

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

91582701



I, the undersigned, DO HEREBY CERTIFY that I am the duly qualified and acting Clerk of the Village of McCook, a municipal corporation, Cook County, Illinois, and, as such, I am the keeper of the records and files and am custodian of the seal of said municipality.

I DO FURTHER CERTIFY as follows:

1. That the foregoing or attached is a complete, true, and correct copy of Ordinance No. 81-9 entitled:

AN ORDINANCE AMENDING ORDINANCE NO. 85-29 "A DESIGNATION ORDINANCE ESTABLISHING AN ENTERPRISE ZONE WITHIN THE VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS, SAID ENTERPRISE ZONE ENCOMPASSING CONTIGUOUS PORTIONS OF THE VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS" TO INCLUDE NEWLY ANNEXED TERRITORY

2. That it was duly adopted by the governing body of said municipality at its regular meeting held on September 16, 1991.

3. That there were present at said meeting the Mayor and 6 Trustees, and that the vote on said adoption was:

AYE: 6 NAY: 0

4. That said ordinance was approved by the Mayor on September 16, 1991.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of said municipality on September 16, 1991.

A handwritten signature in cursive script, reading "Charles DeBris", written over a horizontal line.

Clerk

(CORPORATE)
(SEAL)

. DEPT-09 MISC \$29.00
. T#1111 TRAN 8194 11/06/91 10:00:00
. #5138 # A *-91-582701
. COOK COUNTY RECORDER

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VILLAGE OF MCCOOK - A HOME RULE UNIT

ORDINANCE NO. 91-9

AN ORDINANCE AMENDING ORDINANCE NO. 85-29 "A DESIGNATION
ORDINANCE ESTABLISHING AN ENTERPRISE ZONE WITHIN THE
VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS, SAID
ENTERPRISE ZONE ENCOMPASSING CONTIGUOUS PORTIONS OF THE
VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS" TO INCLUDE
NEWLY ANNEXED TERRITORY

.

EMIL T. SERGO
Mayor

JOHN BUBASH
JOHN BUBASH, JR.
JOHN BUTKOVICH
ROBERT M. MANDEKICH
WAYNE MOLIS
MICHAEL SABAN
Trustees

CHARLES SOBUS
Clerk

LOUIS F. CAINKAR, LTD.
Attorney

VILLAGE HALL
50th Street and Glencoe Avenue
McCook, IL 60525
708-447-9030

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ORDINANCE NO. 91-9

**AN ORDINANCE AMENDING ORDINANCE NO. 85-29
"A DESIGNATION ORDINANCE ESTABLISHING AN ENTERPRISE ZONE
WITHIN THE VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS,
SAID ENTERPRISE ZONE ENCOMPASSING CONTIGUOUS PORTIONS OF
THE VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS"
TO INCLUDE NEWLY ANNEXED TERRITORY**

WHEREAS, the President and the Board of Trustees of the Village of Hodgkins, pursuant to Ordinance No. 91-18 adopted by said Board of Trustees on June 21, 1991, and approved by the President of the Village of June 21, 1991, has entered into a certain Annexation Agreement by and between the Village of Hodgkins (hereinafter referred to as "Hodgkins") and Brookings corporation, an Illinois corporation, United Parcel Service, an Ohio corporation, and Santa Fe Railway Company, a Delaware corporation (hereinafter referred to as "Owners");

WHEREAS, upon execution of the Annexation Agreement by the Village and the Owners, certain territory described in Exhibit "A" which is attached hereto and made a part hereof, was duly annexed to the Village of Hodgkins thereby expanding said Hodgkins' boundaries to include said territory;

WHEREAS, The Village of McCook desires to amend Ordinance No. 85-29, entitled "A Designating Ordinance Establishing an Enterprise Zone Within the Village of McCook and the Village of Hodgkins, said Enterprise Zone Encompassing Contiguous Portions of the Village of McCook and the Village of Hodgkins" (a true and correct copy of said ordinance No. 85-29 being attached hereto and incorporated herein as Exhibit "B"), to include the newly annexed territory into the boundaries of the Enterprise Zone known as the "McCook-Hodgkins Enterprise Zone".

