

STATE OF ILLINOIS)

COUNTY OF COOK)

CERTIFICATION

I, **Greg Hribal**, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Westchester, a municipal corporation in the County and State aforesaid, and

DO HEREBY CERTIFY that the attached is a true, full, complete and correct copy of:

Ordinance No. 2020-2343

**AN ORDINANCE OF THE VILLAGE OF WESTCHESTER, COOK COUNTY, ILLINOIS
DESIGNATING THE CERMAK ROAD/OXFORD STREET REDEVELOPMENT PROJECT AREA OF
SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

GIVEN under my hand and the corporate seal of said Village this 12TH day of June 2020



Greg Hribal
Deputy Village Clerk

**AN ORDINANCE OF THE VILLAGE OF WESTCHESTER, COOK COUNTY,
ILLINOIS, DESIGNATING THE CERMAK ROAD/OXFORD STREET
REDEVELOPMENT PROJECT AREA OF SAID VILLAGE
A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Westchester, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment plan and redevelopment project (the “Plan and Project”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “Area”) described in Section 1 of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (“the Corporate Authorities”) have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on March 10, 2020, and continued to and concluded on April 28, 2020, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

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

Section 1. **Area Designated.** That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street

location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. 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 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

ADOPTED this 9 day of JUNE, 2020, pursuant to a roll call vote as follows:

Angelo A. Calcagno	<u>AYE</u>	Robert Morales	<u>AYE</u>
Cathy Kuratko	<u>AYE</u>	Frank Perry	<u>AYE</u>
Tracy Hart Markey	<u>AYE</u>	Nick Steker	<u>AYE</u>

President Gattuso AYE

APPROVED this 9 day of June, 2020.


Paul Gattuso, Village President

ATTEST:


Stanley V. Kolodziej, Village Clerk

EXHIBIT A

Legal Description

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 550 FEET AND THE WEST LINE OF THE EAST 775 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 550 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 155 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 155 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OXFORD STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF OXFORD STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAYFAIR AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MAYFAIR AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OXFORD STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OXFORD STREET TO A POINT ON SAID WEST LINE OF THE EAST 155 FEET;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 155 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF DORCHESTER ROAD;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF DORCHESTER ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAYFAIR AVENUE;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MAYFAIR AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DORCHESTER ROAD;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DORCHESTER ROAD AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST LINE OF THE EAST 155 FEET;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 155 FEET AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF SAID WEST LINE OF THE EAST 775 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 775 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 TO THE POINT OF BEGINNING.

