



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2013-6587, **Version:** 1

CHICAGO October 16, 2013 To the President and

Members of the City Council: Your Committee on Finance having had under consideration

An ordinance approving a Class C Real Estate Tax Incentive Classification for Chicago Film Studios, LLC.

02013-6587

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Ordinance Transmitted Herewith

**This recommendation was concurred in by
of members of the committee with**

Respectfully submitted

Chairman

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 11, 2013

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF
CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance authorizing a Class C tax status for Chicago Film Studios, LLC.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois authorized to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Classification Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for industrial or commercial purposes; and

WHEREAS, the City, consistent with the Classification Ordinance, wishes to induce industry to locate, expand and remain in the City by supporting financial incentives in the form of property tax relief; and

WHEREAS, Chicago Film Studios Industrial Real Estate Holdings, LLC, an Illinois limited liability company ("the Applicant") purchased certain real estate that was a portion of the Joseph T. Ryerson & Son, Inc. steel plant located generally at West 17th Street and South Rockwell Street, Chicago, Illinois 60608 (the "Center Plant"), as described on Exhibit A hereto; and

WHEREAS, Chicago Film Studios North, LLC, an Illinois limited liability company ("CFS North") purchased certain real estate that was a portion of the Joseph T. Ryerson & Son, Inc. steel plant located generally at West 15th Street and South Rockwell Street, Chicago, Illinois 60608 (the "North Plant"), as described on Exhibit B hereto; and

WHEREAS, Chicago Film Studios South, LLC, an Illinois limited liability company ("CFS South") purchased certain real estate that was a portion of the Joseph T. Ryerson & Son, Inc. steel plant located generally at West 18th Street and South Rockwell Street, Chicago, Illinois 60608 (the "South Plant"), as described on Exhibit C hereto; and

WHEREAS, on October 15, 2012, CFS North and CFS South merged into the Applicant;
and

WHEREAS, the Applicant is now the sole owner of the Center Plant, the North Plant and the South Plant, which are collectively referred to herein as the "Subject Property"; and

WHEREAS, the Subject Property has undergone environmental testing and was found to contain certain adverse environmental conditions (the "Contamination"); and

WHEREAS, neither the Applicant nor the Applicant's individual owners are directly or indirectly responsible for creating the Contamination; and

WHEREAS, the Applicant has undertaken environmental remediation at the Subject Property and received from the Illinois Environmental Protection Agency's Site Remediation Program (1) a No Further Remediation Letter dated August 21, 2012 for the Center Plant, (2) a No Further Remediation Letter dated August 21, 2012 for the North Plant, and (3) a No Further

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Remediation Letter dated March 25, 2013 for the South Plant (collectively, the "NFR Letters"); and

WHEREAS, the costs of remediating the Contamination on each of the Center Plant, the North Plant and the South Plant exceeded \$100,000 in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, the Applicant is in the process of constructing a development consisting of an approximately one million square foot film studio on the Subject Property (the "Development") to be used for commercial purposes in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, the Subject Property is located within the boundaries of Chicago Enterprise Zone Number 1 (created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1, et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City), and within the boundaries of the Western/Ogden Redevelopment Project Area (created pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, and pursuant to an ordinance enacted by the City Council of the City), and the purposes of Redevelopment Project Areas and Enterprise Zones are also to provide certain incentives in order to stimulate economic activity and to revitalize depressed areas; and

WHEREAS, the Applicant has filed 3 applications, one for each of the Center Plant, the North Plant and the South Plant, for the Class C classification with the Office of the Cook County Assessor (the "Assessor") pursuant to the Classification Ordinance; and

WHEREAS, the Classification Ordinance requires that, in connection with the filing of a Class C application with the Assessor, an applicant must obtain from the municipality in which such real estate is located an ordinance or resolution expressly stating that the municipality has determined that the classification incentive is necessary for the development of the property to occur and that the municipality supports and consents to the Class C classification; and

WHEREAS, it is acknowledged that such ordinance has not been obtained within the time frame set forth in the Classification Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class C classification is eligible pursuant to the Classification Ordinance; now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the incentive provided by the Class C classification is necessary for the Development to occur on the Subject Property.