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MCCOOK, COOK COUNTY, ILLINOIS, as follows:

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Section 1

Ordinance No. 85-29 entitled "A Designating Ordinance Establishing an Enterprise Zone Within the Village of McCook and the Village of Hodgkins, Said Enterprise Zone Encompassing Contiguous Portions of the Village of McCook and the Village of Hodgkins" be and is hereby amended to include within the boundaries of the McCook-Hodgkins Enterprise Zone, the newly annexed territory legally described on Exhibit "A" which is attached hereto and made a part hereof.

Section 2

That the precise description of the enterprise zone shall be as set forth in Exhibit "C" and as schematically depicted in Exhibit "D", both of which are attached and made a part hereof.

Section 3

That every section of said Ordinance No. 85-29 not inconsistent herewith remain in full force and effect.

Section 4

The Village Clerk is hereby directed to file a certified copy of the Ordinance and Exhibits with any agency required by law.

Section 5

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity shall not affect any of the other provisions of this Ordinance.

Section 6

All ordinances, agreements, or parts thereof in conflict with the provisions of this Ordinance are hereby repealed insofar as the conflict herewith.

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Section 7

This ordinance shall be in full force and effect from and after its adoption, approval, and publication as provided by law.

ADOPTED this 16th day of September, 1991, by roll call vote as follows:

CHARLES SOBUS

VILLAGE CLERK

EMIL T. SERGO

MAYOR

Property of Cook County Clerk's Office

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Village Clerk.] 5 8 2 7 0 1

REAL ESTATE LEGAL DESCRIPTION

PARCEL ONE:

A strip of land 50 feet in width lying Northwest and adjoining the joint fee right of way, 150 feet wide, conveyed to the Chicago and Illinois Western Railroad and the Commonwealth Edison Company by deeds recorded in the Recorder's Office of Cook County, Illinois, on July 10, 1946, as documents no. 13840023 and 13840024, said strip of land being located in Sections 32, 29 and 28, all in Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, said strip being bounded on the Southwest by the South line of the Northeast quarter of said Section 32, and on the Northeast by the North line of the Southwest quarter of Section 28.

PARCEL TWO:

A parcel of land located in the Northeast quarter of Section 32, the Northwest quarter of Section 33, the Southwest quarter of Section 28, and the Northwest quarter of Section 28, all in Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at the point of intersection of the East line of the said Northwest quarter of Section 28 and the Southeasterly line of the joint fee right of way, 150 feet wide, conveyed to the Chicago and Illinois Western Railroad and the Commonwealth Edison Company by deeds recorded in the Recorder's Office of Cook County, Illinois on July 10, 1946, as documents no. 13840023 and 13840024 for a point of beginning; thence Southwesterly along the Southeast line of the joint fee right of way to the most Northerly corner of land heretofore conveyed to the United States of America by deed dated January 30, 1953, and recorded March 31, 1953, as document 15581191 (hereinafter "U.S.A. Land"); thence Southeasterly along a Northeasterly line of U.S.A. Land and along the Northeast line of land heretofore conveyed to Big Ben Chemicals and Solvents, Inc., by deed dated October 18, 1968, and recorded January 30, 1969, as document no. 20743742 (hereinafter the "Big Ben Land") to the Northeast corner of the Big Ben Land; thence Southwesterly along the Southeast line of the Big Ben Land a distance of 1342.17 feet, more or less, to the most Southerly corner of the Big Ben Land; thence Southeasterly along a Northerly Northeasterly line of the U.S.A. Land to a Southeast corner of the U.S.A. Land; thence Southwesterly along a Southeasterly line of said U.S.A. Land a distance of 1417 feet, more or less, to the most Southerly corner of the U.S.A. Land; thence Southeasterly along the Northeast line of land heretofore conveyed to Brand Plastics Company by deed dated August 27, 1965, and recorded as document 18069572, to a point of intersection with a line 35 feet, measured perpendicularly, Southeasterly of

