

Ordinance No. 2023-01

**AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS,
TERMINATING THE SPRING HILL MALL TIF DISTRICT**

WHEREAS, the Village of West Dundee, Kane County, Illinois (the “*Village*”), is a duly organized and validly existing home rule municipality created in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and,

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the “*TIF Act*”), the President and Board of Trustees of the Village (the “*Corporate Authorities*”) are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the Village in which existing conditions permit such area to be classified as a “conservation area” as defined in Section 11.74.4-3(a) of the TIF Act; and,

WHEREAS, the Corporate Authorities, pursuant to Ordinance No. 16-20, passed on July 25, 2016, did heretofore approve a redevelopment plan and redevelopment project; pursuant to Ordinance No. 16-21, passed on July 25, 2016, designated a “redevelopment project area” known as the Spring Hill Mall TIF District (the “*TIF District*”); and, pursuant to Ordinance No. 16-19, passed on July 25, 2016, adopted tax increment allocation financing for the TIF District, all in accordance with the TIF Act; and,

WHEREAS, the Corporate Authorities have heretofore and hereby expressly determine that it is desirable and in the best interests of the Village and taxing districts having jurisdiction over the TIF District, as legally described on *Exhibit A* and depicted on *Exhibit B* attached hereto, be terminated.

NOW, THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois, by and through its home rule powers, as follows:

Section 1. The Incorporation of Preambles. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true and correct and do hereby incorporate them into this Ordinance by this reference.

Section 2. Designation of the Spring Hill Mall TIF District Deemed Terminated. As of February 3, 2023, the designation of the Spring Hill Mall TIF District is hereby terminated.

Section 3. Repealer. All ordinances, resolutions, orders or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. Effective Date. That this Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

ADOPTED by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois, this 6th day of February, 2023.

AYES: Trustees Haley, Anderley, Wilbrandt, Price and Yuscka

NAYS: None


ABSENT: Trustee Alopogianis

APPROVED:



Village President

Attest:



Village Clerk

THAT PART OF THE EAST 1/2 OF SECTION 21 AND WEST 1/2 OF SECTION 22, IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 72 AND THE CENTER LINE OF STATE ROUTE 31; THENCE NORTH 01 DEGREES 39 MINUTES 51 SECONDS EAST ALONG THE CENTER LINE OF STATE ROUTE NO. 31, A DISTANCE OF 542.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 652.92 FEET, HAVING A CHORD BEARING OF NORTH 14 DEGREES 33 MINUTES 36 SECONDS WEST, 369.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 47 MINUTES 03 SECONDS WEST, 1338.76 FEET; THENCE SOUTH 59 DEGREES 12 MINUTES 57 SECONDS WEST, 77.00 FEET; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,530.00 FEET, HAVING A CHORD BEARING OF SOUTH 55 DEGREES 43 MINUTES 19 SECONDS WEST, 178.18 FEET TO A POINT OF CURVATURE; THENCE SOUTH 52 DEGREES 23 MINUTES 09 SECONDS WEST, 104.36 FEET; THENCE SOUTH 59 DEGREES 47 MINUTES 39 SECONDS WEST, 64.54 FEET; THENCE SOUTH 46 DEGREES 23 MINUTES 09 SECONDS WEST, 207.59 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22 FOR THE PLACE OF BEGINNING: THENCE CONTINUING SOUTH 46 DEGREES 23 MINUTES 09 SECONDS WEST, 52.81 FEET; THENCE SOUTH 76 DEGREES 23 MINUTES 09 SECONDS WEST, 81.95 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 51 SECONDS WEST, 129.56 FEET; THENCE SOUTH 31 DEGREES 23 MINUTES 09 SECONDS WEST, 413.00 FEET; THENCE SOUTH 58 DEGREES 36 MINUTES 51 SECONDS EAST, 254.47 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 136.69 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, 27.50 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 181.80 FEET TO A NONTANGENT CURVE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3754.50 FEET, HAVING A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 08 SECONDS EAST, 74.59 FEET TO A POINT OF COMPOUND CURVE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1141.83 FEET, HAVING A CHORD BEARING OF NORTH 80 DEGREES 25 MINUTES 17 SECONDS EAST, 104.78 FEET, MORE OR LESS, TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE SOUTH 02 DEGREES 10 MINUTES 36 SECONDS WEST ALONG SAID EAST LINE, 23.72 FEET TO A NONTANGENT CURVE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1164.82 FEET, HAVING A CHORD BEARING OF SOUTH 80 DEGREES 34 MINUTES 00 SECONDS WEST, 101.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3777.49 FEET, HAVING A CHORD BEARING OF SOUTH 84 DEGREES 51 MINUTES 53 SECONDS WEST, 239.25 FEET TO NONTANGENT LINE; THENCE NORTH 03 DEGREES 19 MINUTES 17 SECONDS WEST, 23.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3754.50 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 48 MINUTES 04 SECONDS WEST, 278.04 FEET TO A NONTANGENT LINE; THENCE NORTH 01 DEGREES 23 MINUTES 09 SECONDS EAST, 53.27 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, 27.50 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 09 SECONDS EAST, 466.25 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, 45.93 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 51 SECONDS WEST, 112.08 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 09 SECONDS EAST, 24.00 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, 272.00 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 38.00 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, 52.00 FEET; THENCE SOUTH 61 DEGREES 23 MINUTES 09 SECONDS WEST, 105.08 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 522.10 FEET TO A NONTANGENT CURVE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3800.50 FEET, HAVING A CHORD BEARING OF SOUTH 89 DEGREES 00 MINUTES 04 SECONDS

