
THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 1112-G- __

**AN ORDINANCE APPROVING THE MILWAUKEE ROAD PLANNING AREA NO. 1
REDEVELOPMENT PLAN AND PROJECT IN THE VILLAGE OF FRANKLIN PARK,
COOK COUNTY, ILLINOIS**

BARRETT F. PEDERSEN, Village President
TOMMY THOMSON, Village Clerk

TOM BRIMIE
JOHN JOHNSON
CHERYL MCLEAN
RANDALL PETERSEN
ROSE RODRIGUEZ
WILLIAM RUHL
Trustees

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Village of Franklin Park - 9500 Belmont Avenue - Franklin Park, Illinois 60131

FIRST ORDINANCE

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**AN ORDINANCE APPROVING THE MILWAUKEE ROAD PLANNING AREA NO. 1
REDEVELOPMENT PLAN AND PROJECT IN THE VILLAGE OF FRANKLIN PARK,
COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village desires to implement tax increment financing pursuant to the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 *et. seq.*, (the "*Law*") for the proposed Village of Franklin Park, Cook County, Illinois, Milwaukee Road Redevelopment Plan and Project No. 1 (the "*Plan and Project*") within the municipal boundaries of the Village Franklin Park, Illinois and within the Redevelopment Planning Area No. 1, as identified and described in Exhibit A, a copy of which is attached hereto and made a part hereof, which area constitutes in aggregate approximately ninety-one (91) acres; and

WHEREAS, pursuant to Section 11-74.6-22 of the Law, the President and Board of Trustees of the Village (the "*Corporate Authorities*") have caused a public hearing to be held relative to the Plan and Project and the designation of the Redevelopment Planning Area on June, 20, 2011, commencing in the Community Center of the Park District of Franklin Park; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.6-25 of the Law, said notice being given to taxing districts and to the Illinois Department of Commerce and Economic Opportunity by certified mail on April 20, 2011, by publication in

the Franklin Park Herald Journal, the same being a newspaper of general circulation within the taxing districts levying taxes on the real property in the Redevelopment Planning Area, on June 2, 2011 and June 9, 2011; and by certified mail to each person in whose name the general taxes for the last preceding year were paid in each lot, block, tract, or parcel of land lying within the Redevelopment Planning Area on June 2, 2011; and

WHEREAS, pursuant to Section 11-74.6-22 of the Law, on May 3, 2011 at approximately 3:00 p.m. in the first floor conference room of the Village Hall, the Village convened a Joint Review Board to consider the proposed Redevelopment Planning Area; and

WHEREAS, the Joint Review Board (a) reviewed the public record, planning documents, and proposed ordinances approving the Redevelopment Plan and Project and (b) approved the establishment of the Redevelopment Planning Area and forwarded its written recommendation to the Village advising of same; and

WHEREAS, no members of the Corporate Authorities nor any employees or consultants of the Village involved in the planning, analysis, preparation or administration of the Plan and Project own or control any interest, direct or indirect, in any property included in the Redevelopment Planning Area; and

WHEREAS, the Plan and Project sets forth the conditions under which the proposed Redevelopment Planning Area qualifies as an Industrial Park Conservation Area pursuant to Section 11-74.6-10(e) of the Law and the Corporate Authorities have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing the proposed Redevelopment Planning Area to qualify as an Industrial Park

Conservation Area under the Law; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Planning Area as a whole without the approval of the Plan and Project; and

WHEREAS, it is the intent of the Corporate Authorities to utilize tax increment from all sources authorized by law, and the proposed Redevelopment Planning Area would not reasonably be developed without the use of such incremental revenues, and such revenues will be exclusively utilized for the development of the Redevelopment Planning Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Redevelopment Planning Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Planning Area would be substantially benefited by the proposed Redevelopment Project improvements.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Corporate Authorities of the Village hereby make the following additional legislative findings:

- (a) The area constituting the proposed Redevelopment Planning Area is identified and described in Exhibit A, a copy of which is attached hereto and made a part hereof.
- (b) There exists conditions which cause the area proposed to be designated as a

Redevelopment Planning Area to be classified as a “Industrial Park Conservation Area” as defined in Section 11-74.6-10(f) of the Law, and the basis for that classification is contained in the Plan.

- (c) This Redevelopment Planning Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed in accordance with the public goals stated in the Plan without the adoption of this Plan and Project.
- (d) This Redevelopment Planning Area would not reasonably be developed without this tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the development of the Redevelopment Planning Area.
- (e) The Plan and Project conforms to the Comprehensive Plan of the Village of Franklin Park, as amended.
- (f) The Plan and Project is reasonably expected to create or retain a significant number of permanent full time jobs, as set forth in Section 11-74.6-10(l) of the Law.
- (g) The parcels of real property in the proposed Redevelopment Planning Area are contiguous and those contiguous parcels of real property and improvements thereon will be substantially benefited by the Plan and Project.
- (h) The Plan and Project for the Redevelopment Planning Area shall expire no later than five (5) years from the date of adoption of this Ordinance approving this Plan

and Project At any time in the five (5) years following the designation of the Redevelopment Planning Area, the Village may designate any portion of said Redevelopment Planning Area as a redevelopment project area without making additional findings or complying with additional procedures required for creation of the redevelopment project area, as set forth in Section 11-74.6-10(p).