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and parallel to the aforesaid Southeasterly line of the U.S.A. Land; thence Northeasterly along said line 25 feet, measured perpendicularly, Southeasterly of and parallel to said Southeasterly line of the U.S.A. Land, said line being also a Northwesterly line of land heretofore conveyed to the Atchison, Topeka and Santa Fe Railway Company, recorded January 4, 1990, as document 90005304, as parcel two of said conveyance (hereinafter the "AT&SF Land - Parcel Two"), a distance of 1625 feet, more or less, to a point on the East line of the Northeast quarter of said Section 32; thence Northerly along the East line of said Northeast quarter of said Section 32, a distance of 70 feet, more or less, to a point of intersection with a line 20 feet, measured perpendicularly, Southeasterly of and parallel to the aforesaid Southeast line of the Big Ben Land; thence Northeasterly along said line 20 feet, measured perpendicularly, Southeasterly of and parallel to said Southeast line of Big Ben Land and said Southeast line projected Northeasterly, said line being also a Northwesterly line of said AT&SF Land - Parcel Two, a distance of 2137.00 feet, more or less, to a point that is 210 feet Westerly of and northerly distant from the North-South centerline of said Southwest quarter of Section 28; thence Northeasterly to the most Southwesterly corner of land heretofore conveyed to the Atchison, Topeka and Santa Fe Railway Company by deed dated December 29, 1989, and recorded January 4, 1990, as document 90005304 as parcel three of said conveyance, said corner being also a point on a line 360 feet (measured perpendicularly) Southeasterly of and parallel to the Southeasterly line of the joint fee right of way, which is 95 feet normally distant from the North-South centerline of said Southwest quarter of Section 28; thence Northeasterly along said line 360 feet, measured perpendicularly, Southeasterly of and parallel to the Southeasterly line of the joint fee right of way, a distance of 2380 feet, more or less, to a point on the East line of said Northwest quarter of said Section 28; thence Northerly along said East line of the Northwest quarter of Section 28 to the point of beginning, in Cook County, Illinois.

PARCEL THREE:

That part of Section 28, 29 and 32, Township 38 North, Range 12, East of the Third Principal Meridian, described by beginning at the Northwest corner of the Southwest quarter of said Section 28 and running thence North $89^{\circ}41'30''$ East along the North line thereof, 956.60 feet to the Southwesterly right of way line of the Tri-State Tollway; thence South $56^{\circ}15'02''$ East along said line, 148.81 feet to an angle point; thence North $33^{\circ}43'20''$ East, 66.0 feet to an angle point; thence South $56^{\circ}16'40''$ East along said right of way line, 140.13 feet to a line drawn parallel with and 50 feet Northwesterly from the Commonwealth Edison Company right of way; thence South $36^{\circ}53'05''$ West along said parallel line, 2080.0 feet to a point of curvature; thence Southwesterly on a tangential curve to the left having a radius of 5929.65 feet, an arc distance of 569.27 feet to the point of tangency; thence South $31^{\circ}23'02''$ West, along said line drawn parallel with

and 50 feet North easterly from said Commonwealth Edison Company right of way, 141.18 feet to a line drawn parallel with the South line of the Northeast quarter of said Section 32 through a point on the West line thereof which is 142.93 feet North of the center of said section; thence South 89°52'40" West along said parallel line, 428.72 feet to the East line of Willow Springs Road; thence Northerly on a curve to the right having a radius of 460 feet, an arc distance of 27.81 feet to a point of tangency in the East line of Willow Springs Road, said point being 50.0 feet East of the West line of the Northeast quarter of said Section 32; thence North 00°33'17" West, parallel with said West line, a distance of 790.66 feet; thence South 89°26'43" West, 10.0 feet to a line drawn 40 feet East of and parallel with said West line of the Northeast quarter; thence North 00°33'17" West, on said parallel line, 752.0 feet; thence North 89°26'43" East 10.0 feet to a line drawn 50 feet East of and parallel with the West line of the Northeast quarter of said Section 32; thence North 00°33'17" West, on said parallel line, 180.0 feet; thence South 89°26'43" West 17.0 feet; thence North 00°33'17" West, 302.28 feet; thence North 89°26'43" East, at right angles to said West line, 78.45 feet; thence North 31°23'02" East, 330.0 feet; thence North 18°36'58" West, 276.74 feet; thence North 31°23'02" East, 404.15 feet; thence North 06°14'48" East, 291.91 feet; thence North 31°23'02" East, 920.26 feet; thence South 58°36'58" East, 86.26 feet; thence North 31°23'02" East, 430.0 feet; thence North 53°39'53" East, 238.26 feet; thence North 31°23'02" East, 713.90 feet to a line drawn parallel with and 86 feet Southerly from the North line of the Southeast quarter of said Section 29; thence South 89°47'34" West along said parallel line, 1763.52 feet to a line drawn parallel with and 40 feet East of the West line of said Southeast quarter; thence North 00°28'30" West along said parallel line, 86 feet to said North line of Southeast quarter; thence North 89°47'34" East along said North line, 2615.99 feet to the place of beginning, in Cook County, Illinois.