EAST, 1054.47 FEET TO A POINT OF COMPOUND CURVE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1187.83 FEET, HAVING A CHORD BEARING OF NORTH 82 DEGREES 37 MINUTES 22 SECONDS EAST, 17.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 29.00 FEET, HAVING A CHORD BEARING OF SOUTH 54 DEGREES 19 MINUTES 02 SECONDS EAST, 44.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 10 MINUTES 49 SECONDS EAST, 71.96 FEET TO A NONTANGENT CURVE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1063.20 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 49 MINUTES 49 SECONDS EAST, 371.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09 DEGREES 10 MINUTES 11 SECONDS WEST, 35.69 FEET; THENCE NORTH 80 DEGREES 49 MINUTES 49 SECONDS WEST, 3.51 FEET; THENCE SOUTH 45 DEGREES 54 MINUTES 54 SECONDS WEST, 74.47 FEET; THENCE NORTH 80 DEGREES 49 MINUTES 49 SECONDS WEST, 916.17 FEET; THENCE NORTH 76 DEGREES 39 MINUTES 58 SECONDS WEST, 174.41 FEET TO A NONTANGENT CURVE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 6015.16 FEET, HAVING A CHORD BEARING OF NORTH 79 DEGREES 35 MINUTES 22 SECONDS WEST, 95.29 FEET TO A NONTANGENT LINE; THENCE NORTH 30 DEGREES 04 MINUTES 50 SECONDS WEST, 74.26 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 40 SECONDS WEST, 72.00 FEET; THENCE SOUTH 42 DEGREES 44 MINUTES 47 SECONDS WEST, 27.22 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 05 SECONDS EAST, 317.75 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 29.00 FEET, HAVING A CHORD BEARING OF NORTH 34 DEGREES 36 MINUTES 11 SECONDS WEST, 43.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3800.50 FEET, HAVING A CHORD BEARING OF NORTH 74 DEGREES 22 MINUTES 38 SECONDS WEST, 452.86 FEET TO A NONTANGENT COMPOUND CURVE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 478.50 FEET, HAVING A CHORD BEARING OF NORTH 25 DEGREES 39 MINUTES 51 SECONDS WEST, 763.87 FEET TO A NONTANGENT LINE; THENCE NORTH 21 DEGREES 38 MINUTES 02 SECONDS EAST, 28.75 FEET TO A NONTANGENT CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 970.50 FEET, HAVING A CHORD BEARING OF NORTH 31 DEGREES 04 MINUTES 20 SECONDS EAST, 315.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 23 MINUTES 09 SECONDS EAST, 513.67 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 29.00 FEET, HAVING A CHORD BEARING OF NORTH 01 DEGREES 26 MINUTES 55 SECONDS WEST, 42.35 FEET TO A NONTANGENT REVERSE CURVE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 238.50 FEET, HAVING A CHORD BEARING OF NORTH 17 DEGREES 22 MINUTES 11 SECONDS WEST, 216.33 FEET, MORE OR LESS, TO THE SOUTH LINE OF WILLIAM WILBERN'S HEIRS SUBDIVISION PER PLAT RECORDED MARCH 26, 1900 AS DOCUMENT NUMBER 44098; THENCE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 144.16 FEET, MORE OR LESS, TO THE COMMON CORPORATE LINE OF CARPENTERSVILLE AND WEST DUNDEE; THENCE SOUTH 02 DEGREES 10 MINUTES 36 SECONDS WEST ALONG SAID COMMON CORPORATE LINE, 265.73 FEET; THENCE SOUTH 43 DEGREES 36 MINUTES 51 SECONDS EAST, 489.23 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 41 SECONDS EAST, 81.52 FEET; THENCE NORTH 46 DEGREES 23 MINUTES 09 SECONDS EAST, 296.96 FEET; THENCE NORTH 43 DEGREES 36 MINUTES 51 SECONDS WEST, 256.02 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 09 SECONDS EAST, 307.43 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, 483.03 FEET TO A NONTANGENT CURVE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 487.87 FEET, HAVING A CHORD BEARING OF SOUTH 84 DEGREES 58 MINUTES 46 SECONDS EAST, 69.36 FEET TO A NONTANGENT LINE; THENCE

