

NOTICE OF THE REGULAR VILLAGE BOARD MEETING

The regular meeting of the Village Board is scheduled for
Tuesday, August 4, 2020 beginning at 7:30 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Public comments or requests to speak may also be emailed in advance of the meeting to clerksoffice@tinleypark.org or placed in the Drop Box at the Village Hall by noon on Tuesday, August 4, 2020.

Kristin A. Thirion
Clerk
Village of Tinley Park

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Regular Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, August 4, 2020, beginning at 7:30 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

7:30 PM CALL TO ORDER
 PLEDGE OF ALLEGIANCE
 ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

ACTION: Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE REGULAR
 VILLAGE BOARD MEETING HELD ON JULY 21, 2020.

ACTION: Discussion: **Consider approval of minutes as written or amended.**

COMMENTS: _____

ITEM #3

SUBJECT: RECEIVE PRESENTATION OF THE 2020 RETA L. BRUDD MEMORIAL
 SCHOLARSHIP PROGRAM AWARDS SPONSORED BY THE
 COMMUNITY RESOURCES COMMISSION - **Trustee Glotz**

ACTION: Discussion: The Reta L. Brudd Memorial Scholarship is given to students who perform outstanding community service while maintaining academic excellence. Reta L. Brudd dedicated her life to service to her community for 46 years, as a commissioner for the Village of Tinley Park until her passing in April, 2019. She contributed more than 20,000 hours of volunteer work and received many recognitions and awards, including a Life Achievement Award from the Chamber of Commerce. She accomplished all this along with past and current long-time members of the Community Resource Commission who have carried on her legacy. Members of the Community Resource Commission include: Don Budny, Ron Centanni, Mike Cutrano, Janet Czuchra, Debbie Melchert, Michael Sevier, Al Siegers, Barbara Rose Whalen and Garrett Gray. A great

big thank you is extended for all of their hard work and dedication to the Village of Tinley Park.

Four (4) \$1,000 scholarships have been awarded to Tinley Park students for their outstanding community service while maintaining academic excellence. Applications were received and reviewed by six (6) judges who chose the following recipients:

- Joseph Dehaan, Victor J. Andrew High School
- Owen Greybill, Brother Rice High School
- Madeleine McMaster, Providence High School
- Logan Radgowski, Victor J. Andrew High School

The Village would also like to recognize the following firms that have made financial donations to support these scholarship awards this year:

- Peterson, Johnson, and Murray Chicago, LLC
- Homewood Disposal
- Vandenberg Funeral Home
- Christopher B. Burke Engineering, Ltd.

No specific action required.

COMMENTS:

ITEM #4

SUBJECT: CONSIDER PROCLAIMING SEPTEMBER 7, 2019, THROUGH SEPTEMBER 12, 2020, AS VETERANS OF FOREIGN WARS (VFW) "BUDDY POPPY WEEK" IN THE VILLAGE OF TINLEY PARK - **President Vandenberg**

ACTION: Discussion: The annual distribution of Buddy Poppies by the VFW will take place September 7 through September 12, 2020. The purpose of this distribution is to show our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as Americans. The Buddy Poppies originated from the poppy fields common around the European battle fields of World War I. The poppy was adopted as the official memorial flower of the VFW in 1922. The Buddy Poppies are assembled by disabled and ready veterans in VA hospitals as has been done since 1923. The proceeds of this annual campaign assist the veterans who assemble the poppies, provides financial support of the state and national Veterans' rehabilitation and service programs, as well as supporting the VFW National Home for Children. **Consider Proclaiming September 7 through 12, 2020 as "Buddy Poppy Week" in the Village of Tinley Park.**

COMMENTS:

ITEM #5

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-076 RECOGNIZING THE TINLEY PARK CITIZEN VOLUNTEER COMMITTEE - **Trustee Glotz**

ACTION: Discussion: In April, the Tinley Park Citizen Volunteer Committee was formed to help residents who were most at risk for the coronavirus. This committee assisted senior citizens and other at-risk residents by delivering groceries, medications and other needs during this time of crisis. This resolution recognizes the group for its efforts in helping the community. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$ 2,909,742.40 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JULY 24, 2020, AND JULY 31, 2020.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-077 APPROVING AND AWARDING AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: Krunal Patel (Applicant), proposes to fully renovate the structure at 17302 Oak Park Avenue. The proposed plan will redevelop the standalone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment. The Petitioner will be installing a new fire sprinkler system and complete water line upgrades at the subject property. The Code Compliance Grant shall be in an amount not greater than \$33,750.

