

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. 2020-2347

**AN ORDINANCE OF THE VILLAGE OF WESTCHESTER,
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE ROOSEVELT ROAD
CORRIDOR 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
ALLOCATION FINANCING FOR THE ROOSEVELT ROAD
CORRIDOR REDEVELOPMENT PROJECT AREA**

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 "Roosevelt Road Corridor 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

LEGAL DESCRIPTION (ROOSEVELT ROAD TIF):

THAT PART OF THE SOUTH HALF OF SECTION 16, THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH WEST LINE OF SAID SECTION 16 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD (A.K.A. ILLINOIS CENTRAL RAILROAD AND CHICAGO, CENTRAL AND PACIFIC RAILROAD); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD TO A POINT ON A LINE PERPENDICULAR TO SAID SOUTHWEST RIGHT-OF-WAY LINE, SAID PERPENDICULAR LINE INTERSECTS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AT POINT 290.26 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTHEASTERLY ALONG SAID PERPENDICULAR LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CANADIAN NATIONAL RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF LOT 122 IN ROBERT BARTLETT'S ROOSEVELT ROAD SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SAID SOUTHWEST QUARTER OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951 AS DOCUMENT NO. 15120592; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 110 FEET OF SAID LOT 122; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF LOT 121 IN SAID ROBERT BARTLETT'S ROOSEVELT ROAD SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STRAND AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NEWCASTLE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 384 THRU 393 IN WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER BEING A SUBDIVISION IN SAID SOUTH HALF OF SECTION 16, RECORDED DECEMBER 19, 1925, SAID NORTH LINE BEING A LINE 125 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 314 THRU 323 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SUFFOLK AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF THE 20 FOOT EAST-WEST ALLEY (PORTIONS NOW VACATED BY DOCUMENT NO. 17812238, RECORDED MARCH 24, 1960) ADJOINING LOTS 244 THRU 253 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER; THENCE EASTERLY ALONG SAID CENTERLINE TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 247 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER; THENCE NORTHERLY ALONG SAID NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF SAID 20 FOOT EAST-WEST ALLEY; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 246 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF

TO A POINT ON SAID CENTERLINE OF THE 20 FOOT EAST-WEST ALLEY; THENCE EASTERLY ALONG SAID CENTERLINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORFOLK AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 174 THRU 183 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF SAID 20 FOOT EAST-WEST ALLEY AND THE EASTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 104 THRU 113 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRISTOL AVENUE; THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 44 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER, SAID NORTHWEST CORNER BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID BRISTOL AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID BRISTOL AVENUE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROOSEVELT ROAD AS WIDENED BY THE STATE OF ILLINOIS AND SHOWN ON A PLAT OF SURVEY FOR PROPERTY ACQUIRED OR CONDEMNED FOR THE WIDENING OF SAID ROOSEVELT ROAD BY THE STATE OF ILLINOIS, SAID POINT BEING 65 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 44 AS MEASURED ON SAID EAST RIGHT-OF-WAY LINE OF BRISTOL AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ROOSEVELT ROAD AS WIDENED TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GARDNER ROAD, SAID POINT BEING 13 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 35 IN SAID WM. ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER AS MEASURED ON SAID WEST RIGHT-OF-WAY LINE OF GARDNER ROAD; THENCE EASTERLY ALONG A LINE PERPENDICULAR WITH SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, ALSO BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21 TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD TO A POINT ON THE EAST LINE OF THE EAST HALF TO THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF THE VACATED PORTION OF NEWCASTLE AVENUE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 432 THRU 447 IN GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 21; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID VACATED PORTION OF NEWCASTLE AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 432 THRU 447 IN GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WESTCHESTER AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 438 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE AND THE WESTERLY EXTENSION OF SAID SOUTH LINE OF LOT 438 TO A POINT ON THE EAST LINE OF LOT 2 IN DIAMOND SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1957 AS DOCUMENT NO. 16981850; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY

ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 426 THRU 430 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BALMORAL AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF PELHAM STREET; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE LOT 47 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE THEREOF OF LOT 47 TO A POINT ON THE SOUTH LINE OF THE 20 FOOT EAST-WEST ALLEY ADJOINING LOTS 33 THRU 47 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE 20 FOOT ALLEY TO A POINT ON THE EAST LINE OF THE WEST 2 FEET OF LOT 40 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 2 FEET OF LOT 40 TO A POINT ON THE CENTERLINE OF THE PORTION OF SAID 20 FOOT EAST-WEST ALLEY VACATED BY DOCUMENT NO. 87473101, RECORDED AUGUST 27, 1987; THENCE WESTERLY ALONG SAID CENTERLINE TO A POINT ON THE NORTHERLY EXTENSION OF EAST LINE OF THE WEST 4 FEET OF LOT 37 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 4 FEET OF LOT 37 TO A POINT ON THE SOUTH LINE OF SAID 20 FOOT EAST-WEST ALLEY; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF THE WEST 21 FEET OF LOT 35 IN SAID GEORGE F. NIXON'S AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST 21 FEET OF LOT 35 AND SOUTHERLY EXTENSION THEREOF TO A POINT ON SOUTH RIGHT-OF-WAY LINE OF PELHAM STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MANNHEIM ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, SAID SOUTH RIGHT-OF-WAY LINE BEING 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20; THENCE EASTERLY ALONG SAID EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 21; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 21, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING.

