORD BEARS NORTH 62 DEGREES 23 MINUTES 13 SECONDS WEST 16.66 FEET TO A POINT OF COMPOUND CURVE; (2) THENCE NORTHWESTERLY 77.98 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 964.92 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 26 MINUTES 08 SECONDS WEST 77.95 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE WESTERLY 627.77 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 495.08 FEET AND WHOSE CHORD BEARS SOUTH 86 DEGREES 33 MINUTES 14 SECONDS WEST 586.55 FEET TO A POINT; THENCE NORTH 39 DEGREES 46 MINUTES 18 SECONDS WEST

77.83 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 39 SECONDS EAST 938.73 FEET, TO THE POINT OF BEGINNING; BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-07-102-018

Common address: 555 Innovation Drive Circle, West Chicago, Illinois 60185