SECTION 3. The City hereby expressly supports and consents to the Class C classification with respect to the Subject Property.

SECTION 4. The City Clerk of the City is authorized and hereby directed to and shall send a certified copy of this Ordinance to the Assessor, and a certified copy of this Ordinance

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EXHIBIT A

Center Plant Legal Description:

See Attached

Permanent Real Estate Tax Index Numbers (PINS) and Addresses in Chicago, IL:

Address

2558 W. 16th St.
2519 W. 15th St.
16-24-223-006
2508 W. 16th St.
1627 S. Washtenaw Ave.
1625 S. Washtenaw Ave.
1623 S. Washtenaw Ave.
1621 S. Washtenaw Ave.
1617 S. Washtenaw Ave.
1611 S. Washtenaw Ave.
1609 S. Washtenaw Ave.
1607 S. Washtenaw Ave.
1603 S. Washtenaw Ave.
16th St.
1601 S. Washtenaw Ave.
2641 W.
1610 S. Rockwell St.
16-24-402-048

Center Plant:

PARCEL E: Tract 1:

Lots 1 and 2 in Ryerson's resubdivision of Lots 17 and 18 of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Parts of Sub-Lots 2,3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, and being further described as follows, to wit beginning at the Northeast corner of said Sub-Lot 2 in the South line of 15th Street; thence Westwardly along said South line, 55.6 feet to a corner; thence Southwardly -paraHetw&h4he-East4me-Qfoa^ said Sub-Lot 6; thence Northwardly by a curve convex to the East having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

Tract 3:

Sub-Lots 2, 3 and 6 in Block 10 in the subdivision of Lots 2,3,5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, except that part of said Sub-Lots described as follows, to wit: beginning at the Northeast corner of said Sub-Lot 2 in the South line of 15th Street; thence Westwardly along said South line, 55.6 feet to a corner; thence Southwardly parallel with the East line of said Sub-Lots, 143 feet to a point 1 foot North of the South line of said Sub-Lot 6; thence Northwardly by a curve convex to the East having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

Tract 4:

The West 124 feet of Sub-Lots 1,4 and 5, part of the West 12.4 feet of Sub-Lot 8 in Block 10 of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 5:

Sub-Lot 7,10,11,14,15,18,19,22 and 23 in Block 10 in the Subdivision of Lots 2,3,5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of Lots 8, 9,12,13,16,17, 20, 21 and 24 in Block 10 falling in the following described property: beginning where the North line of West 16th Street meets the West line of the East 55.6 feet of Lot 23 in said Block 10; thence due North 435 feet to a point; thence due East 81.5 feet to a point;

thence due South 434.31 feet to a point in said Northerly line of West 16th Street in the Southerly line of Lot 24; thence South 89 degrees 52 minutes West along said North line of West 16th Street being along said Southerly line of Lots 24 and 23 in said Block 10, 81.5 feet to the place of beginning.

Parcel T: Tract 1:

Lots 1 through 10, inclusive, in Kerr and Crowley's Subdivision of Lots 1,2,3,4,47,48,49 and 50 in the Subdivision of Block 3 of Walker's Douglas Park Addition, a subdivision of the East three-quarters of the Southeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Lots 5 through 17, and Lots 26 through 46, inclusive, all in Block 3 OF Walker's Douglas Park Addition, a subdivision of the East three-quarters of the Southeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all interest, if any, of Grantor in and to the land lying within any street or roadway adjoining the aforescribed property or any vacated or hereafter vacated street or alley adjoining said property, up to the centerline of such street or alley.

Together with all right title and interest of the Grantor in an overhead walkway (the "Walkway") collecting the southwest corner of the building situated on the aforesaid Parcel E to a building owned by the Grantor at the southeast corner of Rockwell Street and 16th Street (the "Service Building"). The conveyance of the Walkway shall not confer any right upon Purchaser or its employees to access the Service Building.

EXHIBIT B

North Plant Legal Description:

See Attached

Permanent Real Estate Tax Index Numbers (PINS) and Addresses in Chicago, IL:

Address

15th St.

2615 W. 15th St.

2617 W.

15th PL.

2625 W. 15^m St.

2600 W.

2530 W. 15^mSt.

I[^]St.