The Economic and Commercial Commission reviewed the application at its July 13, 2020, meeting and voted 6-0 to recommend approval of the grant. This item was discussed at the Committee of the Whole meeting held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-078 APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: The proposed improvements include a complete reconstruction of the street façade including the relocation of the entrance from the south end of the building to the center of the façade and the addition of a separate residential entrance at the north end of the building. The Petitioner is eligible for the Facade Grant in an amount not to exceed \$24,992. The ECC recommended approval of this application at its July 13, 2020, meeting, and it was discussed at the Committee of the Whole Meeting held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #9

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-079 APPROVING AND AWARDING AN OAK PARK AVENUE RETAIL GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: Petitioner is eligible for the Retail Grant in an amount not to exceed \$12,758. The Petitioner will utilize the funds received from the Retail Grant to make sanitary and stormwater improvements at 17302 Oak Park Avenue. The Economic Commercial Commission recommended approval of the grant application at its meeting of July 13, 2020. It was reviewed at the Committee of the Whole meeting held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #10

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-038 AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS - **Trustee Mueller**

ACTION: Discussion: Pursuant to the Cannabis Regulation and Tax Act (Public Act 101-0027), the possession and private use of cannabis was legalized for Illinois residents over 21 years of age effective January 1, 2020. Municipalities have the authority to adopt and enforce local ordinances to regulate the possession and public consumption of cannabis as long as the regulations and penalties are

consistent with the Act. The proposed text amendment provides the zoning, regulations and Special Use standards for Adult-Use Cannabis Dispensing Facilities and deletes medical cannabis cultivation facilities in the ORI district. Medical Cannabis Dispensing Organizations will still be allowed in the M-1 District but will not be allowed to sell adult use cannabis at those locations.

The Plan Commission held a Public Hearing on July 2, 2020, concerning the text amendments and voted 6-0 to recommend approval of the proposed text amendments. A Committee of the Whole was held on July 7, 2020, and members recommended the ordinance be amended to require security personnel be on site during business hours; the ordinance has been amended to reflect this recommendation. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #11

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-040 AMENDING TITLE XI CHAPTER 110 SECTION 25 (C) OF THE VILLAGE OF TINLEY PARK CODE OF ORDINANCES FOR THE ADDITION OF AN ADULT USE CANNABIS BUSINESS LICENSE FEE - **Trustee Brady**

ACTION: Discussion: On June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (CRTA). Pursuant to the CRTA, the Village may enact reasonable ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments. Therefore, this Ordinance amends the Village's Municipal Code to include a business license and fee in the amount of \$5,000 + fee based per square feet for adult use cannabis facilities. This item was discussed at a Committee of the Whole on July 7, 2020. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #12

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-041 GRANTING A CORNER FENCE VARIATION FOR CERTAIN PROPERTY LOCATED AT 6342 CARLSBAD DRIVE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Daiva Puriene (property owner), is seeking a 12-foot secondary front yard setback Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a 6-foot high privacy fence to extend up to 12 feet into the required secondary front yard for the property located at 6342 Carlsbad Drive in the R-4 (Single-Family Residential) Zoning District. This will allow for the fence to be located 13 feet from the secondary front property line instead of the required 25-foot secondary front yard setback. The requested Variation consistent with her neighbor's fence location and design.

The Zoning Board of Appeals held a Public Hearing on July 23, 2020 and voted 4-0 to recommend approval of the requested Variation in accordance with plans as listed in the “List of Reviewed Plans” in the July 23, 2020, Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #13

SUBJECT: CONSIDER ORDINANCE 2020-O-044 AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA - **Trustee Galante**

ACTION: Discussion: There are several separate steps required by state statutes to formally create the proposed 159th and Harlem TIF District.

- On March 3, 2020, the Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area generally bounded by 159th Street, Oak Park Avenue, Olcott Avenue, and Siemsen Meadows (165th Street extended) can be designated as a Redevelopment Project Area.
- On June 3, 2020, the Village posted the Redevelopment Plan and Project for the proposed 252 acre 159th and Harlem TIF District on the Village’s website (www.tinleypark.org) for public inspection.
- The availability of the Redevelopment Plan and Project for public inspection was also announced at the Village Board meeting held on June 9, 2020.
- On July 14, 2020, the 159th and Harlem TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project.
- Earlier this evening (August 4, 2020), a public hearing for the 159th and Harlem TIF Redevelopment Plan and Project was held.