Together with those parts of 75th Street and Willow Springs Road adjacent to the above described property and not previously annexed to any municipality, but excluding that portion, if any, of Willow Springs Road which has been previously annexed to the Village of Willow Springs.

ORDINANCE NO. 85-29

A DESIGNATING ORDINANCE ESTABLISHING AN ENTERPRISE ZONE WITHIN THE VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS, SAID ENTERPRISE ZONE ENCOMPASSING CONTIGUOUS PORTIONS OF THE VILLAGE OF MCCOOK AND THE VILLAGE OF HODGKINS

WHEREAS, the State of Illinois has enacted the "Illinois Enterprise Zone Act," to alleviate distressed economic conditions in certain depressed areas; and

WHEREAS, during the last several years there has been a disastrous decline in employment positions available within the Village of McCook (the "Village") and a disproportionate number of residents within the Village for several years have suffered pervasive poverty, unemployment and economic distress, related to the prolonged national recession, shifts of industries throughout the country, and a variety of other economic factors negatively affecting areas mentioned above; and

WHEREAS, the members of this duly constituted corporate authority are cognizant of the distressed conditions existing within this community, and are desirous of alleviating these distressed conditions.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of McCook, Cook County, Illinois, as follows:

Section 1

That the Village of McCook, Illinois, hereby establishes an enterprise zone within its jurisdiction, said enterprise zone being a portion of a larger enterprise zone, encompassing contiguous portions of the Villages of McCook and Hodgkins, and on terms as indicated in the following:

1. Description: That the precise description of the enterprise zone shall be as set forth in Exhibit A, said Exhibit A being attached hereto and made a part hereof, and that the boundaries of the enterprise zone shall include all of the Village of McCook and all of the Village of Hodgkins.

2. Findings of Qualification: That the area, referenced in paragraph 1 above, is qualified to become an enterprise zone, in that:

a. It is a contiguous area in part excluding wholly surrounded territory within its boundaries.

b. It comprises a minimum of one-half (0.5) square miles and not more than ten (10) square miles in total area, exclusive of lakes and waterways.

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c. It is a depressed area.

d. It satisfies know criteria established by regulation of the Illinois Department of Commerce and Community Affairs (IDCCA) consistent with the purposes of the Illinois Enterprise Zone Act.

e. It addresses a reasonable need to encompass portions of more than one municipality.

3. Provisions for Tax Incentives or Reimbursement: That it is appropriate to authorize a variety of tax incentives, reimbursement of taxes, waivers of fees and special considerations for assistance in the area of economic development programs which, pursuant to State and Federal law, apply to business enterprises within the zone, and pursuant to the authority of the general purpose unit(s) of government within the zone having jurisdiction, said incentives are hereby created and include, but are not limited to the following:

a. Property tax abatement on new improvements.

b. Lower property tax classification (Cook County).

c. Sales tax exemption on building materials to be incorporated into real estate in the Zone.

d. Building and construction fee waivers.

e. Grants or loan assistance, as such programs become available.

f. Targeting local resources and applicable federal programs.

g. Such other tax or other financial incentives or reimbursements as may be authorized by law, now or in the future.

h. Shopsteading or homesteading as defined by the Illinois Enterprise Zone Act.

This paragraph does not prohibit the general purpose unit(s) of government, portions of which jurisdictions encompass the enterprise zone, from extending the foregoing or other benefits for business enterprises in the enterprise zone or throughout their territory by separate ordinance.

4. Provisions for the Position, Selection, Process and Duties of a Zone Administrator: Provisions are set forth in Section 30 of the Intergovernmental Agreement between the Village of McCook and the Village of Hodgkins, hereby incorporated by reference.

5. Designated Zone Organizations: The Village hereby authorizes the creation of Designated Zone Organizations as defined by the Illinois Enterprise Zone Act.