- (i) No individual redevelopment project area subsequently adopted in connection with the Redevelopment Planning Area shall expire later than twenty-three (23) years from the respective adoption of the ordinance approving a plan and project for each redevelopment project area.

Section 3. The Plan and the Project, which were the subject matter of the public hearing, held June 20, 2011, a copy of which is attached hereto and made a part hereof as Exhibit B, is hereby adopted and approved.

Section 4. All Ordinances or parts of ordinances in conflict herewith are to the extent of such conflict, hereby repealed.

Section 5. If any provision, clause, sentence, paragraph, section, or part of this Ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjusted by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this Ordinance and the application of such provision to other person, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm,

corporation, or circumstances involved. It is hereby declared to be the legislative intent of the Corporate Authorities that this Ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not been included.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this _____ day of July 2011, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
BRIMIE					
JOHNSON					
MCLEAN					
PETERSEN					
RODRIGUEZ					
RUHL					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this _____ day of July 2011.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 TOMMY THOMSON
 VILLAGE CLERK

Exhibit A

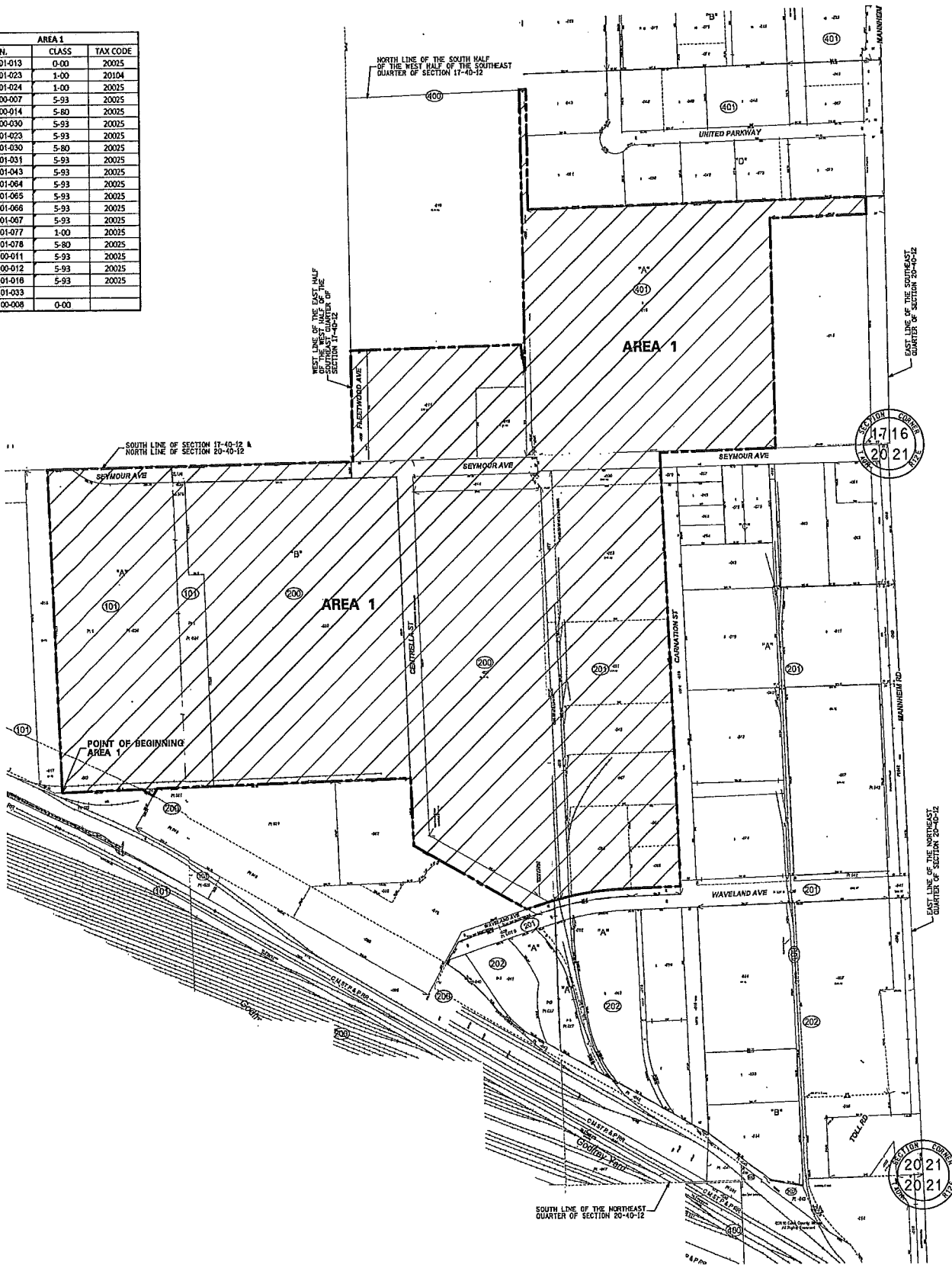
Map
Legal Description

Exhibit B

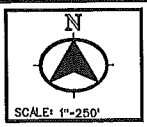
Plan and Project

REDEVELOPMENT PLANNING AREA #1

AREA 1		
P.I.N.	CLASS	TAX CODE
12-20-101-013	0-00	20025
12-20-101-023	1-00	20104
12-20-101-024	1-00	20025
12-20-200-007	5-93	20025
12-20-200-014	5-80	20025
12-20-200-030	5-93	20025
12-20-201-023	5-93	20025
12-20-201-030	5-80	20025
12-20-201-031	5-93	20025
12-20-201-043	5-93	20025
12-20-201-064	5-93	20025
12-20-201-065	5-93	20025
12-20-201-066	5-93	20025
12-20-201-067	5-93	20025
12-20-201-077	1-00	20025
12-20-201-078	5-80	20025
12-17-400-011	5-93	20025
12-17-400-012	5-93	20025
12-17-401-010	5-93	20025
12-17-401-033		
12-17-400-008	0-00	



REVISIONS
02/11/11
02/15/11



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	2/9/11
JOB NO:	6672
FILENAME:	6672EXB-01.DGN



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



REDEVELOPMENT PLANNING AREA 1

THAT PART OF THE SECTIONS 17 AND 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF CENTERPOINT O'HARE – SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2008 AS DOCUMENT 0822018090; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 20; THENCE EASTERLY ALONG THE LAST DESCRIBED NORTH LINE TO THE NORTHWEST CORNER OF SEYMOUR AVENUE AS DEDICATED PER DOCUMENT NUMBER 0822018089; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION 20, ALSO BEING THE NORTH LINE OF SAID SEYMOUR AVENUE, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, ALSO BEING A POINT ON THE WEST LINE OF FLEETWOOD AVENUE AS DEDICATED NOVEMBER 27, 1968 PER DOCUMENT 20689487; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO A POINT ON A LINE 400.0 FEET (AS MEASURED ALONG SAID WEST LINE) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 34.0 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON A LINE 20.