

**WILL COUNTY, ILLINOIS**

**ORDINANCE NO. 21-09-21-01**

**AN ORDINANCE CORRECTING SCRIVENER'S ERRORS IN THE LEGAL  
DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA OF THE CITY OF  
WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY  
TERMINAL AREA (TIF DISTRICT NO. 2)**

**APPROVED BY THE CITY COUNCIL  
OF THE CITY OF WILMINGTON,  
WILL COUNTY, ILLINOIS,  
THIS 21<sup>st</sup> DAY OF SEPTEMBER, 2021**

***Prepared by & Return to:  
Joie Ziller, Deputy City Clerk  
City of Wilmington  
1165 S. Water Street  
Wilmington, IL 60481  
815-476-2175 ext 228***

**ORDINANCE NO. 21-09-21-02**

**AN ORDINANCE CORRECTING SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA OF THE CITY OF WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)**

**WHEREAS**, the City of Wilmington ("City") is a non-home rule municipality organized under the laws of the State of Illinois; and

**WHEREAS**, the General Assembly of the State of Illinois has provided by law the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("Act"), to assist in the financing of certain improvements in areas in the City which meet the requirements therein; and

**WHEREAS**, pursuant to the Act, and Ordinance Numbers 10-05-04-06, 10-05-04-07, and 10-05-04-08, adopted May 18, 2010, as supplemented by Ordinance Numbers 14-09-02-02, 14-09-02-03, and 14-09-02-04, adopted September 2, 2014, as supplemented by Ordinance Number 17-01-03-01, adopted January 3, 2017, as supplemented by Ordinance Numbers 19-08-07-02, 19-08-08-03, and 19-08-07-04, adopted August 7, 2019, and as supplemented by Ordinance Numbers 21-05-04-01, 21-05-04-02, and 21-05-04-03, adopted May 4, 2021 (collectively the "TIF Ordinances"), the City of Wilmington (the "City") approved and amended a tax increment redevelopment plan and project, designated and amended the tax increment redevelopment project area (as amended, the "Redevelopment Project Area"), and adopted tax increment financing relative to the City's Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (as amended, the "Ridgeport TIF District"); and

**WHEREAS**, the legal description of the Redevelopment Project Area, as set forth in the TIF Ordinances, is in EXHIBIT A attached hereto and made a part hereof; and

**WHEREAS**, it has come to the City's attention that there are certain non-substantive scrivener's errors in the legal description of the Redevelopment Project Area, which the City desires to correct, as set forth in the further revised legal description of the Redevelopment Project Area in EXHIBIT B attached hereto and made a part hereof (the "Corrected Legal Description"); and

**WHEREAS**, pursuant to 65 ILCS 5/11-74.4-5(c), amendments to the Ridgeport TIF District which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the redevelopment plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than ten (10), may be made without need for further hearing, provided the City gives certain notices of any such amendments within ten (10) days following the adoption of the Ordinance providing for any such amendments; and

**WHEREAS**, the City has determined that correcting the legal description of the Redevelopment Project Area with the Corrected Legal Description will not adversely impact the eligibility factors relied upon by the City in establishing the Ridgeport TIF District as a tax increment financing district under the Act, and that such correction

constitutes a non-substantive minor amendment to the Redevelopment Project Area under the Act;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wilmington, Will County, Illinois, as follows:

**SECTION 1:** That the recitals set forth above are hereby incorporated herein as Section 1 of this Ordinance.

**SECTION 2:** That Ordinance Numbers 10-05-04-06, 10-05-04-07, and 10-05-04-08, adopted May 18, 2010, as supplemented by Ordinance Numbers 14-09-02-02, 14-09-02-03, and 14-09-02-04, adopted September 2, 2014, as supplemented by Ordinance Number 17-01-03-01, adopted January 3, 2017, as supplemented by Ordinance Numbers 19-08-07-02, 19-08-08-03, and 19-08-07-04, adopted August 7, 2019, and as supplemented by Ordinance Numbers 21-05-04-01, 21-05-04-02, and 21-05-04-03, adopted May 4, 2021, are hereby further amended by replacing the legal descriptions of the Redevelopment Project Area therein, and within the exhibits therein, with the Corrected Legal Description in EXHIBIT B attached hereto.