6. Enterprise Zone Designation: That the area described in paragraph 1 above is hereby designated as an enterprise zone, subject to the approval of IDCCA, in accordance with law.

7. Term and Effect: That this ordinance shall be and become effective for a period of twenty (20) years, unless sooner rescinded or as otherwise amended, on the date that the area described in paragraph 1 above is designated an enterprise zone by IDCCA, in accordance with law.

Section 2

This ordinance and every provision thereof shall be considered separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

Section 3

All ordinances, or parts thereof, in conflict herewith are hereby repealed.

Section 4

This ordinance shall take effect, as indicated in paragraph 6 of Section 1 above, following its passage, approval, recording, inspection and publication, as may be required, according to law.

Passed by the Board of Trustees of the Village of McCook the ____ day of December, 1985.

CHARLES SOBUS

Village Clerk

APPROVED by me the ____
day of December, 1985.

EMIL T. SERGO

Mayor

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EXHIBIT "A"

All of the Village of McCook and all of the Village
of Hodgkins in Cook County, Illinois.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTIONMC COOK/HODGKINS ENTERPRISE ZONE

That part of Sections 10, 11, 12, 14, 15, 16, 21, 22, 27 and 28 all in Township 38 North, Range 12 East of the Third Principal Meridian described as follows: Beginning at the Northwest corner of said Section 10; thence Easterly along the North line of said Section 10 to the Northeast corner of said Section 10; thence continuing Easterly along the North line of said Section 11 to the Northwest corner of the Half of the Northeast Quarter of said Section 11, said point being along the centerline of a public roadway commonly known as Lawndale Avenue; thence Southerly along the West line of the East Half of the Northeast Quarter of said Section 11 to a point of intersection with the Westerly prolongation of the South line of Lot 1 in Owner's Subdivision of part of the East Half of the Northeast Quarter of said Section 11, lying Northwesterly of Joliet Road, according to the plat thereof recorded per Document No. 6726722; thence Easterly to the Southwest corner of said Lot 1; thence Northerly along the Easterly right-of-way line of Lawndale Avenue to a point on a line 250 feet North of and parallel with the South line of said Lot 1; thence Easterly along said parallel line, being 250 feet North of the South line of said Lot 1 to a point on a line 784 feet East of and parallel with the West line of the East Half of the Northeast Quarter of said Section 11; thence Southerly along said parallel line, being 784 feet East of the West line of the East Half of the Northeast Quarter of said Section 11 to a point on the Northwesterly right-of-way line of Joliet Road; thence Southwesterly along the Northwesterly right-of-way line of Joliet Road to a point on a line 527.77 feet East of and parallel with the West line of said Lot 1; thence South to a point on the centerline of Joliet Road; thence Northeasterly along the centerline of Joliet Road to a point of intersection with the centerline of Joliet Avenue; thence continuing Northeasterly along the centerline of Joliet Avenue to a point on the North line of the Northwest Quarter of said Section 12; thence Easterly along the North line of the Northwest Quarter of said Section 12 to the Northwest corner of the East 15 acres of that part of the Northwest Quarter of said Section 12, lying West of the East 200 feet thereof and lying Northerly of that part of said Northwest Quarter of said Section 12 conveyed to the Chicago and Illinois Western Railroad Company; thence Southerly along the Westerly line of said last described 15 acres to a point on a line 545.65 feet South of and parallel with the North line of the Northwest Quarter of said Section 12; thence Easterly along said parallel line, being 545.65 feet South of the North line of the Northwest Quarter of said Section 12 a distance of 240.2 feet; thence Southerly along a line parallel with the West line of said 15 acres 190.0 feet to a point on a line 735.65 feet South of and parallel line being 735.65 feet South of the North line of the Northwest Quarter of said Section 12 a distance of 240.2 feet to the West line of said 15 acres; thence Southerly along the West line of the said 15 acres to a point on the Northerly line of the Chicago and Illinois Western Railroad per Document No. 10718075; thence Northeasterly along the Northerly line of the Chicago and Illinois Railroad to a point on the East line of the West 5 acres of the said East 15 acres; thence Northerly along the East line of the West 5 acres of the said East 15 acres to a point on the North line of the Northwest Quarter of said Section 12; thence Easterly along the North line of said Section 12 to a point on the

