

**Ordinance No.16-21**

**AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS,  
DESIGNATING THE PROPOSED SPRING HILL MALL REDEVELOPMENT PROJECT AREA,  
PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of West Dundee, Kane County, Illinois (the "*Municipality*"), for the Municipality to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the "*TIF Act*"), for a development and redevelopment plan as set forth in the *TIF REDEVELOPMENT PLAN SPRING HILL MALL TIF DISTRICT* (the "*Plan*") within the municipal boundaries of the Municipality and within a proposed redevelopment project area (the "*Area*"), described in *Section 1* of this Ordinance; and

**WHEREAS**, the President and Board of Trustees of the Municipality (collectively, the "*Corporate Authorities*") have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 18th day of January, 2016, at the Village Hall, 102 South Second Street, West Dundee, Illinois, and it is now necessary and desirable to designate the Area as a "redevelopment project area" pursuant to the TIF Act.

**NOW THEREFORE, BE IT ORDAINED** by the Village President and the Board of Trustees of the Village of West Dundee, Kane County, Illinois, as follows:

**Section 1: Area Designated.** The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

**Section 2: Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified.** It is hereby expressly found and determined that the year the County Clerk of the County of Kane, Illinois (the "*County Clerk*"), shall use for determining the total initial equalized assessed valuation of the Area is 2015. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, listed in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

**Section 3: Transmittal to County Clerk.** The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel of property included in the Area.

**Section 4: Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or

unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 5: Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict *Section* with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 25th day of July, 2016.

AYES: Trustees Price, Hanley, Yuscka, Pflanz and Wilbrandt

NAYS: None

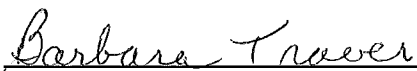
ABSENT: Trustee Kembitzky



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Christopher Nelson, Village President

Attest:



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Barbara Traver, Village Clerk

## Exhibit A

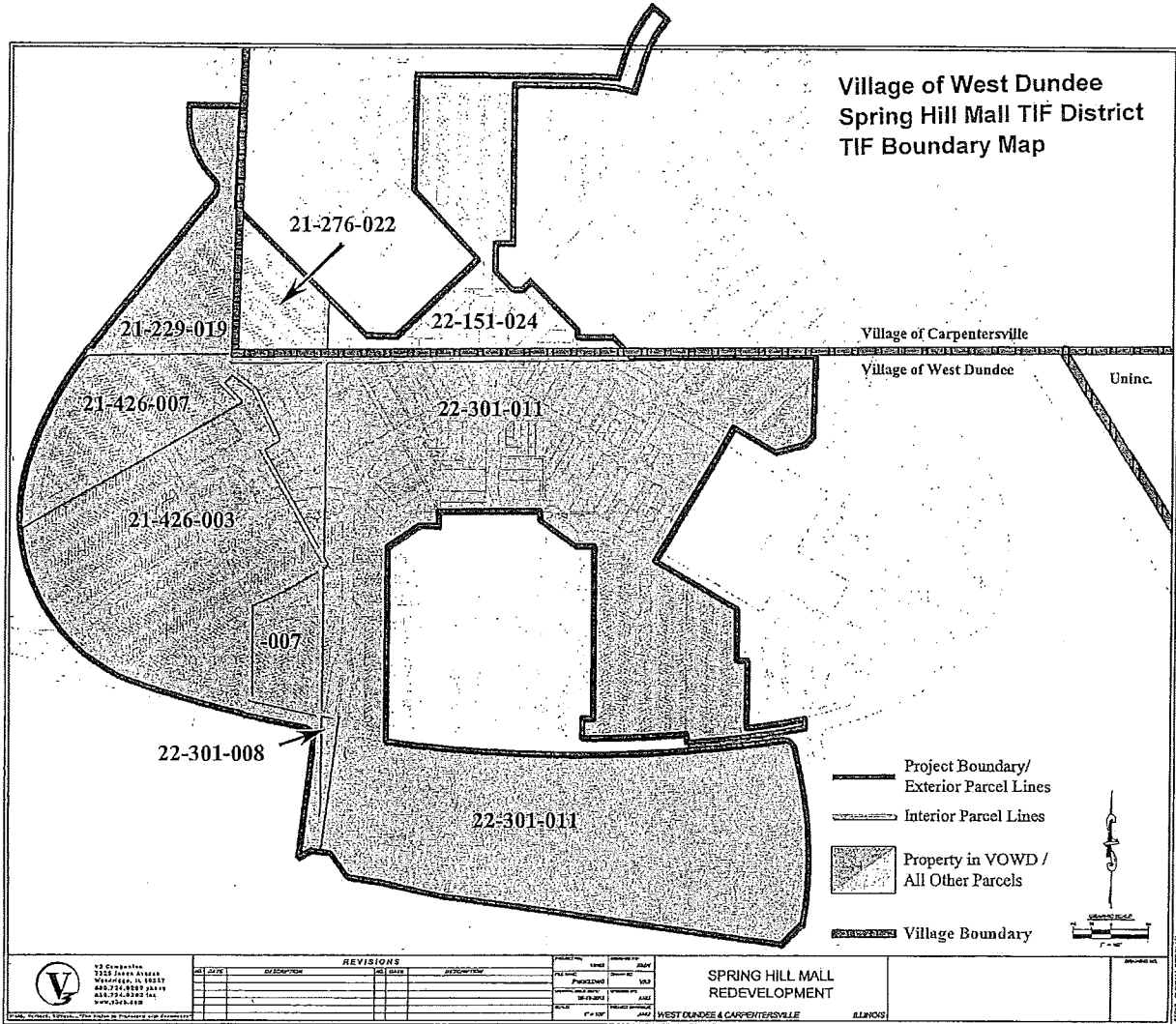
### Legal Description of the Area

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 49 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.

### Exhibit B Map of the Area



**Exhibit C**  
**Parcel Tax Identification Numbers (PINs) for each parcel included in the Area**

03-21-229-019  
03-21-426-007  
03-21-426-003  
03-21-426-007  
03-22-301-008  
03-22-301-011

STATE OF ILLINOIS )

) SS.

COUNTY OF KANE )

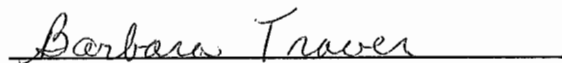
CERTIFICATE

I, Barbara Traver, Village Clerk of the Village of West Dundee, County of Kane and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No.16-21:

**“AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS,  
DESIGNATING THE PROPOSED SPRING HILL MALL REDEVELOPMENT PROJECT AREA,  
A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT  
ALLOCATION REDEVELOPMENT ACT,”**

which was adopted by the President and Board of Trustees of the Village of West Dundee on the 25th day of July, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of West Dundee this 25th day of July, 2016.



Barbara Traver, Village Clerk