

EXHIBIT D — PLAN AND PROJECT

ORDINANCE NO. 17-O-0033

AN ORDINANCE DESIGNATING THE CITY OF WEST CHICAGO TIF REDEVELOPMENT PROJECT AREA, IN CONNECTION WITH THE APPROVAL OF THE ROOSEVELT/FABYAN REDEVELOPMENT PLAN AND PROJECT

WHEREAS, it is desirable and for the best interests of the citizens of the City of West Chicago, DuPage County, Illinois (the "*City*"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 of the Illinois Municipal Code, as amended (the "*Act*"), for a redevelopment plan and redevelopment project (the "*Plan*" and "*Project*") within the municipal boundaries of the City and within a proposed redevelopment project area (the "*Area*") described in Section 1 of this ordinance; and

WHEREAS, the Mayor and City Council (the "*Corporate Authorities*") have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on the 16th day of October, 2017, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act:

NOW, THEREFORE, Be It Ordained by the Mayor and the City Council of the City of West Chicago, DuPage County, Illinois, in the exercise of its home rule powers, 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 Act. The street location (as near as practicable) for the Area is described in *Exhibit B* attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.

Section 2. 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 3. 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 DuPage County, Illinois (the "*County Clerk*") shall use for determining the total initial equalized assessed valuation of the Area is \$1,215,162. 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 is attached hereto as EXHIBIT D and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby 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.

Section 5. Transmittal to County Clerk. The City Clerk is hereby expressly directed to transmit forthwith to the Clerk of DuPage County a certified copy of this ordinance, which is hereby expressly found to include 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 of tax identification number of each parcel of property included in the Area.

PASSED THIS 6TH DAY OF NOVEMBER 2017.

ALDERMAN J. BEIFUSS	_____	ALDERMAN L. CHASSEE	_____
ALDERMAN J. SHEAHAN	_____	ALDERMAN H. BROWN	_____
ALDERMAN A. HALLETT	_____	ALDERMAN MICHAEL FERGUSON	_____
ALDERMAN BIRCH FERGUSON	_____	ALDERMAN S. DIMAS	_____
ALDERMAN K. MEISSNER	_____	5TH WARD – VACANT	_____
ALDERMAN R. STOUT	_____	ALDERMAN G. GARCIA	_____
ALDERMAN N. LIGINO-KUBINSKI	_____	ALDERMAN B. GAGLIARDI	_____

APPROVED AS TO FORM: _____
CITY ATTORNEY

APPROVED THIS 6TH DAY OF NOVEMBER 2017.

MAYOR, RUBEN PINEDA

ATTEST:

CITY CLERK, NANCY M. SMITH

PUBLISHED:

EXHIBIT A — LEGAL DESCRIPTION

Exhibit B — Street Location

The Area contains 161 acres. The street location of the Area is: On the south side of Roosevelt Road at the intersection of Fabyan Parkway.

EXHIBIT C — MAP

EXHIBIT D

LIST OF PARCEL IDENTIFICATION NUMBERS

EXHIBIT A — LEGAL DESCRIPTION

**ROOSEVELT ROAD/FABYAN PARKWAY TIF
REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION**

P.I.N.04-07-203-012

LEGAL DESCRIPTION:

THE EAST 125' OF LOT 2 OF R.J. RESUBDIVISION OF A PORTION OF CLARENCE ROLLAND'S ASSESSMENT PLAT NUMBER ONE IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1996 AS DOCUMENT R96-027892, IN DUPAGE COUNTY, ILLINOIS

P.I.N.04-07-203-006; P.I.N.04-07-203-007

LEGAL DESCRIPTION:

LOT 1 (EXCEPT THE WEST 125 FEET, MEASURED AT RIGHT ANGLES) IN CLARENCE ROLLAND'S ASSESSMENT PLAT NO.1, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1947 AS DOCUMENT 515097, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.04-07-204-001; P.I.N.04-07-204-002; P.I.N.04-08-300-001; P.I.N. 04-08-102-001