2547 W. Ogden Ave.

15th St.

2601 W.

2621 W.

2612 W. 15^m PL.

2600 W. 16^m St.

2513 W. 14ⁿ St.

2543 W. Ogden Ave.

North Plant

Lepal Description PARCEL D

LOTS 1 TO 11, INCLUSIVE AND LOTS 17 TO 22, INCLUSIVE IN POPE'S SUBDIVISION OF LOTS 1, 2, 3, 4, 10, 11, 12 AND 13 IN BLOCK 8 IN COOK AND ANDERSON'S SUBDIVISION OF THE WBST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL K

LOTS 1 THROUGH 25, BOTH INCLUSIVE, ON BLOCK 8 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17, AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST V₂ OF THE NORTHEAST V* OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL L:

LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22 AND 23 IN BLOCK 7 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2, 3, 5, 6,

7, 8, 13, 14, 15, 16, 17, AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST Vi OF THE NORTHEAST Vi OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 7 IN OGDEN AND COGHILL'S SUBDIVISION AFORESAID AND RUNNING THENCE NORTH 33 FEET; THENCE WEST 148.55 FEET; THENCE NORTH 24 DEGREES 16 MINUTES WEST 108.4 FEET TO THE SOUTHERLY LINE OF OGDEN AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF OGDEN AVENUE 33 FEET TO THE NORTHEAST CORNER OF BLOCK 8 IN SAID OGDEN AND COGHILL'S SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 8 TO THE NORTH LINE OF WEST 15TH STREET: THENCE EAST 66 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 7, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 7 TO THE NORTHWEST CORNER THEREOF AND THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 7 TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL M:

THE WEST 5 FEET OF LOTS 1, 4, 5, 8, 9,12,13,16,17, 20, 21, AND 24 IN BLOCK 7 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2,3,5,7,8,13,14,15,16,17, AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST Vi OF THE NORTHEAST Vi OF

SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL N.

LOTS 7 AND 8 IN BLOCK 5 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2,3,5,6, 7, 8,13 14, 15,16,17 AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST % OF THE NORTHEAST V* OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS.

TOGETHER WITH VACATED AS FOLLOWS:

ALL VACATED ALLEYS LOCATED WITHIN THE LAND, TAKEN AS A TRACT.

EXHIBIT C

South Plant Legal Description:

See Attached

Permanent Real Estate Tax Index Numbers (PINS) and Addresses in Chicago, IL:

Address

2533 W. 18^w St.

2511 W. 18^m St.

2601 W. 1ff[^]St.

2606 W. 18^{"1} PI

2511 W. 18^{"1} St.

2658 W. 18ⁿ St.

2655 W. 18ⁱⁿSt.

2607 W. 17th St.

2641 W. 16^m St.

1610 S.Rockwell St.
18th St.
1834 S. Washtenaw Ave.
2540 W.
2504 W. 18th St.

^oorH plant

A. Property Description PARCEL C:

THAT PART OF BLOCK 2 AND THAT PART OF THE 30 FOOT STRIP OF LAND AS "RESERVED FOR THE RIGHT OF WAY FOR RAILROAD TRACKS" LYING EAST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 2, ALL TAKEN AS A TRACT, EXCEPTING THEREFROM THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK 2 WITH A LINE 60.00 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 44.00 FEET TO THE NORTHWEST CORNER OF LAND AS DESCRIBED IN DOCUMENT NUMBER 14046993 RECORDED MAY 1, 1947, THENCE EAST ALONG THE BOUNDARY LINE OF SAID LAND AS DESCRIBED IN DOCUMENT NUMBER 14046993, SAID BOUNDARY LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID NORTHWEST CORNER OF SAID LAND THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 21.15 FEET; THENCE SOUTH 16 DEGREES 54 MINUTES EAST 24.00 FEET; THENCE SOUTH 20 DEGREES 42 MINUTES EAST 66.96 FEET; THENCE EASTERLY CROSSING THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 11.10 FEET; THENCE SOUTHERLY 65.41 FEET TO THE SOUTHEAST CORNER OF SAID LAND AS DESCRIBED IN DOCUMENT NUMBER 14046993 ALSO EXCEPTING FROM THE AFORESAID TRACT THAT PART LYING EASTERLY OF THE EASTERLY LINE OF LAND AS DESCRIBED IN DOCUMENT NUMBER 17869398 RECORDED JUNE 1, 1960, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LAND PER DOCUMENT NUMBER 17869398, BEING A POINT IN THE SOUTH LINE OF SAID BLOCK 2 AND 64.00 FEET EAST OF THE WEST LINE OF THE EAST 100.00 FEET OF SAID BLOCK 2; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 31.58 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 523.0 FEET, A CENTRAL ANGLE OF 6 DEGREES 58 MINUTES 02 SECONDS, A CHORD OF 63.56 FEET, THE ARC DISTANCE OF 63.60 FEET TO POINT OF TANGENT DISTANT 63.13 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2 EXTENDED EAST; THENCE NORTHERLY ON A LINE PARALLEL WITH AND 102.90 FEET EAST EASTERLY, AT RIGHT ANGLES FROM SAID WEST LINE OF THE EAST 100.0 OF SAID BLOCK 2, A DISTANCE OF 341.80 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LAND AS DESCRIBED IN DOCUMENT 14046993 ALSO EXCEPTING FROM THE AFORESAID TRACT THE WEST 33.00 FEET OF SAID BLOCK 2 AS DEDICATED FOR STREET PURPOSES PER DOCUMENT NUMBER 3340353 RECORDED JANUARY 9, 1903, ALL IN THE AFORESAID WALKER'S DOUGLAS PARK ADDITION IN COOK COUNTY, ILLINOIS.

PARCEL F:

TRACT 1:

THE WEST 348.25 FEET (AS MEASURED ALONG NORTH LINE OF BLOCK 5) NORTH OF THE CHICAGO, BURLINGTON AND QUTNCY RAILROAD RIGHT OF WAY OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 39 NORTH, RANGE 13,

EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A STREP OF LAND 17 FEET WIDE (MEASURED ON EAST AND WEST SIDES THEREOF) LYING NORTH OF AND ADJOINING THE NORTH RIGHT OF WAY LINE OF CHICAGO BURLINGTON AND QUTNCY RAILROAD AND ACROSS THE EAST 62,97 FEET OF THE WEST 411.22 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

TRACT 2:

THAT PART OF BLOCK 5 OF WALKER'S' DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST- OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING "RAILROAD LANDS", DESCRIBED AS FOLLOW, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF 18TH STREET 348.25 FEET EAST OF THE WEST LINE OF SAID BLOCK MEASURED ALONG SAID SOUTH LINE (SAID WEST LINE BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION); THENCE RUNNING EAST, ALONG SAID SOUTH LINE, TO A LINE 100 FEET WEST OF THE EAST LINE OF SAID BLOCK (SAID EAST LINE BEING 30 FEET WEST OF THE WEST LINE OF THE 60 FOOT STRIP OF LAND CONVENED TO THE CHICAGO & GREAT EASTERN RAILWAY COMPANY BY GEORGE S. ROBBINS BY DEED DATED OCTOBER 17,1864); THENCE SOUTH, PARALLEL TO THE EAST LINE, TO A LINE NORTHERLY OF AND 75 FEET DISTANCE FROM THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY (SAID RIGHT-OF-WAY BEING THE SOUTH LINE OF SAID BLOCK); THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE, 120 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK, TO A POINT 17 FEET NORTH OF SAID RIGHT-OF-WAY, MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE TO A POINT 348.25 FEET EAST OF THE WEST LINE OF SAID BLOCK, MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK; THENCE SOUTH ALONG A LINE, PARALLEL TO SAID WEST LINE, TO SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, TO A LINE WHICH IS PARALLEL TO THE EAST LINE OF SAID BLOCK AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH, ALONG SAID PARALLEL LINE, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 3:

THAT PART OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24,

TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING RAILROAD LANDS), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF-INTERSECTION WITH THE NORTH LINE OF SAID BLOCK WITH A LINE DRAWN 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK (SAID EAST LINE BEING 30 FEET WEST OF THE WEST LINE OF THE 60 FOOT STREP OF LAND CONVEYED TO THE CHICAGO & GREAT EASTERN RAILWAY COMPANY BY GEORGE S. ROBBINS BY DEED OCTOBER 17, 1864); THENCE SOUTH, PARALLEL TO THE EAST LINE, TO A LINE NORTHERLY OF AND 75 FEET DISTANCE FROM THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY (SAID RIGHT-OF-WAY BEING THE SOUTH LINE OF SAID BLOCK); THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE, 120 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK, TO A POINT 17 FEET, AS MEASURED ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID BLOCK; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 411.22 FEET OF SAID BLOCK: THENCE SOUTH ALONG SAID EAST LINE OF THE WEST-411.22 FEET, A DISTANCE OF 17.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 100 FEET TO THE HEREIN DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

PARCEL G: TRACT 1:

LOTS 1 THROUGH 23, INCLUSIVE, IN THE SUBDIVISION OF THE NORTH 141 FEET OF BLOCK OF WALKER'S

DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EM COOK COUNTY, ILLINOIS.

TRACT 2:

LOTS 1 THROUGH 25, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ALLOTS 26 TO 42, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT RAILROAD LANDS).

PARCEL I:

LOTS 51 THROUGH 100, INCLUSIVE, ALL IN BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL J:

LOTS 18 THROUGH 25, INCLUSIVE, ALL IN BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL O:

LOTS 32 TO 39, INCLUSIVE, (EXCEPT THE NORTH 7 FEET 11 $\frac{1}{2}$ INCHES OF SAID LOT 39) AND THAT PART OF LOTS 29, 20, AND 31 IN BLOCK 3 IN MCMAHAN'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 31, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 31, THENCE SOUTH ON THE WEST LINE OF LOTS 29, 30, AND 31 TO A POINT 0.3 OF A FOOT SOUTH OF THE NORTHWEST CORNER OF SAID LOT 29, THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 31, WHICH POINT IS 13.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, THENCE NORTH 13.8 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE VACATED STREETS AND ALLEYS, AS FOLLOWS:

1. THAT PART OF VACATED ROCKWELL STREET LYING SOUTH OF 16TH STREET AND NORTH OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD (VACATED BY DOCUMENT 97841683) EXCEPTING THEREFROM THAT PART CONVEYED IN SPECIAL WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT 1107644042.
2. THE SOUTH $\frac{1}{2}$ OF VACATED 17TH STREET LYING NORTH OF AND ADJOINING AFORESAID PARCEL F {VACATED BY DOCUMENT 88222848}
3. THAT PART OF VACATED 18TH STREET LYING BETWEEN AFORESAID PARCELS C AND I TO THE NORTH AND F AND G TO THE SOUTH (VACATED BY DOCUMENT 25616478)
4. THAT PART OF VACATED 18TH PLACE LYING BETWEEN AFORESAID PARCEL G TO THE NORTH AND AFORESAID PARCEL H TO THE SOUTH TO THE WEST LINE OF VACATED ROCKWELL ST (VACATED BY DOCUMENT 15722874)

5. THAT PART OF VACATED 18TH PLACE LYING SOUTH OF AFORESAID PARCEL H TO THE WEST LINE OF VACATED ROCKWELL STREET (VACATED BYDOCUMENT 25616478)

6. VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 51 TO 75, BOTH INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 76 TO 100, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 3 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DM COOK COUNTY, ILLINOIS.

7. VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 25 SOUTH INCLUSIVE IN THE SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24. TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 25 BOTH INCLUSIVE IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A. SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

16-24-411-001-0000,16-24-411-002-0000,16-24-409-040-0000,16-24-409-038-0000, 16-24-411-006-0000,16-24-409-039-0000,16-24-410-001-0000,16-24-403-055-0000, 16-24-402-047-0000,16-24402-025-0000,16-24-408-043-0000,16-24-404-003-0000, 16-24-504-017-0000

Common Address: 2621 WEST 15TH PLACE, CHICAGO, IL 60608

LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17, 20, 21 AND 24 EM BLOCK 7 DM OGDEN & COGHILL'S SUBDIVISION OF LOTS 2,3,5,6,7,8,13,14,15,16,17,AND 18 EM WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST Vi OF THE NORTHEAST OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IDENTIFIED AS PARCEL NO. 16-24-219-010;