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, SAID POINT BEING 315.0 FEET (AS MEASURED ALONG SAID PARALLEL LINE) NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID WEST HALF OF THE SOUTHEAST QUARTER ; THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT ON THE WEST LINE OF LOT 1 IN O'HARE INTERNATIONAL INDUSTRIAL PLAZA SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1968 AS DOCUMENT 20666997; THENCE SOUTH ALONG THE WEST LINE OF LOT 1 AND LOT 9 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, ALSO BEING A POINT THE SOUTH LINE OF THE NORTH 50 ACRES OF LOT 2 IN THE ASSESSOR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO A POINT ON THE WEST LINE OF MANNHEIM ROAD AS WIDENED, BEING A LINE 67 FEET (AS MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF

SAID SECTION 17; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO A POINT ON A LINE 60.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 50 ACRES OF SAID LOT 2; THENCE WESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE PARALLEL WITH THE SAID EAST LINE OF THE SOUTHEAST QUARTER, BEING 372.31 FEET AS MEASURED ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, WEST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH A LINE 50 FEET (AS MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF SEYMOUR AVENUE AS DEDICATED PER SAID DOCUMENT 20689487, AND ALSO BEING THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE LAST DESCRIBED LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 843.50 FEET OF SAID NORTHEAST QUARTER, ALSO BEING THE WEST LINE OF CARNATION STREET AS DEDICATED PER SAID DOCUMENT 20689487; THENCE SOUTH ON THE LAST DESCRIBED LINE AND THE NORTHERLY EXTENSION THEREOF TO A POINT 1577.95 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF WAVELAND AVENUE AS DEDICATED PER SAID DOCUMENT 20689487; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE LAST DESCRIBED NORTH LINE OF WAVELAND AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF PROPERTY CONVEYED TO THE NATIONAL TEA COMPANY BY DEED RECORDED AS DOCUMENT 19981211, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF CENTRELLA STREET AS DEDICATED AUGUST 5, 1983 PER DOCUMENT 26720568; THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE TO A POINT ON A LINE LYING 1813.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, ALSO BEING THE WEST LINE OF SAID CENTRELLA STREET; THENCE NORTHERLY ALONG THE LAST DESCRIBED LINE TO A POINT ON THE SOUTH LINE OF SAID CENTER POINT O'HARE – SOUTH, ALSO BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SUBDIVISION TO THE NORTHWESTERLY CORNER OF PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT 19981211; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF PROPERTY CONVEYED BY DEEDS RECORDED AS SAID DOCUMENTS 19981211 AND DOCUMENT 19992235 TO A POINT ON A LINE 250 FEET (AS MEASURED AT RIGHT ANGLES) NORTHEASTERLY OF THE CENTERLINE OF THE CANADIAN PACIFIC RAILWAY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) WESTBOUND MAIN TRACK AS STATED PER THE ANNEXATION ORDINANCE RECORDED APRIL 8, 1954 AS DOCUMENT 15876478; THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE TO A POINT ON THE SOUTH LINE OF SAID CENTERPOINT O'HARE –SOUTH; THENCE WESTERLY ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.