NORTH 24 DEGREES 54 MINUTES 36 SECONDS EAST, 54.68 FEET TO A NONTANGENT CURVE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 401.50 FEET, HAVING A CHORD BEARING OF NORTH 27 DEGREES 51 MINUTES 19 SECONDS EAST, 161.11 FEET TO A NONTANGENT LINE; THENCE SOUTH 50 DEGREES 52 MINUTES 00 SECONDS EAST, 51.94 FEET TO A NONTANGENT CURVE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 350.00 FEET, HAVING A CHORD BEARING OF SOUTH 28 DEGREES 03 MINUTES 01 SECONDS WEST, 140.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16 DEGREES 32 MINUTES 00 SECONDS WEST, 73.46 FEET TO A NONTANGENT CURVE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 464.87 FEET, HAVING A CHORD BEARING OF NORTH 81 DEGREES 02 MINUTES 26 SECONDS WEST, 122.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, 201.70 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 425.51 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, 46.24 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 74.20 FEET; THENCE SOUTH 43 DEGREES 36 MINUTES 51 SECONDS EAST, 66.30 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, 29.25 FEET; THENCE NORTH 46 DEGREES 23 MINUTES 09 SECONDS EAST, 30.00 FEET; THENCE SOUTH 43 DEGREES 36 MINUTES 51 SECONDS EAST, 180.00 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 09 SECONDS WEST, 18.00 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, 95.00 FEET; THENCE SOUTH 43 DEGREES 36 MINUTES 51 SECONDS EAST, 70.37 FEET TO SAID COMMON CORPORATE LINE; THENCE SOUTH 88 DEGREES 36 MINUTES 51 SECONDS EAST ALONG SAID COMMON CORPORATE LINE, 503.73 FEET, MORE OR LESS, TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE SOUTH 02 DEGREES 10 MINUTES 36 SECONDS WEST ALONG SAID EAST LINE, 203.01 FEET TO THE PLACE OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 58.3 ACRES, MORE OR LESS.