This item, and the ordinances under the following two agenda items, serve to, formally establish the 159th and Harlem TIF District. This first ordinance sets the boundaries and designates the Redevelopment Project Area for the 252 acres 159th and Harlem Tax Increment Financing District. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #14

SUBJECT: CONSIDER ORDINANCE 2020-O-045 AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT - **Trustee Galante**

ACTION: Discussion: This is a companion ordinance to the previous agenda item. The current ordinance would approve the document outlining the possible redevelopment activities and improvements contemplated over the 23-year life of the 252 acre 159th and Harlem Tax Increment Financing District known as the Redevelopment Plan and Project. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #15

SUBJECT: CONSIDER ORDINANCE 2020-O-046 AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT - **Trustee Galante**

ACTION: Discussion: This is a companion ordinance to the previous two agenda items. This ordinance would approve Tax Increment Financing for the 159th and Harlem Tax Increment Financing District and is the last step in formally creating this TIF District. The Tax Increment Financing authorized by this ordinance would enable the TIF economic development tool, as provided under Illinois statutes, to assist the Village in encouraging redevelopment within the boundaries of the 159th and Harlem TIF District and potentially undertake related public infrastructure improvements. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #16

SUBJECT: RECONSIDER A MOTION TO ADOPT ORDINANCE 2020-O-042 INCREASING THE NUMBER OF CLASS “E” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE OF TINLEY PARK - GOLDEN CORRAL, LOCATED AT 6803 159TH STREET – **President Vandenberg**

ACTION: Discussion: Golden Corral, located at 6803 W 159th St., is a buffet chain with about 70 employees who work at the Tinley Park location. As it is a family-friendly establishment, it had not previously approached the Village for a liquor license. As a result of COVID-19, Golden Corral has been closed until late June when Phase 4 of the Restore Illinois Plan took effect because its business model could not be easily adapted to the earlier provisions for carry-out or outdoor dining. With tight margins, the hope is that a liquor license may help provide additional revenue to keep the operations going. The Petitioner is seeking approval of a Class “E” Liquor License for beer and wine only.

On July 21, 2020, an Ordinance was brought before the Board to consider increasing the number of Class “D” liquor licenses in the Village for Golden Corral. This Ordinance failed with a 1-4 vote by the Village Board. The

Petitioner requested that if the Village Board did not agree to a Class “D” liquor license, Golden Corral would like the Village Board to consider a Class “E” liquor license for Golden Corral. A Class “D” liquor license allows for sale of alcoholic liquor in addition to beer and wine, while a Class “E” liquor license allows for beer and wine only. At the same meeting, on July 21st, a motion to consider increasing the number of Class “E” liquor licenses in the Village for this establishment was also moved for consideration. This motion failed due to lack of a second to the motion.

Reconsider a motion to adopt Ordinance 2020-O-042 increasing the number of Class “E” liquor licenses in the Village of Tinley Park for Golden Corral, 6803 159th Street. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #17

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: _____

ITEM #18

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: _____

ITEM #19

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: _____

ITEM #20

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE

OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.

- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.
- D. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.

ADJOURNMENT

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JULY 21, 2020**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on July 21, 2020. President Vandenberg called this meeting to order at 7:31 p.m.

At this time, President Vandenberg stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Village Board finds that it would be impractical to conduct an in-person meeting with all members present. Elected officials confirmed they were able to hear one another.

President Vandenberg led the Board and audience in the Pledge of Allegiance.

At this time President Vandenberg called for a moment of silence for two (2) former Village employees who passed away this week, former Public Works Director and Volunteer Firefighter Charlie Sears and Former Police Sergeant Ed Fuja.