**SECTION 3:** Pursuant to 65 ILCS 5/11-74.4-5(c), within ten (10) days of the adoption and approval of this Ordinance, this Ordinance shall be published in the *Free Press Advocate*, or another appropriate newspaper, and a copy of this Ordinance shall be sent by certified mail, return receipt requested, to each taxing district that is affected by the Ridgeport TIF District, and by First Class U.S. Mail to each person/entity registered on the City's TIF Interested Parties Registry.

**SECTION 4:** That a certified copy of this Ordinance shall be filed with the County Clerk of Will County, Illinois.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 21st day of September, 2021, pursuant to a roll call vote as follows:

**AYES:** Kirwin, Jeffries, Vice, Knight, Allred, Mietzner, Holmes, Smith

**NAYS:** 0

**ABSENT:** N/A

**APPROVED** by me this 21st day of September, 2021.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
Deputy City Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION FOR THE REDEVELOPMENT PROJECT AREA FOR THE CITY OF WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)**

#### **Legal Description:**

THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 10 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 33.00 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, 160.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 39 MINUTES 03 SECONDS EAST, 55.06 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS EAST, 2,154.71 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, 687.35 FEET; THENCE NORTH 86 DEGREES 22 MINUTES 12 SECONDS WEST, 102.25 FEET TO A POINT OF NONCURVATURE; THENCE NORTHWESTERLY 526.37 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 504.69 FEET, AND CHORD BEARING OF NORTH 58 DEGREES 28 MINUTES 51 SECONDS WEST, AND CHORD DISTANCE OF 505.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 26 MINUTES 53 SECONDS WEST, 1869.46 FEET; THENCE NORTH 43 DEGREES 33 MINUTES 00 SECONDS EAST, 99.04 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS EAST, 1125.13 FEET TO SAID POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE

EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTHWEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY, ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND

CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016- 031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

ALSO EXCEPTING:



OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS. THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 52 MINUTES 18 SECONDS EAST, 1312.03 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST, 140.11 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 1070.25 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS EAST, 55.01 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 241.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 41 MINUTES 38 SECONDS WEST, ALONG SAID WEST LINE, 165.08 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING:

THAT PART OF THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST; THENCE NORTH 01 DEGREES 41 MINUTES, 38 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 11.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 25 MINUTES 30 SECONDS EAST, 2832.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY 1231.13 FEET, ALONG THE ARC OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET, AND CHORD BEARING OF SOUTH 46 DEGREES 03 MINUTES 59 SECONDS EAST, 1105.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 33 MINUTES 28 SECONDS EAST, 977.95 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 32 SECONDS EAST, 120.00 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 28 SECONDS WEST, 977.95 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, 1421.76 FEET, ALONG THE ARC OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 895.00 FEET, AND CHORD BEARING OF NORTH 46 DEGREES 03 MINUTES 59 SECONDS WEST, 1276.91 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, 1562.88 FEET; THENCE NORTH 48 DEGREES 27 MINUTES 26 SECONDS WEST, 109.73 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, 1189.85 FEET TO THE WEST LINE OF

SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, 195.00 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28 AS THE PLACE OF BEGINNING; THENCE DUE NORTH 20 RODS; THENCE DUE EAST 80 RODS; THENCE DUE SOUTH 20 RODS AND THENCE DUE WEST 80 RODS TO THE PLACE OF BEGINNING.