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 IN KAE LIN'S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 895011, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 OF KAE LIN'S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 895011, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 OF HAF FEY'S ASSESSMENT PLAT OF PART OF SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1966 AS DOCUMENT R66-31487, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THOSE PARTS OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7 AND THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH ARE BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF UNITED STATES HIGHWAY #330 (ROOSEVELT ROAD) AS WIDENED AND THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 8; RUNNING THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF SAID UNITED STATES HIGHWAY #330, A DISTANCE OF 310.8 FEET TO WESTERLY LINE OF PUBLIC ROAD RUNNING IN A SOUTHWESTERLY DIRECTION A C R O S S SAID SOUTH WEST 1/4 O F THE NORTH WEST 1/4 O F SECTION 8; THENCE SOUTHWESTERLY ON AND ALONG SAID WESTERLY LINE OF SAID LAST MENTIONED HIGHWAY, FORMING AN ANGLE 84 DEGREES 22 MINUTES IN SOUTH WEST QUADRANT, A DISTANCE OF 220.35 FEET TO A STAKE; THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE IN NORTH WEST QUADRANT, 109 DEGREES 23 MINUTES, A DISTANCE OF 353.02 FEET TO A STAKE; THENCE NORTHEASTERLY ON AND ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF AFOREMENTIONED PUBLIC HIGHWAY, 302.86 FEET TO A POINT IN SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET WEST OF POINT OF BEGINNING; THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-008

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MCCAULEY, SR. AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 329435; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 185.00 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET (AS MEASURED ALONG SAID EAST RIGHT OF WAY) NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 25 DEGREES 22 MINUTES 22 SECONDS EAST 161.28 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-009

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST QUARTER CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR. AND WIFE TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; RUNNING THENCE NORTH 82 FEET TO THE SOUTH LINE OF THE HIGHWAY; THENCE NORTH 73 DEGREES 20 MINUTES WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 441.7 FEET TO THE EAST LINE OF THE HIGHWAY RUNNING SOUTHERLY; THENCE SOUTH 22 DEGREES 54 MINUTES WEST ALONG THE EAST LINE OF THE HIGHWAY 208 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST TO THE POINT OF BEGINNING; (EXCEPT THEREFROM LAND CONVEYED TO TRUSTEES OF SCHOOLS DISTRICT 27 BY QUIT CLAIM DEED RECORDED MAY 14, 1921 AS DOCUMENT 14835 AND EXCEPTING THEREFROM THE WESTERLY 185.0 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8) IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-005

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200 FEET WEST OF THE NORTH EAST CORNER OF THE WEST 60 ACRES (ASSUMED TO BE THE NORTHEAST CORNER OF THE WEST THREE-QUARTERS OF THE WEST HALF) OF THE SOUTHWEST QUARTER OF SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MCAULEY, SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 AS DOCUMENT 11308, IN BOOK 20 OF DEEDS, AT PAGE 430; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 65 FEET; THENCE NORTH TO A POINT IN THE SOUTHERLY LINE OF THE HIGHWAY (ROOSEVELT ROAD) THAT IS 35 FEET NORTHWESTERLY, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, OF THE NORTHWEST CORNER OF SAID SCHOOL HOUSE LOT AS

DESCRIBED IN DOCUMENT 11308; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WEST, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING, EXCEPTING THAT PART LYING EASTERLY OF THE EAST LINE OF THE WEST THREE FOURTHS (REFERRED TO IN SOME DEEDS AS THE EAST LINE OF THE WEST 60 ACRES), AS EXTENDED NORTH, OF SAID SOUTHWEST QUARTER, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 99.0 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 086 DEGREES, 48 MINUTES, 08 SECONDS FROM NORTH TO WESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 216.5 FEET TO AN OLD FENCE LINE; THENCE NORTHEASTERLY ALONG THE SAID OLD FENCE LINE A DISTANCE OF 99.3 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID (LYING 196.0 FEET WEST FROM THE POINT OF BEGINNING); THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER THEREOF A DISTANCE OF 196.0 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-014