Clerk Thirion called the roll. Present and responding to roll call were the following:

President:	Jacob C. Vandenberg (Participated electronically)
Village Clerk:	Kristin A. Thirion
Trustees:	Cynthia A. Berg (Participated electronically)
	William P. Brady
	William A. Brennan
	Diane M. Galante
	Michael W. Glotz
	Michael G. Mueller
Absent:	
Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

Motion was made by Trustee Galante, seconded by Trustee Brennan, to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to approve and place on file the minutes of the Special Village Board Meeting held on July 7, 2020 as amended. Clerk Thirion stated that the following corrections to the draft minutes will be made: The following resolution and ordinances stated that Trustee Berg abstained from voting when she voted aye: Ordinance 2020-O-035, Resolution 2020-R-067, Ordinance 2020-O-036, and Ordinance 2020-O-037. Trustee Berg agreed with the corrections. Vote on roll

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call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Brady, to consider approving the following Consent Agenda items:

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER PAYMENT OF IMPACT FEES THROUGH JUNE 2020 IN THE AMOUNT OF \$200 TO KIRBY SCHOOL DISTRICT 140.
- B. CONSIDER REQUEST FROM SOUTH SUBURBAN SPECIAL RECREATION ASSOCIATION, TO CONDUCT A RAFFLE FROM AUGUST 1, 2020, TO NOVEMBER 2, 2020, AT THE SSSRA ADMINISTRATIVE OFFICE, 19110 80TH AVENUE, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$12,500. WINNERS WILL BE DRAWN AT SSSRA ADMINISTRATIVE OFFICE.
- C. CONSIDER ADOPTING RESOLUTION 2020-R-068 APPROVING AND ACCEPTING AN EASEMENT AGREEMENT BETWEEN THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY, A DIVISION OF AN ILLINOIS MUNICIPAL CORPORATION “METRA”, AND THE VILLAGE OF TINLEY PARK.
- D. CONSIDER ADOPTING RESOLUTION 2020-R-072 APPROVING AND ACCEPTING A FINAL PLAT OF EASEMENT FOR UTILITY RELOCATION AT 17405 OAK PARK AVENUE.
- E. CONSIDER ADOPTING RESOLUTION 2020-R-073 APPROVING AND ACCEPTING A FINAL PLAT OF EASEMENT FOR A UTILITY RELOCATION TO BE LOCATED APPROXIMATELY 100' EAST OF OAK PARK AVENUE ON THE NORTH SIDE OF SOUTH STREET.
- F. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$3,014,842.71 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JULY 10, 2020, AND JULY 17, 2020.

President Vandenberg asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file, **ORDINANCE 2020-O-036 APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED AT 16651 THERESA LANE**. The Petitioner, Aleksandra Ligas (property owner), has petitioned the Village of Tinley Park to annex the approximately 15,000 square foot property located at 16651 Theresa Lane. The property has an existing four-unit multi-family residential structure. The property was assumed to be in the Village

upon its original development in 1996, but was actually unincorporated. The requested annexation will correct that error going forward.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Glotz, to adopt and place on file **ORDINANCE 2020-O-037 GRANTING A MAP AMENDMENT (REZONING) UPON ANNEXATION TO THE R-6 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT FOR CERTAIN PROPERTY LOCATED AT 16651 THERESA LANE.** The Petitioner, Aleksandra Ligas (property owner), is seeking to rezone the property located at 16651 Theresa Lane, upon annexation, to the R-6, Medium-Density Residential zoning district. The site was believed to be in the R-6 zoning district when it was developed in 1996 but was recently found to have been unincorporated. The proposed annexation and rezoning will correct this issue going forward.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to unanimously recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the “Listed Reviewed Plans” and the Findings of Fact in the June 18, 2020, Staff Report.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either written, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, place on first read, **ORDINANCE 2020-O-038 APPROVING TEXT AMENDMENTS TO THE ZONING ORDINANCE TO ALLOW FOR ADULT-USE CANNABIS DISPENSING ORGANIZATIONS IN THE B-2 AND B-3 ZONING DISTRICTS AS A SPECIAL USE WITH CERTAIN RESTRICTIONS AND ELIMINATE MEDICAL CANNABIS CULTIVATION FACILITIES. MEDICAL CANNABIS DISPENSING ORGANIZATIONS WILL STILL BE ALLOWED IN THE M-1 DISTRICT BUT WILL NOT BE ALLOWED TO SELL ADULT USE CANNABIS AT THOSE LOCATIONS.** Pursuant to the Cannabis Regulation and Tax Act (Public Act 101-0027), the possession and private use of cannabis was legalized for Illinois residents over 21 years of age effective January 1, 2020. Municipalities have the authority to adopt and enforce local ordinances to regulate the possession and public consumption of cannabis as long as the regulations and penalties are consistent with the Act. The proposed text amendment provides the zoning, regulations and Special Use standards for adult-use cannabis dispensing facilities and deletes medical cannabis cultivation facilities in the ORI district.

