

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. 2020-2344

**AN ORDINANCE OF THE VILLAGE OF WESTCHESTER,
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE CERMAK ROAD/OXFORD
STREET REDEVELOPMENT PROJECT AREA**

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, ADOPTING TAX INCREMENT
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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 and the Area and it is now necessary and desirable to adopt tax increment allocation financing 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. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. 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 in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the redevelopment project costs incurred and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Treasurer of the Village of Westchester, who shall deposit said taxes into a special fund, hereby created, and designated the "Cermak Road/Oxford Street Redevelopment Project Area Special Tax Allocation Fund" of the Village. Such taxes shall be used for the purpose of paying redevelopment project costs incurred and obligations incurred in the payment thereof.

Section 3. 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 4. 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.

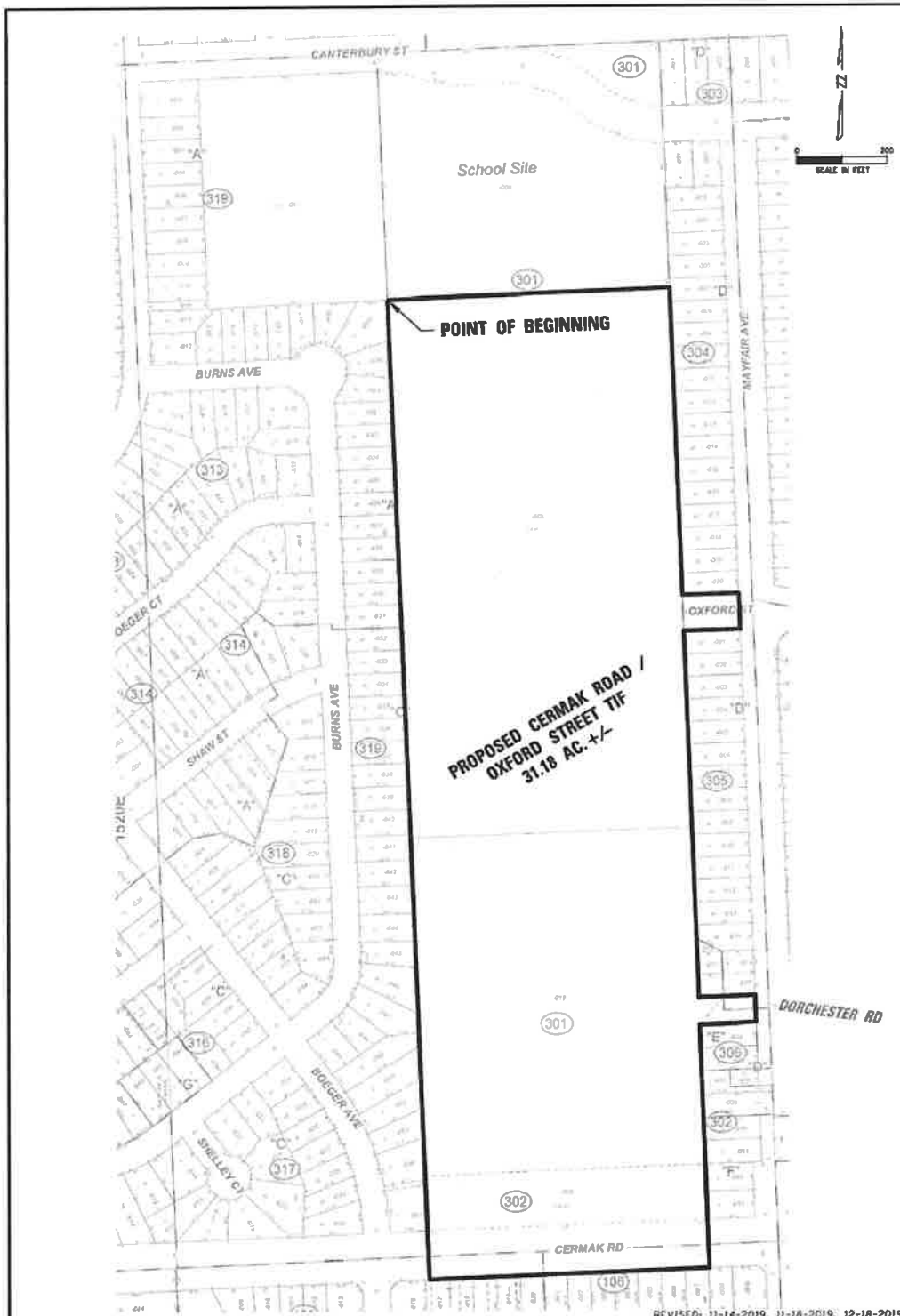
EXHIBIT B

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.
9575 West Higgins Road
Suite 600, Rosemont, Illinois 60018
(647) 823-0500

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

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

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ORDINANCE NO. 2020 - 2344

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COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE CERMAK ROAD/OXFORD
STREET REDEVELOPMENT PROJECT AREA

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