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 32943; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET AS MEASURED ALONG SAID EAST RIGHT OF WAY, NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 FOR POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST, 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 25 DEGREES 22 MINUTES 22 SECONDS WEST 19.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 189.76 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 34 SECONDS EAST ALONG THE SAID EAST RIGHT OF WAY LINE, 34.97 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; THENCE COMMENCING WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 65.00 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, 455.47 FEET TO THE EASTERLY LINE OF McCHESNEY ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 35.60 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM ANY PROTION FALLING WITH THE WESTERLY 185.00 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF SAID SOUTHWEST QUARTER, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEE BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 65.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 41.92 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AND OCCUPIED; THENCE EASTERLY ALONG THE MONUMENTED AND OCCUPIED NORTH LINE OF SAID SOUTHWEST QUARTER 41.23 FEET TO THE INTERSECTION OF THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351; THENCE NORTHERLY ALONG THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351, 3.40 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 196.0 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT R80-16971, SAID TRACT BEING PART OF THE McCAULEY SCHOOL PROPERTY; THENCE SOUTHWESTERLY ALONG SAID LINE, 87.38 FEET TO ITS INTERSECTION WITH AN OLD FENCE LINE (BEING AN EASTERLY LINE OF THE BRUSS PROPERTY AS SHOWN ON A PLAT OF SURVEY THEREOF, AFORESAID); THENCE NORTHERLY ALONG SAID OLD FENCE LINE, 81.63 FEET TO A LINE PREVIOUSLY USED AS THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG SAID LINE, 65.05 FEET TO A SOUTHERLY EXTENSION OF THE MOST WESTERLY WESTERLY LINE OF THE McCAULEY SCHOOL PROPERTY; THENCE NORTHERLY ALONG SAID EXTENSION, 0.45 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (BEING A SOUTHERLY LINE OF THE McCAULEY SCHOOL PROPERTY); THENCE EASTERLY ALONG SAID NORTH LINE, 65.00 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS, 99.00 FEET TO THE SOUTHEAST CORNER OF THE SCHOOL LOT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID 19.34 FEET; THENCE NORTHWESTERLY, 216.98 FEET TO AN OLD WOOD FENCE POST USED PREVIOUSLY AS A PROPERTY CORNER; THENCE NORTHERLY, 4.99 FEET TO A POINT ON THE SOUTH LINE OF THE SCHOOL LOT THAT IS 0.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID SCHOOL LOT; THENCE EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT, 216.05 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE WEST THREE FOURTHS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID WEST THREE FOURTHS OF THE WEST HALF OF SOUTHWEST QUARTER THEREOF LYING 99.0 FEET SOUTH (AS MEASURED ON SAID EAST LINE) FROM THE NORTHEAST CORNER THEREOF FOR A POINT AND PLACE OF BEGINNING; THENCE SOUTH ALONG THE SAID EAST LINE OF WEST THREE FOURTHS OF WEST HALF OF SOUTHWEST QUARTER A DISTANCE OF 457.19 FEET; THENCE WEST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE A DISTANCE OF 985.04 FEET TO A POINT ON THE CENTER LINE OF McCHESNEY ROAD; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF McCHESNEY ROAD ON A LINE FORMING AN ANGLE OF 67 DEGREES 32 MINUTES 10 SECONDS FROM EAST TO NORTHEASTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 643.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8

AFORESAID; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 544.03 FEET; THENCE SOUTHWESTERLY ALONG AN OLD FENCE LINE, ON A LINE FORMING AN ANGLE OF 81 DEGREES 07 MINUTES 27 SECONDS FROM WEST TO SOUTHWESTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 99.3 FEET; THENCE EASTERLY ALONG AN OLD FENCE LINE, SAID LINE FORMING AN ANGLE OF 81 DEGREES 19 MINUTES 27 SECONDS FROM NORTHEASTERLY TO EASTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 216.5 FEET TO THE POINT AND PLACE OF BEGINNING, (EXCEPT ANY PART THEREOF LYING NORTH OF THE SOUTH LINE OF BRUSS ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1997 AS DOCUMENT R97-193429) IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-016

LEGAL DESCRIPTION

PARCEL 1 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-015

LEGAL DESCRIPTION

PARCEL 4 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-17-100-005

LEGAL DESCRIPTION

PARCEL 2 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-004

LEGAL DESCRIPTION

PARCEL 3 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-006

LEGAL DESCRIPTION

PARCEL 5 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-005; P.I.N. 04-08-401-011; P.I.N. 04-17-100-004

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY

RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY FINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY FINE TO THE SOUTHERLY FINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.5 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.46 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 836.89 FEET AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE THEREOF) IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-009

LEGAL DESCRIPTION

THE WEST 336.89 FEET OF THE EAST 836.89 FEET OF THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT THE ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING THE SOUTH WEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-010

LEGAL DESCRIPTION

THE EASTERLY 500 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1,555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790 FOR A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT-OF-WAY LINE, 2,317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT- OF-WAY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY

LINE 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 742.7 FEET ON THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS, TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-007

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND RUNNING THENCE WEST, ON THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 735.35 FEET TO THE NORTHERLY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH PARALLEL WITH SAID EAST LINE 537.51 FEET TO THE CENTERLINE OF ROOSEVELT ROAD (BEFORE BEING WIDENED); THENCE SOUTHEASTERLY, ON SAID CENTER LINE, 565.5 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE, 624.10 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ROOSEVELT ROAD (ROUTE 38) AS CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R81-57491), IN DUPAGE COUNTY, ILLINOIS.

Exhibit B — Street Location

The Area contains 161 acres. The street location of the Area is: On the south side of Roosevelt Road at the intersection of Fabyan Parkway.