The Plan Commission held a Public Hearing on July 2, 2020, concerning the text amendments and voted 6-0 to recommend approval of the proposed text amendments. A Committee of the Whole was held on July 7, 2020, and members recommended the ordinance be amended to require security personnel be on site during business hours. The ordinance has been amended to reflect this recommendation.

President Vandenberg asked if there were any comments from members of the Board. There were none. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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Motion was made by Trustee Glotz, seconded by Trustee Mueller, to adopt and place on file, **RESOLUTION 2020-R-074 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR SOUTH STREET UTILITY RELOCATION.** - With the development of the property at 67th Ct. & South St., known as The Boulevard at Central Station, Village staff approached Christopher B. Burke Engineering (CBBEL) to assist with the project related task of burial of the current overhead utilities. These utilities include, but are not limited to, Commonwealth Edison, AT&T, Comcast, and WOW Fiber. As discussed with CBBEL, a proposal was received for construction observation of the subject project. This proposal will entail the requirements for contract administration, construction observation services, and location of the related utility services on the Brady easement recently approved, at an estimate of approximately \$70,000. This item was discussed at the Committee of the Whole Meeting held on July 21, 2020.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Galante, to adopt and place on file, **RESOLUTION 2020-R-069 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND IROQUOIS PAVING CORPORATION FOR THE 2020 MUNICIPAL PARKING LOT PROJECT.** This project consists of the earth excavation, placement and compaction of aggregate base course, removal and replacement of existing Hot Mix Asphalt (HMA) pavement, curb and gutter removal and replacement, sidewalk removal and replacement, drainage structure adjustments, pavement marking, and all incidental work necessary to complete the improvements at the Hickory Street Parking serving the Oak Park Avenue Metra, Oak Park Avenue Metra Train Lot – north of the tracks, north parking lot at Village Hall, fire training tower, west portion and handicapped parking areas at the 80th Avenue Metra Train Lot and the Public Works employee parking lot.

Seven (7) bids were received and publicly read on July 8th, 2020. The bid results are below, and the bid tab is attached. The lowest responsible bidder was Iroquois Paving Corporation in the amount of \$306,442.96.

Contractor	Location	Base Bid Total
Iroquois Paving Corporation	Watseka, IL	\$306,442.96
D Construction	Coal City, IL	\$323,545.03
K-Five Construction	Westmont, IL	\$360,151.16
Gallagher Asphalt Corporation	Thornton, IL	\$401,688.60
PT Ferro Construction	Joliet, IL	\$413,853.84
Maneval Construction	Ingleside, IL	\$424,019.15
Austin Tyler Construction, Inc.	Elwood, IL	\$425,865.46
Engineer's Estimates		\$312,295.15

Budget / Finance: Funding is budgeted for in the FY21 Capital Improvement Budget.

Budget Available:	\$312,300.00
Lowest Responsible Bidder:	\$306,442.96
Contingency Amount:	<u>\$5,857.04</u>
Difference:	\$0.00

President Vandenberg asked if there were any comments from members of the Board. There were none.

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President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee, to adopt and place on file, **RESOLUTION 2020-R-070 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND TOTAL AUTOMATION CONCEPTS, INC., FOR THE ANNUAL MAINTENANCE AND INSPECTION OF VILLAGE FACILITIES BUILDING AUTOMATION SYSTEMS.** Public Works is tasked with proper upkeep of all facilities building automation systems to optimize indoor air quality of all citizens and Village employees. Continual routine preventive maintenance and inspections assures optimal system working conditions and prolongs the life span of vital Village owned equipment. For more than 27 years, Total Automation Concepts, Inc. has been serving municipalities and commercial businesses throughout the South Suburbs, Northwest Indiana, and Greater Chicagoland area. Total Automation Concepts, Inc. has utilized its extensive intricate knowledge of the Village's building automation system to assist the department with improving its building management model, reducing utility costs, optimizing indoor air quality, avoiding equipment failures, and optimizing its systems to operate at the most efficient levels. The Village has contracted with Total Automation Concepts, Inc. for approximately the past 10 years and found it to perform all contracted services satisfactorily.

