

ORDINANCE M - 2330

AN ORDINANCE of the Village of Homewood, Cook County, Illinois, proposing the designation of a Redevelopment Plan and Project for the designation of the Harwood TOD TIF Redevelopment Project Area Plan, the designation of the Harwood TOD TIF Redevelopment Project Area, and the adoption of tax increment allocation financing therefor, convening a joint review board and calling a public hearing in connection therewith.

Whereas, under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et seq.*), as supplemented and amended (the "*TIF Act*"), the President and Board of Trustees (the "*Corporate Authorities*") of the Village of Homewood, Cook County, Illinois (the "*Municipality*"), have heretofore determined and do determine that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality designate a proposed redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") and designate the redevelopment project area known as the Harwood TOD TIF Redevelopment Project Area (the "*Redevelopment Project Area*") as further described in EXHIBIT A attached and that the Municipality adopt tax increment allocation financing for the Redevelopment Project Area; and

Whereas, under Section 11-74.4-4.2 of the TIF Act, the Municipality must create an interested parties registry for activities related to the Redevelopment Project Area, adopt reasonable registration rules, and prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry, and the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Municipality has created such registry, adopted such registration rules and prescribed such requisite registration forms and gave public notice thereof, on October 28, 2008 by passage of Ordinance M-1767; and

Whereas, the TIF Act requires the Municipality also to convene a joint review board and conduct a public hearing before the adoption of ordinances designating a redevelopment plan and project, designating the redevelopment project area, and adopting tax increment allocation financing therefor, at which public hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally regarding the Redevelopment Plan and Project; and

Whereas, the TIF Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county having authority to directly levy taxes on the property within the Redevelopment Project Area when the Redevelopment Project Area is approved, a representative selected by the Municipality, and a public member, to consider the subject of the public hearing; and

Whereas, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

Whereas, the TIF Act further requires that not less than 10 days before adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection the redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed designation of the Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

Whereas, the firm of Ryan LLC has conducted an eligibility survey of the Redevelopment Project Area and has prepared its report (the "*Report*") concluding that the

proposed area qualifies as a “redevelopment project area” as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the Municipality; and

Whereas, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the Village Clerk as required under the TIF Act; and

Whereas, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

Whereas, the Corporate Authorities have determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed Plan and Project; and

Whereas, the Corporate Authorities have determined that the Redevelopment Plan and Project will not displace residents from 10 or more inhabited residential units.

NOW THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Homewood, Cook County, Illinois:

Section 1. Redevelopment Plan and Project. Approval of the Redevelopment Plan and Project, the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor is proposed.

Section 2. Interested Persons Registry Created. On October 28, 2008 by Ordinance M-1767 the Village Board directed that an interested persons registry (the “Registry”) be established for every existing or future Redevelopment Project Area within the Village. The Village Clerk is authorized and directed to maintain the Registry for the Harwood TOD TIF Redevelopment Project Area.

Section 3. Registration Rules and Forms. The registration rules for the Registry have been approved by the Village in Ordinance M-1767 and are available from the Village Clerk.

Section 4. Joint Review Board Convened. A joint review board as set forth in the TIF Act is convened and the board shall meet, review such documents, and issue such report as set forth in the TIF Act. The first meeting of the joint review board shall be held at **2:00 p.m. on January 29, 2025**, at the Homewood Village Hall, 2020 Chestnut Rd., Homewood, Illinois. The Municipality expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts authorized in Section 7 of this ordinance will be mailed.

Section 5. Time and Place of Public Hearing Fixed. A public hearing (the "Hearing") shall be held by the President and the Board of Trustees of the Municipality at **7:00 p.m. on March 11, 2025**, at the Homewood Village Hall, 2020 Chestnut Rd., Homewood, Illinois, to hear from any interested persons or affected taxing districts regarding the proposed designation of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 6. Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached as Exhibit B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days before the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

Section 7. Mailing of Notice of Hearing Authorized. (a) Notice shall be mailed by certified mail not less than 10 days before the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid

on each lot, block, tract or parcel of land lying within the Redevelopment Project Area. If taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the taxpayers of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information under the registration guidelines herein established by the Municipality. Notice shall also be given by Certified Mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days before the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments before the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 2020 Chestnut Road, Homewood, Illinois 60430-1702 about the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

Section 8. Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the Ordinance are, to the extent of such conflict, repealed. This Ordinance shall become effective upon its adoption.

PASSED this 14th day of January, 2025.