EXHIBIT C - MAP

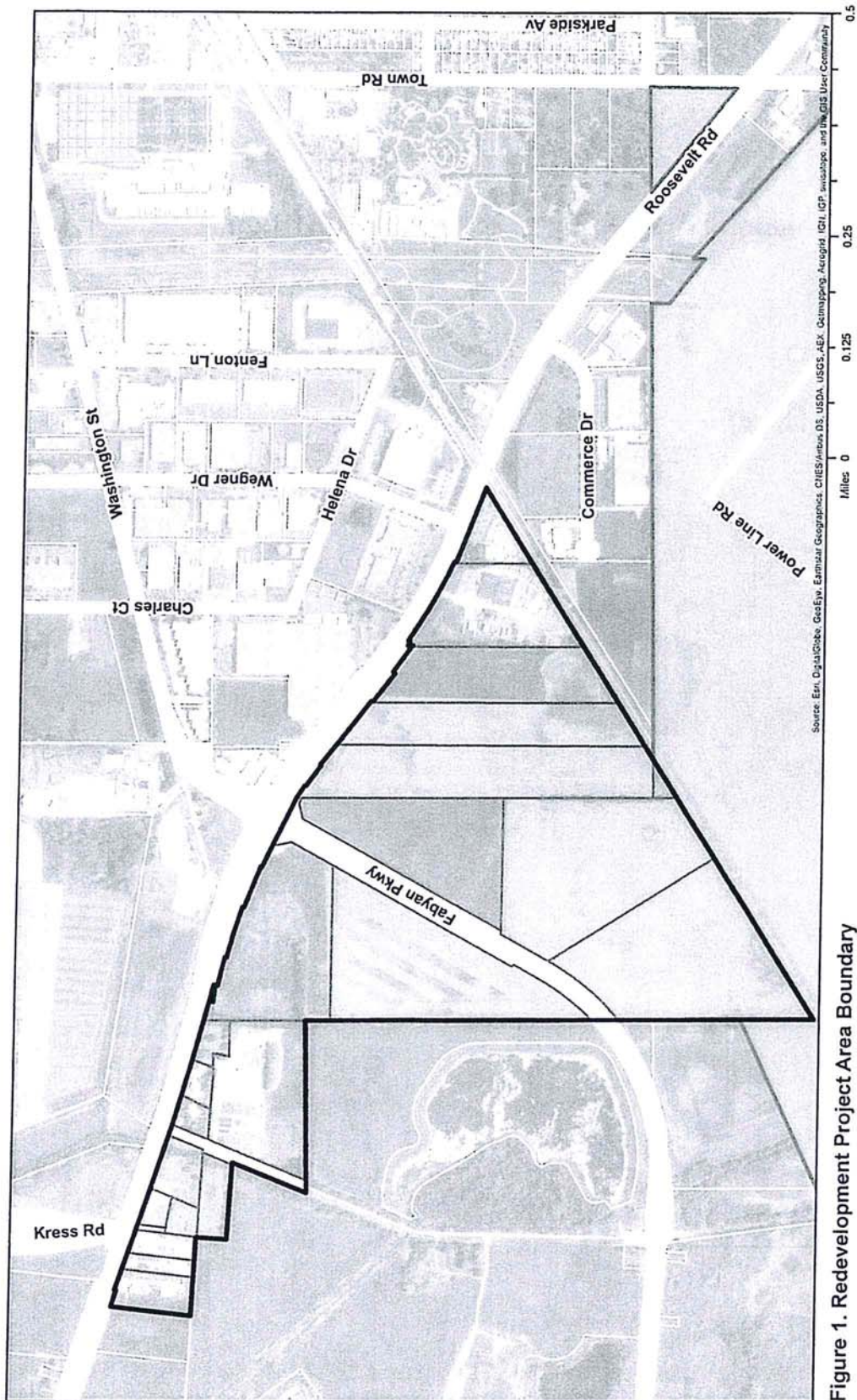


Figure 1. Redevelopment Project Area Boundary

City of West Chicago
Roosevelt Road/Fabyan Parkway TIF

EXHIBIT D

LIST OF PARCEL IDENTIFICATION NUMBERS

APPENDIX D

ROOSEVELT ROAD/FABYAN PARKWAY TIF REDEVELOPMENT PROJECT AREA INITIAL EQUALIZED ASSESSED VALUE BY PIN

#	TAX PARCEL	2016 EAV
1	04-07-203-006	\$16,920
2	04-07-203-007	\$53,670
3	04-07-203-012	\$99,500
4	04-07-204-001	\$23,620
5	04-07-204-002	\$27,000
6	04-08-102-001	\$103,980
7	04-08-103-005	\$0
8	04-08-103-008	\$89,140
9	04-08-103-009	\$111,170
10	04-08-300-001	\$67,950
11	04-08-303-014	\$17,723
12	04-08-303-015	\$5,671
13	04-08-303-016	\$7,406
14	04-08-304-004	\$7,975
15	04-08-304-005	\$5,847
16	04-08-304-006	\$5,371
17	04-08-401-007	\$264,560
18	04-08-401-009	\$4,848
19	04-08-401-010	\$288,400
20	04-08-401-011	\$4,951
21	04-17-100-004	\$194
22	04-17-100-005	\$9,266
TOTAL		\$1,215,162

