

**The City of Berwyn**



**Thomas J. Pavlik**  
City Clerk

**A Century of Progress with Pride**

8700 West 26<sup>th</sup> Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675  
www.berwyn-il.gov

**CERTIFICATION**

I, Thomas J. Pavlik, certify that I am the duly sworn City Clerk of the City of Berwyn, Cook County, Illinois and further certify that the attached

\_\_\_\_\_ Document \_\_\_\_\_

Is/are a true and exact copy/copies of: ORDINANCE 11-18

AN ORDINANCE PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE HARLEM TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA AND THE ADOPTION OF TAX INCREMENT FINANCING THEREFORE, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

The original/s is/are on file in my office.

Dated at the City of Berwyn, Berwyn, Illinois this 27th day of April, 2011

  
\_\_\_\_\_  
Thomas J. Pavlik  
City Clerk



ORDINANCE 11- 18

**AN ORDINANCE PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE HARLEM TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA AND THE ADOPTION OF TAX INCREMENT FINANCING THEREFORE, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as a home rule unit of local government the City may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, as amended, (65 ILCS 5/11-74.4-1, *et seq.*) (the “Act”), the City is authorized to approve a redevelopment plan for and to designate a redevelopment project area and adopt tax increment financing therefore, and;

**WHEREAS**, the Mayor and the City Council (collectively, the “Corporate Authorities”) have heretofore caused a study to be conducted to determine the conditions in that part of the City legally described as set forth on Exhibit A hereto and generally described as real property located in the Cermak Road and Harlem Avenue corridors of the City, which consists of parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30<sup>th</sup> Street (the “Property”); and

**WHEREAS**, the Corporate Authorities have determined that the Property would qualify as a “Redevelopment Project Area” as defined in the Act and that said Property on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment financing as provided in the Act; and

**WHEREAS**, the Corporate Authorities have heretofore and it hereby is determined that it is advisable that the City afford itself of the provisions of the Act and by ordinance approve a redevelopment plan (“Redevelopment Plan”) and a redevelopment project (“Project”) and designate said Property as legally described in Exhibit A as a redevelopment project area to be known as the “Harlem Tax Increment Financing Redevelopment Project Area” (“Redevelopment Project Area”), and also that the City by ordinance adopt tax increment financing in order to pay all or a portion of the eligible redevelopment project costs for the Project in the Redevelopment Project Area, as provided in the Act; and

**WHEREAS**, the Act requires the City to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment financing, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment financing therefore; and

**WHEREAS**, the Act further requires that prior to holding a public hearing, the City shall convene a joint review board (the “Board”) consisting 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 that has or will have the authority to directly levy taxes on the Property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the City, and a public member selected in accordance with the Act, to consider the subject matter 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 ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

**WHEREAS**, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility report of the proposed Redevelopment Project Area and has prepared its report (the "Report") that said proposed area qualifies as a "redevelopment project area" as defined in the 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 City; and

**WHEREAS**, the Report and Redevelopment Plan has heretofore been on file and available for public inspection for at least ten (10) days in the offices of the City Clerk as required under the TIF Act; and

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

**WHEREAS**, the Act requires that the City shall provide notice of the availability of the Redevelopment Plan and eligibility report, including how to obtain such information, by mail within a reasonable time after the adoption of this Ordinance, to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the proposed Redevelopment Project Area; and

**WHEREAS**, the Act also requires the City to provide notice to those organizations and residents that have registered with the City for that information in accordance with the registration guidelines by the City under Section 11-74.4-4.2 of the Act; and

**WHEREAS**, implementation of the Redevelopment Plan may result in the displacement of residents from ten (10) or more inhabited residential units and the Redevelopment Project Area will include seventy-five (75) or more inhabited residential units; and

**WHEREAS**, in accordance with the provisions of the Act, the Corporate Authorities have heretofore determined and do hereby determine that it is advisable and in the best interests of the City and its residents to hold a public hearing and convene the Board to consider the proposed Redevelopment Plan and Project.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Berwyn, Cook County, Illinois, as follows:

**Section 1.** That the foregoing recitals to this Ordinance are full, true and correct and adopted as findings of the Corporate Authorities and are incorporated herein by specific reference.

**Section 2.** The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment financing therefore are hereby proposed.

**Section 3.** A public hearing shall be held by the Mayor and the City Council of the City of Berwyn, at 7:00 p.m. on the 28th day of June, 2011, at the Berwyn City Hall, 6700 W. 26<sup>th</sup> Street, Berwyn, Illinois 60402, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment financing therefore.

**Section 4.** Notice of public hearing, substantially in the form attached hereto as Exhibit B, shall be published at least twice, the publications to be not more than thirty (30) nor

less than ten (10) days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than ten (10) days prior to the date set for the public 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. In the event 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 owners of such property. Each mailed notice shall include a summary or a copy of the proposed Redevelopment Plan.

**Section 5.** Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area or the Redevelopment Plan and Project, as proposed, and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the public hearing to the City, to the attention of the City Clerk, 6700 26<sup>th</sup> Street, Berwyn Illinois 60402, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Redevelopment Plan and Project, the Eligibility Report, and the name of a person to contact for further information.