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centerline of the DesPlaines River; thence Southeasterly, Southerly and Southwesterly along the centerline of the DesPlaines River to a point on the South line of the Northwest Quarter of said Section 12; thence Westerly along the South line of the Northwest Quarter of said Section 12 to the Southeast corner of the Northeast Quarter of said Section 11; thence continuing Westerly along the South line of the Northeast Quarter of said Section 11 to the Southwest corner of the Northeast Quarter of said Section 11; thence Southerly along the East line of the Southwest Quarter of said Section 11 to the Southeast corner of the Southwest Quarter of said Section 11; thence Westerly along the South line of the Southwest Quarter of said Section 11 to a point on the Southeasterly line of the Atchison Topeka and Santa Fe Railroad; thence Southwesterly, Southerly and Southeasterly along said Southeasterly line of the Atchison Topeka and Santa Fe Railroad to a point on intersection with the Northeasterly line of the Baltimore and Ohio Chicago Terminal Railroad; thence continuing Southeasterly along said Northeasterly line of the Baltimore and Ohio Chicago Terminal Railroad to a point on the Northerly bank of the DesPlaines River; thence Northeasterly to a point at the intersection of the East line of the Northwest Quarter of said Section 14 with the Southwesterly line of River Lot D in the Sanitary District Trustee's Subdivision; thence Southerly along the East line of the Northwest Quarter of said Section 14 to a point on the centerline of the DesPlaines River; thence Southwesterly along the centerline of the DesPlaines River to a point on the South line of the Southeast Quarter of said Section 15; thence Westerly along the North line of the Northeast Quarter of said Section 22 to a point on the Northwesterly line of the DesPlaines River Diversion Channel; thence Southwesterly along the Northwesterly line of the DesPlaines River Diversion Channel to the Northeast corner of the Southwest Quarter of said Section 22; thence continuing Southwesterly along the Northwesterly line of the DesPlaines River Diversion Channel to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 27; thence continuing Southwesterly along the Northwesterly line of the DesPlaines River Diversion Channel on an angle of 11 degrees 41 minutes 15 seconds to the right of the last described course produced, a distance of 1879.80 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 28; thence Westerly along the North line of the Southeast Quarter of said Section 28 to a point on the Southeasterly line of the Atchison Topeka and Santa Fe Railroad; thence Southwesterly along the Southeasterly line of the Atchison Topeka and Santa Fe Railroad to a point on the Southwesterly line of the Illinois State Toll Highway Authority Route 294; thence Northwesterly along the Southwesterly line of the Illinois State Toll Highway Authority Route 294 to a point on the Northwesterly line of the Atchison Topeka and Santa Fe Railroad; thence Southwesterly along the Northwesterly line of the Atchison Topeka and Santa Fe Railroad to a point on a line 95.0 feet West of the East line of the West Half of the Southwest Quarter of said Section 28; thence North along said last described parallel line to a point on a line 360 feet (measured perpendicularly) Southeasterly of and parallel with the Southeasterly line of the Joint Fee right-of-way conveyed to the Chicago and Illinois Western Railroad and the Commonwealth Edison Company per Document Nos. 13840023 and 13840024; thence Southwesterly to a point on a line 210 feet Westerly of and normal distant from the North-South centerline of said Southwest Quarter of said Section 28; thence Easterly to a point on a line 175 feet Westerly of and normal distant from the North-South centerline of said Southwest Quarter of said Section 28; thence South and Southwesterly to a point on the Northwesterly line of the Atchison Topeka and Santa Fe Railroad; thence Southwesterly along the Northwesterly line of the Atchison Topeka and Santa Fe Railroad to a point on the South line of the Northeast Quarter of said Section 32; thence Westerly along the South line of the