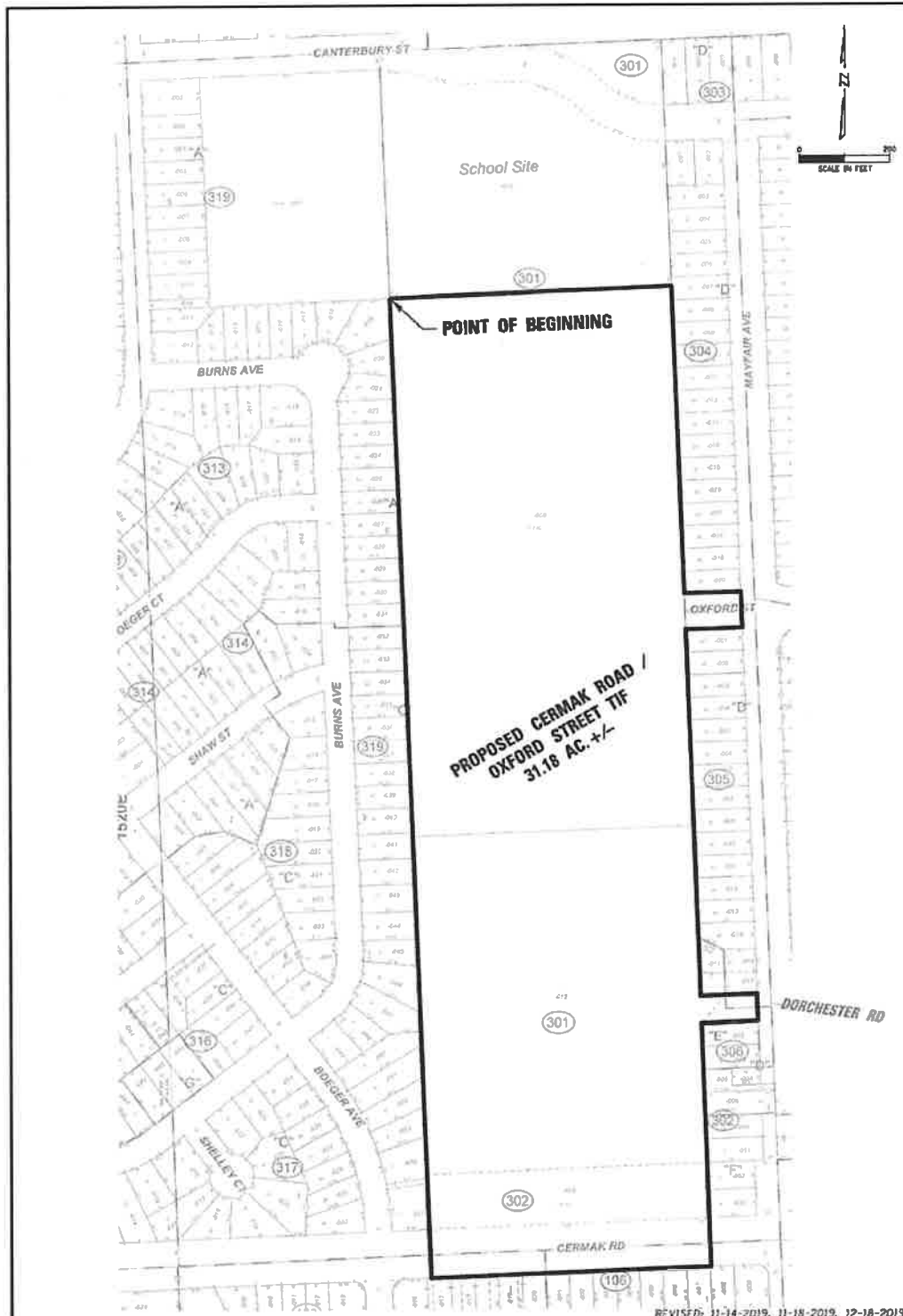
EXHIBIT B

General Street Location

The proposed Redevelopment Project Area is generally described as a contiguous area that consists of tax parcels in an area generally bounded on the north by Canterbury Street and the elementary school property, on the south by Cermak Road, on the west and on the east by the property lines of St. Joseph's High School, and includes all adjacent rights of way.

EXHIBIT C
Boundary Map

CERMAK ROAD/OXFORD STREET TIF
Boundary Map of RPA



REVISED: 11-14-2019, 11-18-2019, 12-18-2019

CB CHRISTOPHER B. BURKE
ENGINEERING, LTD.
3575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(847) 823-0500

PROPOSED CERMAK ROAD / OXFORD STREET TIF
IN
VILLAGE OF WESTCHESTER, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DRN.	AJK	190558
CHKD.	JRM	SHEET 1 OF 1
SCALE	1"=200'	DRAWING NO.
DATE	11-12-2019	TIF190558A

ORDINANCE NO. 2020 - 2343

AN ORDINANCE OF THE VILLAGE OF WESTCHESTER, COOK COUNTY, ILLINOIS,
DESIGNATING THE CERMAK ROAD/OXFORD STREET REDEVELOPMENT PROJECT
AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
THIS 9 DAY OF June, 2020

Published in pamphlet form by
Authority of the Corporate
Authorities of Westchester, Illinois
the 9 day of June, 2020