**Section 6.** Notice of availability of the Redevelopment Plan and eligibility report, including how to obtain information, shall also be given by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Redevelopment Project Area. The City Council hereby authorizes the City Attorney, Kane, McKenna and Associates, Inc., the

Berwyn Development Corporation and/or designees of the same to take all acts necessary to provide any and all notices required pursuant to the Act.

**Section 7.** Since January 21, 2011, a draft of the Redevelopment Plan and Project and Eligibility Report has been on file in the Office of the City Clerk at the Berwyn City Hall, 6700 26<sup>th</sup> Street, Berwyn, Illinois 60402, and since has been available for public inspection.

**Section 8.** The Board, as set forth in the Act, is hereby convened and the Board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of the Board shall be held at 10:00 a.m. on the 17th day of May, 2011, at the City Hall, 2<sup>nd</sup> Floor Conference Room, 6700 26<sup>th</sup> Street, Berwyn, Illinois 60402, which will be at least fourteen (14) days but not more than twenty-eight (28) days after the mailing of notice by the City to the taxing districts as required by the Act. The public member shall be selected as provided for in the Act and the Board's chairperson shall be selected by a majority of the Board members present and voting.

**Section 9.** The Board shall act in accordance with the Act.

**Section 10.** That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 11.** That all ordinances, resolutions, motions or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

**Section 12.** A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the City as provided by the Illinois Municipal Code, as amended. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

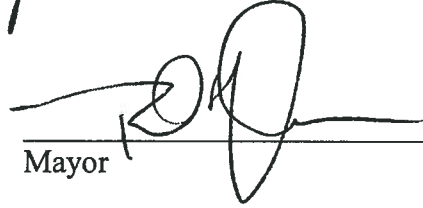
PASSED this 26<sup>th</sup> day of April, 2011.

AYES 7 NAYS 0 ABSENT 1

APPROVED by me this 27<sup>th</sup> day of April, 2011.



ATTEST:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
CITY CLERK



## EXHIBIT A

### Proposed Harlem Avenue TIF District - Legal Description

#### LEGAL DESCRIPTION:

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PEINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;  
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30<sup>TH</sup> STREET;  
THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30<sup>TH</sup> STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;  
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29<sup>TH</sup> STREET;  
THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29<sup>TH</sup> STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;  
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;  
THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;  
THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;  
THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26<sup>TH</sup> STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;  
THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26<sup>TH</sup> STREET SUBDIVISION;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22<sup>ND</sup> STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22<sup>ND</sup> STREET LAND ASSOCIATION SUBDIVISION;  
THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22<sup>ND</sup> STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;  
THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22<sup>ND</sup> STREET SUBDIVISION;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;  
THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22<sup>ND</sup> STREET SUBDIVISION;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;  
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;  
THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;  
THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;  
BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;  
THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;  
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;  
THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MIUNUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;  
THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;  
THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE  
EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST  
RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE  
NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES  
10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK  
ROAD;  
THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH  
RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**Notice of Public Hearing**

**HARLEM TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

**CITY OF BERWYN, COOK COUNTY, ILLINOIS**

Notice is hereby given that on June 28, 2011 at 7:00 p.m. at the Berwyn City Hall, 6700 W. 26<sup>th</sup> Street, Berwyn, Illinois 60402, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "Harlem Tax Increment Financing Redevelopment Project Area" and the adoption of tax increment financing therefore. The Redevelopment Project Area consists of the territory legally described in Exhibit I, attached hereto and made a part hereof.

The Redevelopment Project Area is generally described as real property located in the Cermak Road and Harlem Avenue corridors of the City, which consists of parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30<sup>th</sup> Street.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection at the office of the City Clerk, 6700 W. 26<sup>th</sup> Street, Berwyn, Illinois 60402. The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, 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 City, to the attention of the City Clerk, 6700 W. 26<sup>th</sup> Street, Berwyn, Illinois 60402.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment financing therefore. The joint review board shall 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 that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The

first meeting of said joint review board shall be held at 10:00 a.m. on the 17th day of May, 2011, at the Berwyn City Hall, 2<sup>nd</sup> Floor Conference Room, 6700 W. 26<sup>th</sup> Street, Berwyn, Illinois 60402.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment financing therefore. The hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Thomas Pavlik  
City Clerk  
City of Berwyn

**EXHIBIT "I" (to EXHIBIT "B")**  
**PROPOSED HARLEM AVENUE REDEVELOPMENT PROJECT AREA**

LEGAL DESCRIPTION:

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PEINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;  
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30<sup>TH</sup> STREET;  
THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30<sup>TH</sup> STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;  
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29<sup>TH</sup> STREET;  
THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29<sup>TH</sup> STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;  
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;  
THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;  
THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;  
THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26<sup>TH</sup> STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;  
THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26<sup>TH</sup> STREET SUBDIVISION;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;  
THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22<sup>ND</sup> STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22<sup>ND</sup> STREET LAND ASSOCIATION SUBDIVISION;  
THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22<sup>ND</sup> STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;  
THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22<sup>ND</sup> STREET SUBDIVISION;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;  
THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22<sup>ND</sup> STREET SUBDIVISION;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;  
THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;  
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;  
THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;  
THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;  
BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;  
THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH



RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;  
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;  
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MIUNUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;  
THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;  
THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;  
THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;  
THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD);  
THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.