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF HARWOOD TOD TIF REDEVELOPMENT PROJECT AREA
THAT PART OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK B IN THE VILLAGE OF HARTFORD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1853 (ANTE FIRE) AS DOCUMENT NUMBER 45632;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 3 IN BLOCK B ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN SAID BLOCK B;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 IN BLOCK B TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE SAID LOT 10 IN BLOCK B TO A POINT ON THE SOUTH LINE OF THE NORTH 45 FEET OF SAID LOT 10 IN BLOCK B;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 45 FEET OF LOT 10 IN BLOCK B TO A POINT ON THE WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF THE EAST HALF OF LOT 10 IN BLOCK B TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HARWOOD AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HARWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PINE ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 IN W.K. GORES SUBDIVISION, AS RECORDED NOVEMBER 19, 1907 AS DOCUMENT NUMBER 4127786;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST HALF OF THE WEST 120 FEET OF LOT 34 TO A POINT ON THE NORTH LINE OF LOT A IN NEUEN'S RESUBDIVISION,

AS RECORDED JANUARY 27, 1958 AS DOCUMENT NUMBER 17119380;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A AND THE EAST LINE OF LOT B IN SAID NEUEN'S RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG SAID NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF A 20-FOOT-WIDE NORTH-SOUTH ALLEY, LYING WEST OF GOTTSCHALK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 20-FOOT-WIDE NORTH-SOUTH ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION, AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003436;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTH 132 FEET OF LOT 9 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD;

THENCE NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESTNUT ROAD TO THE POINT OF BEGINNING, ALL IN SAID COOK COUNTY, ILLINOIS.

EXHIBIT B

NOTICE OF PUBLIC HEARING

VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS PROPOSED HARWOOD TOD TIF REDEVELOPMENT PROJECT AREA AND PLAN

On March 11, 2025 at 7:00 p.m. at the Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, a public hearing will be held to consider designation of the Harwood TOD TIF Redevelopment Plan (the “*Redevelopment Plan*”) and designation of a redevelopment project area known as the Harwood TOD TIF Redevelopment Project Area (the “*Redevelopment Project Area*”). Members of the public may participate in the public hearing in person at the Village Hall Council Chambers.

Written comments can be submitted before the hearing by emailing them to amesaros@homewoodil.gov. Please include “Public Comment for Harwood TOD TIF” in the e-mail subject line. All e-mail comments to be entered into the record must be received by 4:00 p.m. on February 11, 2025 and will be distributed to all village board members.

The proposed Harwood TOD TIF Redevelopment Project Area consists of thirty-four (34) tax parcels situated in the downtown core of the Village and is generally bounded by Pine Road to the north, Ridge Road to the south, parcels fronting Dixie Highway to the east, and the Metra Electric and Amtrak rail lines to the west. Existing land uses within the RPA include commercial, retail, office, and institutional uses.

At the hearing, designation of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and adoption of Tax Increment Allocation Financing to implement the plan and project will be considered. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Homewood Village Hall, 2020 Chestnut Road, Homewood, Illinois, by appointment during normal business hours by calling 708-206-3376, and is also available online at [insert hyperlink]

Under the Redevelopment Plan and Project, the Village proposes to alleviate blighted area conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but are not limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, rehabilitation of properties, financing, and administrative and other professional costs,

all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting commercial development on vacant or under-utilized land parcels where it will strengthen existing commercial districts; recruiting additional retail and industrial development for designated vacant commercial and industrial areas; implementing municipal utility improvements, especially stormwater improvements, sidewalk construction/replacement, streetscape, street tree plantings and sign improvements; and updating the Village Zoning Ordinance, Subdivision Ordinance, and other development regulations imposed by the Village. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, rehabilitation, environmental remediation, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative, and other professional costs.

Before the hearing date, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, 2020 Chestnut Road, Homewood, Illinois 60430-1702.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally regarding any issues regarding the proposed Redevelopment Plan and Project, the Redevelopment Project Area, and confirmation of tax increment allocation financing therefor. The hearing may be adjourned by the President and the Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing.

A Joint Review Board is convened to consider designation of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and the adoption of Tax Increment Allocation Financing. The Joint Review Board shall consist of a representative selected by each community college district, local elementary school district and high school district, park district, library district, township, and county having authority to directly levy taxes on the property within the Redevelopment Project Area, a representative selected by the Village, and a public member. The first meeting of the Joint Review Board shall be held at 2:00 p.m. on January 29, 2025, at the Village Hall, 2020 Chestnut Road, Homewood, Illinois.