ORDINANCE NO. 17-O-0034

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, IN CONNECTION WITH THE DESIGNATION OF THE CITY OF WEST CHICAGO ROOSEVELT/FABYAN TIF REDEVELOPMENT PROJECT AREA.

WHEREAS, it is desirable and for the best interests of the residents of the City of West Chicago, DuPage County, Illinois (the “City”), for the City to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”); and

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) have heretofore approved a redevelopment plan and project (the “Plan” and “Project”) as required by the Act by passage of an ordinance, and have heretofore designated the City of West Chicago Meadows TIF Redevelopment Project Area (the “Area”) as required by the Act by the passage of an ordinance, and the City has otherwise complied with all other conditions precedent required by the Act:

NOW, THEREFORE, Be It Ordained by the Mayor and City Council of the City of West Chicago, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Tax Increment Financing Adopted. Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area is described in *Exhibit B* attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax

rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "2017 City of West Chicago Roosevelt/Fabyan Parkway TIF Redevelopment Project Area Special Tax Allocation Fund" of the City, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. 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 4. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby 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.

Section 5. Transmittal to City Clerk. The City Clerk is hereby expressly directed to transmit forthwith to the County Clerk of DuPage County, Illinois, a certified copy of this ordinance.

PASSED THIS 6TH DAY OF NOVEMBER 2017.

ALDERMAN J. BEIFUSS _____
ALDERMAN J. SHEAHAN _____
ALDERMAN A. HALLETT _____
ALDERMAN BIRCH FERGUSON _____
ALDERMAN K. MEISSNER _____
ALDERMAN R. STOUT _____
ALDERMAN N. LIGINO-KUBINSKI _____

ALDERMAN L. CHASSEE _____
ALDERMAN H. BROWN _____
ALDERMAN MICHAEL FERGUSO _____
ALDERMAN S. DIMAS _____
5TH WARD – VACANT _____
ALDERMAN G. GARCIA _____
ALDERMAN B. GAGLIARDI _____

APPROVED AS TO FORM: _____
CITY ATTORNEY

APPROVED THIS 6TH DAY OF NOVEMBER 2017.

MAYOR, RUBEN PINEDA

ATTEST:

CITY CLERK, NANCY M. SMITH

PUBLISHED:

EXHIBIT B — STREET LOCATION

The Area contains 161 acres. The street location of the Area is: On the south side of Roosevelt Road at the intersection of Fabyan Parkway.

EXHIBIT C — MAP

Council Member _____ moved and Council Member _____ seconded the motion that said ordinance as presented be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt the ordinance as presented.

Upon the roll being called, the following votes were taken:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Whereupon the Mayor declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Municipal Clerk to record the same in full in the records of the Mayor and City Council of the City of West Chicago, DuPage County, Illinois.

Other business not pertinent to the adoption of said ordinances was duly transacted at said meeting

Upon motion duly made and seconded, the meeting was adjourned.

Municipal Clerk

EXHIBIT A — LEGAL DESCRIPTION

ROOSEVELT ROAD/FABYAN PARKWAY TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

P.I.N.04-07-203-012

LEGAL DESCRIPTION:

THE EAST 125' OF LOT 2 OF R.J. RESUBDIVISION OF A PORTION OF CLARENCE ROLLAND'S ASSESSMENT PLAT NUMBER ONE IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1996 AS DOCUMENT R96-027892, IN DUPAGE COUNTY, ILLINOIS

P.I.N.04-07-203-006; P.I.N.04-07-203-007

LEGAL DESCRIPTION:

LOT 1 (EXCEPT THE WEST 125 FEET, MEASURED AT RIGHT ANGLES) IN CLARENCE ROLLAND'S ASSESSMENT PLAT NO. I, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1947 AS DOCUMENT 515097, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.04-07-204-001; P.I.N.04-07-204-002; P.I.N.04-08-300-001; P.I.N. 04-08-102-001