**PINs:**

|                 |                       |                       |
|-----------------|-----------------------|-----------------------|
| 317161010010000 | 317175020050000       | 317211000300000 split |
| 317161010020000 | 317175020060000       | 317211000310000 split |
| 317161010030000 | 317175020070000       | 317211000320000 split |
| 317161010040000 | 317202000120000 part  | 317211000340000       |
| 317161030030000 | 317202000130000 part  | 317211000350000       |
| 317161030040000 | 317202000140000       | 317211000360000       |
| 317161030050000 | 317202000150000 part  | 317212000020000 split |
| 317162010010000 | 317202000160000 part  | 317212000050000       |
| 317163000100000 | 317202000170000 part  | 317212000070000       |
| 317163000060000 | 317202000180000 part  | 317212000090000       |
| 317163010010000 | 317202000190000 part  | 317212000100000       |
| 317163020010000 | 317202000200000 part  | 317212000110000 split |
| 317163030010010 | 317202000210000 part  | 317212000150000 split |
| 317163030010020 | 317202010010000 part  | 317213000070000       |
| 317163030040000 | 317202010020000 part  | 317213000120000       |
| 317164000130000 | 317211000060000 split | 317213000130000       |
| 317164010010000 | 317211000070000 split | 317213000140000       |
| 317164020010000 | 317211000110000 split | 317213000160000       |
| 317172000170000 | 317211000120000 split | 317213000190000       |
| 317172000180000 | 317211000180000 split | 317213000200000       |
| 317172010040010 | 317211000200000 split | 317213000210000       |
| 317172010040020 | 317211000220000 split | 317213000220000       |
| 317172010050000 | 317211000230000 split | 317213000240000       |
| 317172010060000 | 317211000240000       | 317213000250000       |
| 317174000040000 | 317211000250000 split | 317213000260000       |
| 317174000140000 | 317211000270000 split | 317213000270000       |
| 317174000150000 | 317211000280000       | 317214000010000 split |
| 317174010010000 | 317211000290000 split | 317281000050010       |

Note: "Part" means that a portion of the parcel was added and the balance of the parcel remains outside the Ridgeport TIF District. "Split" means a parcel already in the Ridgeport TIF District and a portion thereof was removed from Ridgeport TIF District.

**Common Boundary Description:**

General street location: I-55 from Lorenzo Rd. to approximately 1 mile south of W. Murphy Rd.; S. Elion Blvd. (formerly S. Ridgeway); S. Graaskamp Blvd.; S Kavanaugh Rd. from Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd.; W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd.; W. Tower Rd. from S. Elion Blvd. to S. Graaskamp Blvd.; W. Murphy Rd. from I-55 to approximately ¼ mile west of S. Kavanaugh Rd.

## **EXHIBIT B**

### **CORRECTED LEGAL DESCRIPTION FOR THE REDEVELOPMENT PROJECT AREA FOR THE CITY OF WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)**

#### **Legal Description:**

THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 10 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 33.00 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, 160.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 39 MINUTES 03 SECONDS EAST, 55.06 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS EAST, 2,154.71 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, 687.35 FEET; THENCE NORTH 86 DEGREES 22 MINUTES 12 SECONDS WEST, 102.25 FEET TO A POINT OF NON-CURVATURE; THENCE NORTHWESTERLY 526.37 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 504.69 FEET, AND CHORD BEARING OF NORTH 58 DEGREES 28 MINUTES 51 SECONDS WEST, AND CHORD DISTANCE OF 505.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 26 MINUTES 53 SECONDS WEST, 1869.46 FEET; THENCE NORTH 43 DEGREES 33 MINUTES 00 SECONDS EAST, 99.04 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS EAST, 1125.13 FEET TO SAID POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING

SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTHWEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY, ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE

PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF S. ELION BOULEVARD, FORMERLY KNOWN AS RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

ALSO EXCEPTING:

OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS.