Village Clerk
Village of Homewood
Cook County, Illinois

**LEGAL DESCRIPTION OF HARWOOD TOD TIF
REDEVELOPMENT PROJECT AREA**

THAT PART OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION AS RECORDED NOVEMBER 16, 1981 AS DOCUMENT NUMBER 26059470;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN MIDWEST SUBDIVISION AS RECORDED JULY 14, 1980 AS DOCUMENT NUMBER 25514043;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN MIDWEST SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION AS RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 0414503004;

THENCE EAST ALONG SAID SOUTH LINE OF HOMEWOOD DISPOSAL RESUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 4 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE SOUTHEAST CORNER OF OUTLOT D IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID SOUTHEAST CORNER OF OUTLOT D ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214942;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 2 AND ALONG THE EASTERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AS RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN INDUSTRIAL SUBDIVISION UNIT 1 AND THE EASTERLY PROLONGATION THEREOF TO THE SOUTHEAST CORNER OF LOT 6 IN SAID INDUSTRIAL SUBDIVISION UNIT 1 SUBDIVISION, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ON A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION AS RECORDED MAY 29, 1985 AS DOCUMENT NUMBER 85038243, SAID SOUTHWEST CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN AMERICAN TECHNICAL PUBLISHER'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE

SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383195;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION AS RECORDED OCTOBER 22, 1988 AS DOCUMENT NUMBER 88491036;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN SIMBORG SUBDIVISION 1ST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN PROVIDENT SUBDIVISION AS RECORDED NOVEMBER 22, 1988 AS DOCUMENT NUMBER 88539451;

THENCE EASTERLY ALONG THE FOLLOWING 3 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION: EASTERLY 70 FEET, SOUTHERLY 70 FEET AND EASTERLY 534.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN PROVIDENT SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN OFFICE RESEARCH SUBDIVISION UNIT 2 AS RECORDED SEPTEMBER 29, 1982 AS DOCUMENT NUMBER 26366160;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 1 IN SAID OFFICE RESEARCH SUBDIVISION UNIT 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN STATE FARM SUBDIVISION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688152;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN STATE FARM SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION AS RECORDED DECEMBER 2, 1980 AS DOCUMENT NUMBER 25688668;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN RICHMOND SUBDIVISION FIRST ADDITION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN GINSBURG SUBDIVISION AS RECORDED AUGUST 29, 1986 AS DOCUMENT NUMBER 86383193;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 IN GINSBURG SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-LINE OF 175TH STREET;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-LINE OF 175TH STREET TO THE NORTHWEST CORNER OF LOT 1 IN MOTHER TUCKER'S SUBDIVISION AS RECORDED JULY 23, 1985 AS DOCUMENT NUMBER 85113885;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN MOTHER TUCKER'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN G & H CONSOLIDATION RESUBDIVISION AS RECORDED JULY 22, 1993 AS DOCUMENT NUMBER 93570546;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN G & H CONSOLIDATION RESUBDIVISION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION AS RECORDED JULY 17, 2003 AS DOCUMENT NUMBER 0319834104;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN KOHL'S HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION AS RECORDED APRIL 25, 2012 AS DOCUMENT NUMBER 1211431082;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN CHIPOTLE HOMEWOOD SUBDIVISION TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO A POINT ON THE NORTH LINE OF LOT 1 IN McDONALD'S CLM SUBDIVISION AS RECORDED JULY 20, 1984 AS DOCUMENT NUMBER 27179835;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN McDONALD'S CLM SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AS RECORDED APRIL 16, 1984 AS DOCUMENT NUMBER 27043822;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COMMERCIAL SUBDIVISION UNIT 2 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN MAPLE AVENUE SUBDIVISION AS RECORDED DECEMBER 7, 1990 AS DOCUMENT NUMBER 90595362;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE AVENUE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER

ALSO BEING A POINT ON THE EAST LINE OF LOT 1 IN MAPLE LEAF SUBDIVISION AS RECORDED FEBRUARY 1989 AS DOCUMENT NUMBER 89072721;

THENCE NORTH ALONG SAID EAST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN MAPLE LEAF SUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 1 IN BLOCK 5 IN SAID PRAIRIE LAKES BUSINESS CENTER, SAID WESTERLY LINE OF LOT 1 IN BLOCK 5 ALSO BEING THE EASTERLY LINE OF OUTLOT "E" IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF OUTLOT "E" OF PRAIRIE LAKES BUSINESS CENTER TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID OUTLOT "E" THEREOF, SAID MOST SOUTHERLY SOUTHEAST CORNER BEING 2 OF THE FOLLOWING COURSES NORTHEASTERLY FROM THE

SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 5 IN PRAIRIE LAKES BUSINESS CENTER (BEING THE BASIS OF BEARING), NORTH 12 DEGREES 42 MINUTES 09 SECONDS EAST 182.57 FEET AND NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 120.97 FEET;

THENCE SOUTH 84 DEGREES 32 MINUTES 42 SECONDS EAST 443.86 FEET;

THENCE NORTH 81 DEGREES 22 MINUTES 27 SECONDS EAST 252.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 IN BLOCK 5, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION AS RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044;

THENCE SOUTHERLY, SOUTHEASTERLY, EASTERLY AND SOUTHERLY ALONG SAID WEST LINE OF LOT 1 IN WASHINGTON PARK PLAZA RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF HALSTED STREET TO THE NORTHEAST CORNER OF LOT 2 IN HALSTED CORNERS RESUBDIVISION AS RECORDED JUNE 6, 1997 AS DOCUMENT NUMBER 97403241;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN HALSTED CORNERS RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION AS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NUMBER 1003435;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN COUNTY CLERK'S DIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 TO THE NORTHEAST CORNER OF THE SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD AS RECORDED JANUARY 4, 1924 AS DOCUMENT NUMBER 8240857;

THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION OF LOT 21 IN ROBERTSONS AND YOUNG'S 4TH ADDITION TO HOMEWOOD TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 315 FEET OF THE EAST 675 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 TO THE SOUTHEAST CORNER OF LOT 8 IN W.K. GORE'S SUBDIVISION AS RECORDED JULY 13, 1915 AS DOCUMENT NUMBER 5671521;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN W.K. GORE'S SUBDIVISION AND CONTINUING NORTH ALONG THE EAST LINE OF LOT 7 IN SAID W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN SAID W.K. GORE'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 IN W.K. GORE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF AFORESAID LOT 1 IN MIDWEST SUBDIVISION 1ST ADDITION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER AS RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99610317;

THENCE NORTHERLY ALONG THE FOLLOWING 3 COURSES OF THE EASTERLY LINE OF SAID LOT 1 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHERLY 228.25 FEET, WESTERLY 172.67 FEET AND NORTHWESTERLY 322.25 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, SAID NORTHERLY NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTHERLY ALONG THE FOLLOWING 2 COURSES OF THE EASTERLY LINE OF SAID LOT 7 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER: NORTHWESTERLY 225.97 FEET AND NORTHERLY 50.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 8 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 IN RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 AND LOT 9 IN SAID RESUBDIVISION OF PRAIRIE LAKES BUSINESS CENTER TO THE NORTHWEST CORNER THEREOF OF SAID LOT 9, SAID NORTHWEST CORNER OF LOT 9 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE WESTERLY ALONG A LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID HOFFMAN WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION AS RECORDED MAY 2, 2008 AS DOCUMENT NUMBER 0812322056;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN LIGHTING DISTRIBUTERS CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN THE PLAT OF CONSOLIDATION AS RECORDED JULY 14, 2004 AS DOCUMENT NUMBER 0419644058;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE SOUTHWEST CORNER THEREOF,

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER OF LOT 8 IN PRAIRIE LAKES BUSINESS CENTER AS RECORDED DECEMBER 5, 1996 AS DOCUMENT NUMBER 96920710;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 IN PRAIRIE LAKES BUSINESS CENTER TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 9 IN SAID PRAIRIE LAKES BUSINESS CENTER;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 9 IN PRAIRIE LAKES BUSINESS CENTER: EASTERLY 160 FEET AND SOUTHEASTERLY 31.92 FEET TO THE SOUTHEAST THEREOF, SAID SOUTHEAST CORNER ALSO BEING POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY;

THENCE SOUTHWESTERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HOFFMAN WAY TO THE SOUTHWEST CORNER OF LOT 1 IN ACCURATE DISPERSIONS CONSOLIDATION AS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629915076;

THENCE EASTERLY ALONG THE FOLLOWING 2 COURSES OF THE SOUTHERLY LINE OF SAID LOT 1 IN ACCURATE DISPERSIONS CONSOLIDATION: SOUTHEASTERLY 24.85 FEET AND EASTERLY 460.63 FEET TO THE SOUTHEAST THEREOF;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 IN WASHINGTON PARK ESTATES UNIT 1 AS RECORDED AUGUST 12, 1983 AS DOCUMENT NUMBER 26732806, SAID NORTHWEST CORNER OF LOT 27 ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 27 AND LOTS 26 THRU 17, INCLUSIVE, IN SAID WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHWEST CORNER OF SAID LOT 17 THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 17 IN WASHINGTON PARK ESTATES UNIT 1 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE;

THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF PRESIDENTS DRIVE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.