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 IN KAEIN'S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 895011, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 OF KAEIN'S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 895011, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 OF HAFHEY'S ASSESSMENT PLAT OF PART OF SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1966 AS DOCUMENT R66-31487, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THOSE PARTS OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7 AND THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH ARE BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF UNITED STATES HIGHWAY #330 (ROOSEVELT ROAD) AS WIDENED AND THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 8; RUNNING THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF SAID UNITED STATES HIGHWAY #330, A DISTANCE OF 310.8 FEET TO WESTERLY LINE OF PUBLIC ROAD RUNNING IN A SOUTHWESTERLY DIRECTION A C R O S S SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8; THENCE SOUTHWESTERLY ON AND ALONG SAID WESTERLY LINE OF SAID LAST MENTIONED HIGHWAY, FORMING AN ANGLE 84 DEGREES 22 MINUTES IN SOUTH WEST QUADRANT, A DISTANCE OF 220.35 FEET TO A STAKE; THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE IN NORTH WEST QUADRANT, 109 DEGREES 23 MINUTES, A DISTANCE OF 353.02 FEET TO A STAKE; THENCE NORTHEASTERLY ON AND ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF AFOREMENTIONED PUBLIC HIGHWAY, 302.86 FEET TO A POINT IN SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET WEST OF POINT OF BEGINNING; THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-008

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MCCAULEY, SR. AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 329435; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 185.00 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET (AS MEASURED ALONG SAID EAST RIGHT OF WAY) NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 25 DEGREES 22 MINUTES 22 SECONDS EAST 161.28 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-009

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST QUARTER CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR. AND WIFE TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; RUNNING THENCE NORTH 82 FEET TO THE SOUTH LINE OF THE HIGHWAY; THENCE NORTH 73 DEGREES 20 MINUTES WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 441.7 FEET TO THE EAST LINE OF THE HIGHWAY RUNNING SOUTHERLY; THENCE SOUTH 22 DEGREES 54 MINUTES WEST ALONG THE EAST LINE OF THE HIGHWAY 208 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST TO THE POINT OF BEGINNING; (EXCEPT THEREFROM LAND CONVEYED TO TRUSTEES OF SCHOOLS DISTRICT 27 BY QUIT CLAIM DEED RECORDED MAY 14, 1921 AS DOCUMENT 14835 AND EXCEPTING THEREFROM THE WESTERLY 185.0 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8) IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-005

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200 FEET WEST OF THE NORTH EAST CORNER OF THE WEST 60 ACRES (ASSUMED TO BE THE NORTHEAST CORNER OF THE WEST THREE-QUARTERS OF THE WEST HALF) OF THE SOUTHWEST QUARTER OF SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MCAULEY, SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 AS DOCUMENT 11308, IN BOOK 20 OF DEEDS, AT PAGE 430; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 65 FEET; THENCE NORTH TO A POINT IN THE SOUTHERLY LINE OF THE HIGHWAY (ROOSEVELT ROAD) THAT IS 35 FEET NORTHWESTERLY, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, OF THE NORTHWEST CORNER OF SAID SCHOOL HOUSE LOT AS

DESCRIBED IN DOCUMENT 11308; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WEST, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING, EXCEPTING THAT PART LYING EASTERLY OF THE EAST LINE OF THE WEST THREE FOURTHS (REFERRED TO IN SOME DEEDS AS THE EAST LINE OF THE WEST 60 ACRES), AS EXTENDED NORTH, OF SAID SOUTHWEST QUARTER, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 99.0 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 086 DEGREES, 48 MINUTES, 08 SECONDS FROM NORTH TO WESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 216.5 FEET TO AN OLD FENCE LINE; THENCE NORTHEASTERLY ALONG THE SAID OLD FENCE LINE A DISTANCE OF 99.3 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID (LYING 196.0 FEET WEST FROM THE POINT OF BEGINNING); THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER THEREOF A DISTANCE OF 196.0 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-014