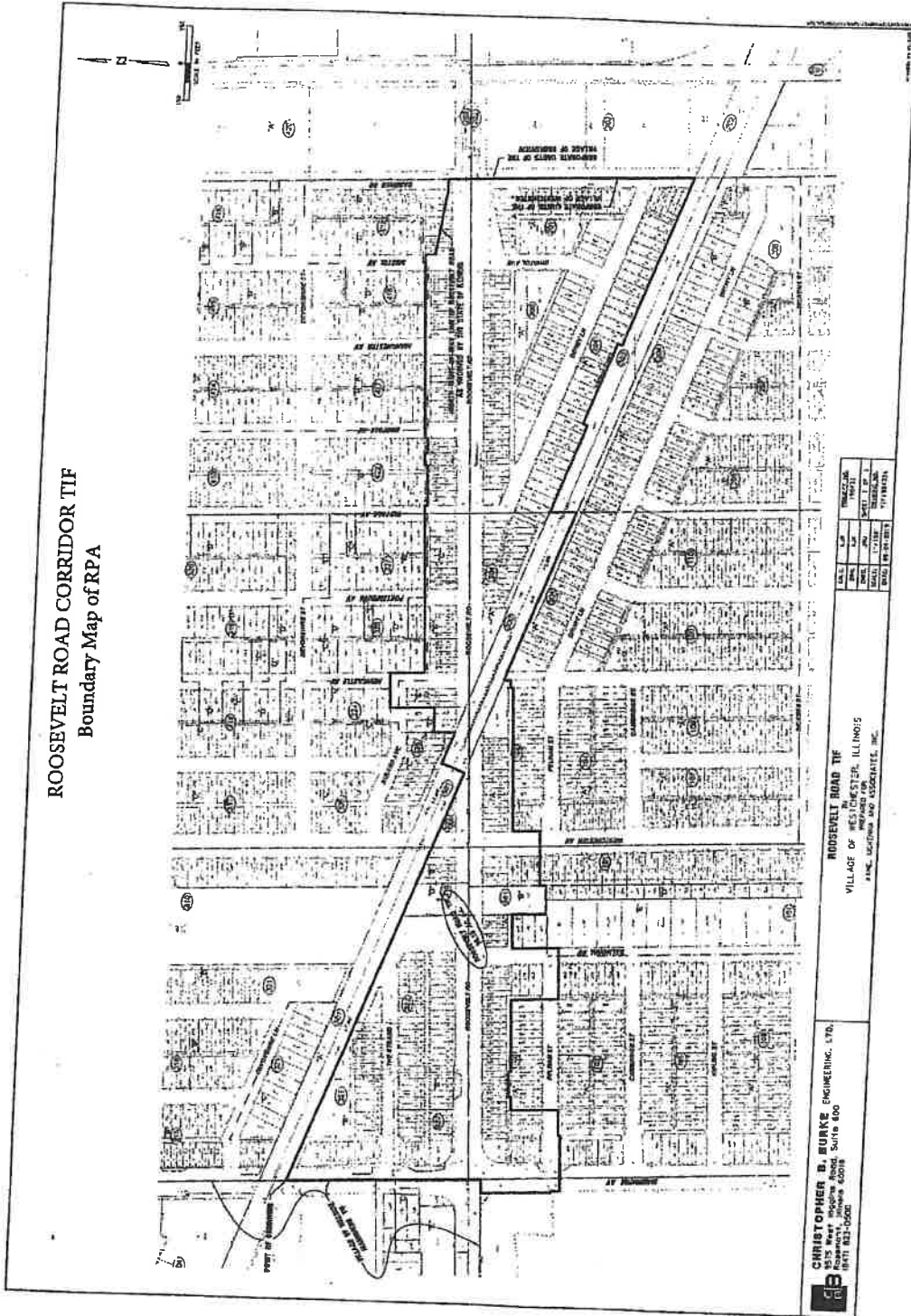
EXHIBIT B

General Street Location

The proposed Redevelopment Project Area is generally described as a contiguous area that consists of tax parcels generally located on the north and south side of Roosevelt Road and bordered at the farthest point by the Illinois Central railroad tracks to the north, Mannheim Road to the west, Gardner Road to the east and Derby Lane to the south; and including adjacent rights of way.

EXHIBIT C
Boundary Map

**ROOSEVELT ROAD CORRIDOR TIF
Boundary Map of RPA**



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**ROOSEVELT ROAD TIF
 VILLAGE OF WESTCHESTER, ILLINOIS
 PREPARED FOR
 HANS, JACOBUS AND ASSOCIATES, INC.**

DATE	11/11/11	PROJECT	ROOSEVELT ROAD TIF
DRAWN	J.P.	SHEET NO.	1 OF 1
CHECKED	J.P.	SCALE	AS SHOWN
DATE	11/11/11	BY	J.P.

ORDINANCE NO. 2020 - 2347

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COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE ROOSEVELT ROAD
CORRIDOR 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