Northeast Quarter of said Section 32 to a point on the Northeasterly line of the existing limits of the Village of Hodgkins per Ordinance 89-1 to a point of intersection of a line 35 feet, measured perpendicularly, southeasterly of and parallel with the Southeasterly line of the land heretofore conveyed to the United States of America by deed dated January 30, 1953, and recorded March 31, 1953 as Document No. 15581191 (hereinafter "U.S.A. Land") with the Northeast line of land conveyed to Brand Plastics Company by deed dated August 27, 1965, and recorded as Document No. 18069572; thence Northwesterly along the Northeast line of said Brand Plastics Company to the most Southerly corner of the said U.S.A. Land; thence Northeasterly along the Southeasterly line of said U.S.A. Land a distance of 1417 feet, more or less, to a southeast corner of the U.S.A. Land; thence Northwesterly along a northerly Northeasterly line of the U.S.A. Land to the most Southerly corner of land heretofore conveyed to Big Ben Chemicals and Solvents, Inc., by deed dated October 18, 1968, and recorded January 30, 1969, as Document No. 20743742 (hereinafter the "Big Ben Land"); thence Northeasterly along the Southeast line of the Big Ben Land a distance of 1342.17 feet, more or less, to the Northeast corner of the Big Ben Land; thence Northwesterly along a northeasterly line of the U.S.A. Land and along the Northeast line of the Big Ben Land to the most Northerly corner of the U.S.A. Land; thence Northeasterly along the Southeast line of the said Joint Fee right-of-way to a point on the East line of the Northwest Quarter of said Section 28; thence Northerly along the East line of the Northwest Quarter of said Section 28 to a point 1100 feet South of the Northeast corner of the Northwest Quarter of said Section 28; thence Northwesterly to a point on a line 100 feet West of and parallel with the East line of the Northwest Quarter of said Section 28; thence Northerly along said parallel line, being 100 feet West of the East line of the Northwest Quarter of said Section 28 to a point on the North line of the Northwest Quarter of said Section 28; thence Easterly along the North line of the Northwest Quarter of said Section 28 to a point on a line 50 feet West of and parallel with the East line of the Southwest Quarter of said Section 21; thence Northerly along said parallel line, being 50 feet West of the East line of the Southwest Quarter of Section 21 to a point on the South line of the Northwest Quarter of said Section 21; thence continuing Northerly along said parallel line, being 50 feet West of the East line of the Northwest Quarter of said Section 21 to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 21; thence Easterly to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 21; thence Northerly along the East line of the Northwest Quarter of said Section 21 to the Northeast corner of the Northwest Quarter of said Section 21; thence Northerly along the West line of the Southeast Quarter of said Section 16 to a point on the centerline of Joliet Road; thence Northeasterly along the centerline of Joliet Road to a point on the East line of the Southeast Quarter of said Section 16; thence Northerly along the East line of the Southeast Quarter of said Section 16 to the Southwest corner of the Northwest Quarter of said Section 15; thence Northerly along the West line of the Northwest Quarter of said Section 15 to the Southwest corner of the Southwest Quarter of said Section 10; thence Northerly along the West line of the Southwest Quarter of said Section 10 to the Southwest corner of the Northwest Quarter of said Section 10; thence Northerly along the West line of the Northwest Quarter of said Section 10 to the place of beginning, all in Cook County, Illinois.

ALSO:

That part of the West Half of Section 28, Township 38 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at the Northwest

corner of the Northwest Quarter of said Section 28; thence Southerly along the East line of the Northwest Quarter 1982.43 feet; thence Westerly 781.35 feet to a point on the Northwesternly line of the Joint Fee right-of-way, 150 feet wide, conveyed to the Chicago and Illinois Western Railroad and the Commonwealth Edison Company per Document Nos. 13840023 and 13840024 for a Place of Beginning; thence continuing Westerly to a point on a line 33 feet East of and parallel with the West line of the East Half of the Northwest Quarter of said Section 28; thence Southerly along said parallel line, being 33 feet East of the West line of the East Half of the Northwest Quarter of said Section 28 to a point on the Northwesternly line of the said Joint Fee right-of-way; thence Northeasterly along the Northwesternly line of the joint Fee right-of-way to the Place of Beginning, all in Cook County, Illinois.

ALSO:

A strip of land 50 feet in width lying Northwest and adjoining the Joint Fee right-of-way, 150 feet wide, conveyed to the Chicago and Illinois Western Railroad and the Commonwealth Edison Company by deeds recorded in the recorder's office of Cook County, Illinois, on July 10, 1946, as Document Nos. 13840023 and 13840024, said strip of land being located in Sections 32, 29, and 28 all in Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, said strip being bounded on the Southwest by the South line of the Northeast Quarter of said Section 32, and on the Northeast by the North line of the Southwest Quarter of Section 28.