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 32943; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET AS MEASURED ALONG SAID EAST RIGHT OF WAY, NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 FOR POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST, 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 25 DEGREES 22 MINUTES 22 SECONDS WEST 19.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 189.76 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 34 SECONDS EAST ALONG THE SAID EAST RIGHT OF WAY LINE, 34.97 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; THENCE COMMENCING WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 65.00 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, 455.47 FEET TO THE EASTERLY LINE OF McCHESNEY ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 35.60 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM ANY PROTION FALLING WITH THE WESTERLY 185.00 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF SAID SOUTHWEST QUARTER, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEE BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 65.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 41.92 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AND OCCUPIED; THENCE EASTERLY ALONG THE MONUMENTED AND OCCUPIED NORTH LINE OF SAID SOUTHWEST QUARTER 41.23 FEET TO THE INTERSECTION OF THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351; THENCE NORTHERLY ALONG THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351, 3.40 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 196.0 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT R80-16971, SAID TRACT BEING PART OF THE McCAULEY SCHOOL PROPERTY; THENCE SOUTHWESTERLY ALONG SAID LINE, 87.38 FEET TO ITS INTERSECTION WITH AN OLD FENCE LINE (BEING AN EASTERLY LINE OF THE BRUSS PROPERTY AS SHOWN ON A PLAT OF SURVEY THEREOF, AFORESAID); THENCE NORTHERLY ALONG SAID OLD FENCE LINE, 81.63 FEET TO A LINE PREVIOUSLY USED AS THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG SAID LINE, 65.05 FEET TO A SOUTHERLY EXTENSION OF THE MOST WESTERLY WESTERLY LINE OF THE McCAULEY SCHOOL PROPERTY; THENCE NORTHERLY ALONG SAID EXTENSION, 0.45 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (BEING A SOUTHERLY LINE OF THE McCAULEY SCHOOL PROPERTY); THENCE EASTERLY ALONG SAID NORTH LINE, 65.00 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS, 99.00 FEET TO THE SOUTHEAST CORNER OF THE SCHOOL LOT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID 19.34 FEET; THENCE NORTHWESTERLY, 216.98 FEET TO AN OLD WOOD FENCE POST USED PREVIOUSLY AS A PROPERTY CORNER; THENCE NORTHERLY, 4.99 FEET TO A POINT ON THE SOUTH LINE OF THE SCHOOL LOT THAT IS 0.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID SCHOOL LOT; THENCE EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT, 216.05 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE WEST THREE FOURTHS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID WEST THREE FOURTHS OF THE WEST HALF OF SOUTHWEST QUARTER THEREOF LYING 99.0 FEET SOUTH (AS MEASURED ON SAID EAST LINE) FROM THE NORTHEAST CORNER THEREOF FOR A POINT AND PLACE OF BEGINNING; THENCE SOUTH ALONG THE SAID EAST LINE OF WEST THREE FOURTHS OF WEST HALF OF SOUTHWEST QUARTER A DISTANCE OF 457.19 FEET; THENCE WEST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE A DISTANCE OF 985.04 FEET TO A POINT ON THE CENTER LINE OF McCHESNEY ROAD; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF McCHESNEY ROAD ON A LINE FORMING AN ANGLE OF 67 DEGREES 32 MINUTES 10 SECONDS FROM EAST TO NORTHEASTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 643.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8

AFORESAID; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 544.03 FEET; THENCE SOUTHWESTERLY ALONG AN OLD FENCE LINE, ON A LINE FORMING AN ANGLE OF 81 DEGREES 07 MINUTES 27 SECONDS FROM WEST TO SOUTHWESTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 99.3 FEET; THENCE EASTERLY ALONG AN OLD FENCE LINE, SAID LINE FORMING AN ANGLE OF 81 DEGREES 19 MINUTES 27 SECONDS FROM NORTHEASTERLY TO EASTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 216.5 FEET TO THE POINT AND PLACE OF BEGINNING, (EXCEPT ANY PART THEREOF LYING NORTH OF THE SOUTH LINE OF BRUSS ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1997 AS DOCUMENT R97-193429) IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-016

LEGAL DESCRIPTION

PARCEL 1 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-015

LEGAL DESCRIPTION

PARCEL 4 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-17-100-005

LEGAL DESCRIPTION

PARCEL 2 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-004

LEGAL DESCRIPTION

PARCEL 3 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-006

LEGAL DESCRIPTION

PARCEL 5 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-005; P.I.N. 04-08-401-011; P.I.N. 04-17-100-004

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY

RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY FINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY FINE TO THE SOUTHERLY FINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.5 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.46 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 836.89 FEET AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE THEREOF} IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-009

LEGAL DESCRIPTION

THE WEST 336.89 FEET OF THE EAST 836.89 FEET OF THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT THE ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING THE SOUTH WEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-010

LEGAL DESCRIPTION

THE EASTERLY 500 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1,555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790 FOR A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT-OF-WAY LINE, 2,317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT- OF-WAY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY

LINE 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 742.7 FEET ON THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS, TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-007

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND RUNNING THENCE WEST, ON THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 735.35 FEET TO THE NORTHERLY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH PARALLEL WITH SAID EAST LINE 537.51 FEET TO THE CENTERLINE OF ROOSEVELT ROAD (BEFORE BEING WIDENED); THENCE SOUTHEASTERLY, ON SAID CENTER LINE, 565.5 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE, 624.10 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ROOSEVELT ROAD (ROUTE 38) AS CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R81-57491), IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B — STREET LOCATION

The Area contains 161 acres. The street location of the Area is: On the south side of Roosevelt Road at the intersection of Fabyan Parkway.