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 52 MINUTES 18 SECONDS EAST, 1312.03 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST, 140.11 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 1070.25 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS EAST, 55.01 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 241.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 41 MINUTES 38 SECONDS WEST, ALONG SAID WEST LINE, 165.08 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING:

THAT PART OF THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST; THENCE NORTH 01 DEGREES 41 MINUTES, 38 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 11.23 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 30 SECONDS EAST, 2832.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY 1231.13 FEET, ALONG THE ARC OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET, AND CHORD BEARING OF SOUTH 46 DEGREES 03 MINUTES 59 SECONDS EAST, 1105.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 33 MINUTES 28 SECONDS EAST, 977.95 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 32 SECONDS EAST, 120.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 28 SECONDS WEST, 977.95 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, 1421.76 FEET, ALONG THE ARC OF A

CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 895.00 FEET, AND CHORD BEARING OF NORTH 46 DEGREES 03 MINUTES 59 SECONDS WEST, 1276.91 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, 1562.88 FEET; THENCE NORTH 48 DEGREES 27 MINUTES 26 SECONDS WEST, 109.73 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, 1189.85 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, 195.00 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28 AS THE PLACE OF BEGINNING; THENCE DUE NORTH 20 RODS; THENCE DUE EAST 80 RODS; THENCE DUE SOUTH 20 RODS AND THENCE DUE WEST 80 RODS TO THE PLACE OF BEGINNING.

**PINs:**

|                 |                       |                       |
|-----------------|-----------------------|-----------------------|
| 317161010010000 | 317175020050000       | 317211000300000 split |
| 317161010020000 | 317175020060000       | 317211000310000 split |
| 317161010030000 | 317175020070000       | 317211000320000 split |
| 317161010040000 | 317202000120000 part  | 317211000340000       |
| 317161030030000 | 317202000130000 part  | 317211000350000       |
| 317161030040000 | 317202000140000       | 317211000360000       |
| 317161030050000 | 317202000150000 part  | 317212000020000 split |
| 317162010010000 | 317202000160000 part  | 317212000050000       |
| 317163000100000 | 317202000170000 part  | 317212000070000       |
| 317163000060000 | 317202000180000 part  | 317212000090000       |
| 317163010010000 | 317202000190000 part  | 317212000100000       |
| 317163020010000 | 317202000200000 part  | 317212000110000 split |
| 317163030010010 | 317202000210000 part  | 317212000150000 split |
| 317163030010020 | 317202010010000 part  | 317213000070000       |
| 317163030040000 | 317202010020000 part  | 317213000120000       |
| 317164000130000 | 317211000060000 split | 317213000130000       |
| 317164010010000 | 317211000070000 split | 317213000140000       |
| 317164020010000 | 317211000110000 split | 317213000160000       |
| 317172000170000 | 317211000120000 split | 317213000190000       |
| 317172000180000 | 317211000180000 split | 317213000200000       |
| 317172010040010 | 317211000200000 split | 317213000210000       |
| 317172010040020 | 317211000220000 split | 317213000220000       |
| 317172010050000 | 317211000230000 split | 317213000240000       |
| 317172010060000 | 317211000240000       | 317213000250000       |
| 317174000040000 | 317211000250000 split | 317213000260000       |



|                 |                       |                       |
|-----------------|-----------------------|-----------------------|
| 317174000140000 | 317211000270000 split | 317213000270000       |
| 317174000150000 | 317211000280000       | 317214000010000 split |
| 317174010010000 | 317211000290000 split | 317281000050010       |

Note: "Part" means that a portion of the parcel was added and the balance of the parcel remains outside the Ridgeport TIF District. "Split" means a parcel already in the Ridgeport TIF District and a portion thereof was removed from Ridgeport TIF District.

**Common Boundary Description:**

General street location: I-55 from Lorenzo Rd. to approximately 1 mile south of W. Murphy Rd.; S. Elion Blvd. (formerly S. Ridgeway); S. Graaskamp Blvd.; S Kavanaugh Rd. from Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd.; W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd.; W. Tower Rd. from S. Elion Blvd. to S. Graaskamp Blvd.; W. Murphy Rd. from I-55 to approximately ¼ mile west of S. Kavanaugh Rd.