ALSO:

That part of Sections 28, 29 and 32, Township 38 North, Range 12, East of the Third Principal Meridian, described by beginning at the Northwest corner of the Southwest Quarter of said Section 28 and running thence North 89 degrees 41 minutes 30 seconds East along the North line thereof, 956.60 feet to the Southwesterly right of way line of the Tri-State Tollway; thence South 56 degrees 15 minutes 02 seconds East along said line, 148.81 feet to an angle point; thence North 33 degrees 43 minutes 20 seconds East, 66.0 feet to an angle point; thence South 56 degrees 16 minutes 40 seconds East along said right of way line, 140.13 feet to a line drawn parallel with and 50 feet Northwesternly from the Commonwealth Edison Company right of way; thence South 36 degrees 53 minutes 05 seconds West along said parallel line, 2080.0 feet to a point of curvature; thence Southwesterly on a tangential curve to the left having a radius of 5929.65 feet, an arc distance of 569.27 feet to the point of tangency; thence South 31 degrees 23 minutes 02 seconds West, along said line drawn parallel with and 50 feet Northwesternly from said Commonwealth Edison Company right of way, 3448.38 feet to a line drawn parallel with the South line of the Northeast Quarter of said Section 32 through a point on the West line thereof which is 142.93 feet North of the center of said Section; thence South 89 degrees 52 minutes 40 seconds West along said parallel line, 428.72 feet to the East line of Willow Springs Road; thence Northerly on a curve to the right having a radius of 460 feet, an arc distance of 27.81 feet to a point of tangency in the East line of Willow Springs Road, said point being 50.0 feet East of the West line of the Northeast Quarter of said Section 32; thence North 00 degrees 33 minutes 17 seconds West, parallel with said West line, a distance of 790.66 feet; thence South 89 degrees 26 minutes 43 seconds West, 10.0 feet to a line drawn 40 feet East of and parallel with said West line of the Northeast Quarter; thence North 00 degrees 33 minutes 17 seconds West, on said parallel line, 752.0 feet; thence North 89 degrees 26

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minutes 43 seconds East 10.0 feet to a line drawn 50 feet East of and parallel with the West line of the Northeast Quarter of said Section 32; thence North 00 degrees 33 minutes 17 seconds West, on said parallel line, 180.0 feet; thence South 89 degrees 26 minutes 43 seconds West 17.0 feet; thence North 00 degrees 33 minutes 17 seconds West, 302.28 feet; thence North 89 degrees 26 minutes 43 seconds East, at right angles to said West line, 78.45 feet; thence North 31 degrees 23 minutes 02 seconds East, 330.0 feet; thence North 18 degrees 36 minutes 58 seconds West, 276.74 feet; thence North 31 degrees 23 minutes 02 seconds East, 404.15 feet; thence North 06 degrees 14 minutes 48 seconds East, 291.91 feet; thence North 31 degrees 23 minutes 02 seconds East, 920.26 feet; thence South 58 degrees 36 minutes 58 seconds East, 86.26 feet; thence North 31 degrees 23 minutes 02 seconds East, 430.0 feet; thence North 53 degrees 39 minutes 53 seconds East, 238.26 feet; thence North 31 degrees 23 minutes 02 seconds East, 713.90 feet to a line drawn parallel with and 86 feet Southerly from the North line of the Southeast Quarter of said Section 29; thence South 89 degrees 47 minutes 34 seconds West along said parallel line, 1763.52 feet to a line drawn parallel with and 40 feet East of the West line of said Southeast Quarter; thence North 00 degrees 28 minutes 30 seconds West along said parallel line, 86 feet to said North line of the Southeast Quarter; thence North 89 degrees 47 minutes 34 seconds East along said North line, 2615.99 feet to the Place of Beginning, in Cook County, Illinois.

AREA BREAKDOWN

McCook	1707.33 Acres ±
Hodgkins	1592.4 Acres ±

Total	3299.73 Acres ±

3299.73

----- = 5.15 Sq. Miles

640

81582701

158270

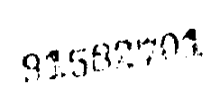


EXHIBIT "D"

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