ALSO;

LOTS 15 AND 16 OF MRS. ANNA PRICE'S SUBDIVISION, RECORDED JANUARY 24,1871;

ALSO;

THAT PART OF APPARENTLY VACATED WEST 14TH STREET ADJOINING LOT 1 IN BLOCK 7 N OGDEN & COGHILL'S SUBDIVISION OF LOTS 2,3,5,6,7,8,13,14,15,16,17,AND 18 EM WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST Vi OF THE NORTHEAST Vi OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IDENTIFIED AS PARCEL NO. 16-24-219-013;

ALSO;

PART OF LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17, 20, 21 AND 24 IN BLOCK 10 DM OGDEN'S SUBDIVISION OF THE EAST V_i OF THE NORTHEAST y* OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IDENTIFIED AS PARCEL NO. 16-24-223-007;

ALSO;

PART OF AN APPARENT RIGHT OF WAY, BUT NOT IDENTIFIED WITH A PARCEL NUMBER; LYING EAST OF BLOCK 10 OF OGDEN'S SUBDIVISION, AND WEST OF THE RAILROAD RIGHT OF WAY; BOUNDED ON THE NORTH BY THE NORTH LOME OF WEST 14TH STREET, AND ON THE SOUTH BY WEST 16TH STREET;

ALSO;

THAT PART OF BLOCK 2 OF WALKER'S DOUGLAS PARK ADDITION TO CHICAGO, LYDMG EAST OF THE RAILROAD RIGHT OF WAY AND WEST OF PROPERTY NOW OR FORMERLY OF RYERSON, AND IDENTIFIED AS PARCEL NO. 16-24-504-018;

ALSO;

PART OF THAT PROPERTY APPARENTLY LYDMG WITHIN THE RAILROAD RIGHT OF WAY, BOUNDED ON THE NORTH BY WEST 16TH STREET, AND ON THE SOUTH BY THE BURLDMGTON NORTHERN & SANTA FE RAILROAD RIGHT OF WAY, AND IDENTIFIED AS PARCEL NO. 16-24-506-002,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 DM BLOCK B OF OGDEN & COGHILL'S SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 24 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 141.34 FEET; THENCE SOUTH 00 DEGREES 00 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECONDS EAST, A DISTANCE OF 4.44 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 49 SECONDS EAST, A DISTANCE OF 693.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 16TH STREET (66'W.); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 39.48 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 01 MINUTE 55 SECONDS WEST, A DISTANCE OF 44.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 27.15 FEET; THENCE SOUTH 16 DEGREES 54 MDMUTES 00 SECONDS EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 20 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 66.96 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 11.10 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 14 SECONDS WEST, A DISTANCE OF 65.41 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 55 SECONDS WEST, A DISTANCE OF 341.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, A RADIUS OF 523.00 FEET, A CHORD BEARING SOUTH 06 DEGREES 38 MINUTES 38

SECONDS WEST, A CHORD LENGTH OF 63.57 FEET, AN ARC DISTANCE OF 63.61 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 33.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 4.36 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 55 SECONDS WEST, A DISTANCE OF 190.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUTNCY RAILROAD (ELEVATED) (80'w.); THENCE ALONG SAID RIGHT OF WAY LDSTE NORTH 74 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 79.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE PENNA RAILROAD (66'w.); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 2328.99 FEET TO THE NORTHEAST CORNER OF LOT 16 OF MRS. ANNA PRICE'S SUBDIVISION; THENCE . NORTH 24 DEGREES 09 MINUTES 46 SECONDS WEST, A DISTANCE OF 95.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (150'w.); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 65 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 239.63 FEET TO THE POINT OF

BEGINNING, CONTAINING 367,654 SQUARE FEET, OR 8.44 ACRES, MORE OR LESS.

may be included with each of the Class C applications filed with the Assessor by the Applicant, as applicant, in accordance with the Classification Ordinance.

SECTION 5. To the extent that any ordinance, resolution, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this Ordinance, the provisions of this Ordinance shall be controlling. If any section, paragraph, clause or provision shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 6. This Ordinance shall be effective immediately upon its passage and approval.

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