EXHIBIT C - MAP

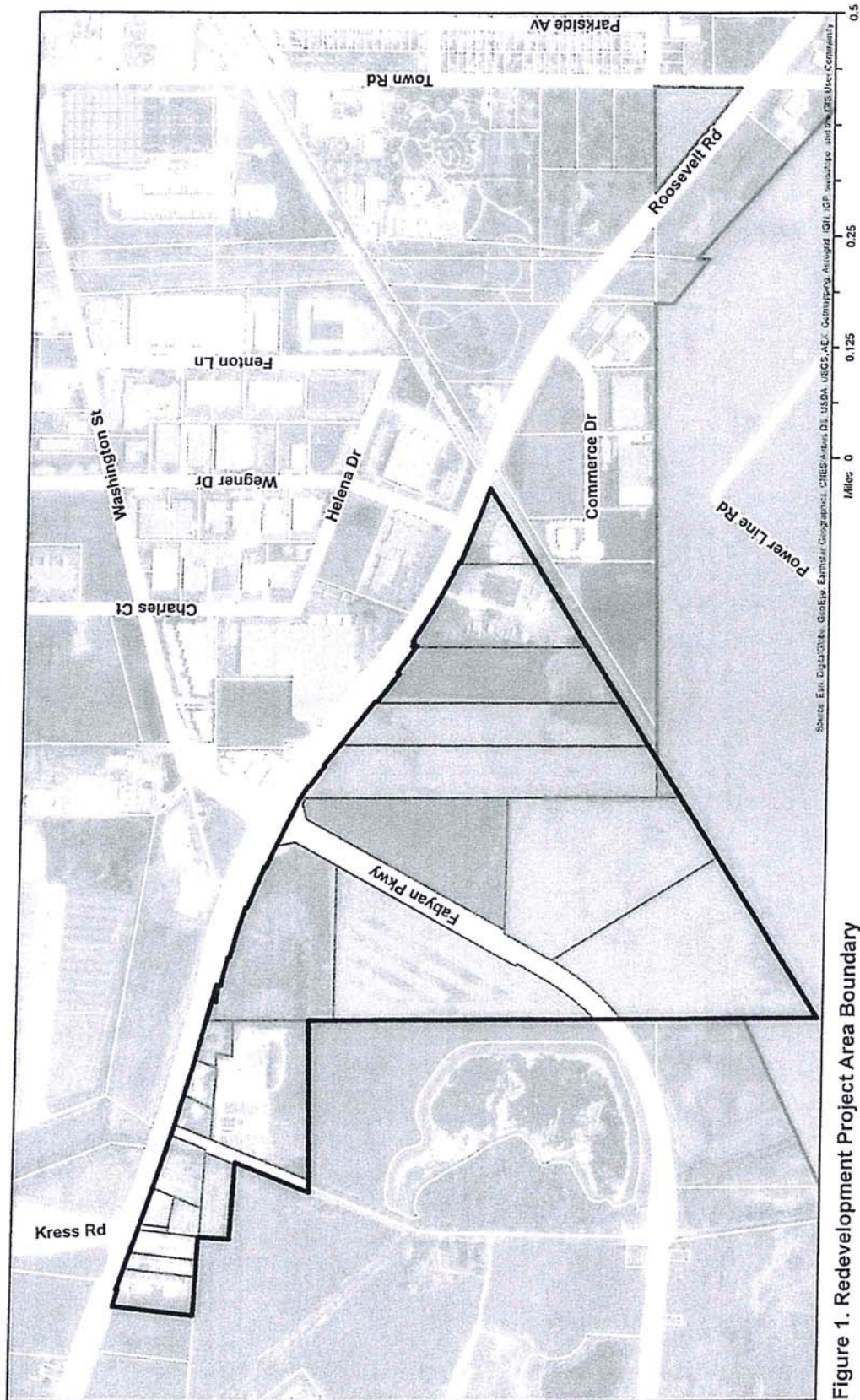


Figure 1. Redevelopment Project Area Boundary

City of West Chicago
Roosevelt Road/Fabyan Parkway TIF

Council Member _____ moved and Council Member _____
seconded the motion that said ordinance as presented be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt the ordinance as presented.

Upon the roll being called, the following votes were taken:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Whereupon the Mayor declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Municipal Clerk to record the same in full in the records of the Mayor and City Council of the City of West Chicago, DuPage County, Illinois.

Other business not pertinent to the adoption of said ordinances was duly transacted at said meeting

Upon motion duly made and seconded, the meeting was adjourned.

Municipal Clerk