Funds in the amount of \$39,732 were included in the current fiscal year budget for the Village facilities building automation systems service contract. In general, the scope of services includes: inspection of all field devices/controllers/network elements, preventive maintenance, technical assistance, system calibration, server/system updates, equipment testing/calibration and control repairs.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-071 APPROVING THE PUBLIC WORKS FLEET VEHICLE PURCHASE LIST.** Funds in the amount of \$325,000 were included in the current fiscal year for replacement and purchase of a directional boring machine and village bus. This vehicle and equipment will be purchased through available cooperative purchasing programs (Suburban Purchase Cooperative, Southwest Conference, Northwest Conference, National Joint Powers Alliance, General Services Administration, Houston-Galveston Council, and Illinois Procurement Bulletin). This item was discussed at the Committee of the Whole Meeting held on July 21, 2020.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Galante, to adopt and place on file, **RESOLUTION 2020-R-075 AUTHORIZING THE RENEWAL OF THE VILLAGE HEALTH INSURANCE CONTRACT WITH BLUE CROSS BLUE SHIELD OF ILLINOIS.** This item is to

Regular Meeting of the Board of Trustees – Minutes**July 21, 2020**

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authorize the renewal of the Village's Health and Dental Insurance contract with Blue Cross Blue Shield of Illinois, for the 2020-2021 plan year, effective October 1, 2020. After negotiation, the proposed renewal reflects an increase of 3.5% for medical and 0% increase for dental. Other changes include offering a separate dental plan option and slight increases to In Network Office Visit Copayments, Emergency Room Copayments, and Rx Copayments. This item was discussed at the Committee of the Whole held on July 21, 2020.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2020-O-039 INCREASING THE NUMBER OF CLASS “D” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (GOLDEN CORRAL, LOCATED AT 6803 159TH STREET)**.

Golden Corral, located at 6803 W 159th St., is a buffet chain with about 70 employees who work at the Tinley Park location. As it is a family-friendly establishment, it had not previously approached the Village for a liquor license. As a result of COVID-19, Golden Corral has been closed until late June when Phase 4 of the Restore Illinois Plan took effect because its business model could not be easily adapted to the earlier provisions for carry-out or outdoor dining. With tight margins, the hope is that a liquor license may help provide additional revenue to keep the operations going. The Petitioner is seeking approval of a Class “D” Liquor License. This item was discussed at the Committee of the Whole held prior to this meeting.

Management Analyst Lipman noted that Golden Corral is willing to lower the class of this liquor license to Class “E,” which is beer and wine as opposed to Class “D,” which is alcoholic liquor.

President Vandenberg asked if there were any comments from members of the Board.

Trustee Brady would like to see this be beer and wine only, Class “E” license.

Trustee Brennan asked if other locations of this restaurants serve liquor. Ms. Lipman stated there are none at this time.

Trustee Glotz noted concerns with serving liquor at a buffet style restaurant and how would they police the serving of alcohol. President Vandenberg stated Golden Corral would need to change their business model if liquor is being served.

Motion was made by Trustee Brady to adopt and place on file an **ORDINANCE INCREASING THE NUMBER OF CLASS “E” LICENSES THAT CAN BE ISSUED IN THE VILLAGE FOR GOLDEN CORRAL, LOCATION AT 6803 159TH STREET**. This motion failed due to lack of a second.

President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call to adopt and place on file **ORDINANCE 2020-O-039 INCREASING THE NUMBER OF CLASS “D” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (GOLDEN CORRAL, LOCATED AT 6803 159TH STREET)**: Ayes: Galante. Nays: Brady, Brennan, Glotz, Mueller. Absent: None. Abstain: Berg. President Vandenberg declared the motion failed.

President Vandenberg asked if there were any comments from members of the Staff. There were none.

President Vandenberg asked if there were any comments from members of the Board.

Trustee Galante stated that prior to COVID crisis she would have liked to review the work Village Board has done in its first year. She feels the Board has done a great job of coming together. They have completed a strategic plan to guide our community and worked with staff on the budget. She noted that she would like to see a Citizen Advisory Financial Committee to look at ideas to bring to the staff and the Village Board. She stated that she is proud of the Village Board and the work they do.

Trustee Glotz thanked Village Manager Niemeyer for suggesting to move items on standing committees to the Committee of the Whole. This will free up time for staff and allow items be presented to the entire Village Board. Trustee Galante asked the Village Manager how she could get items on the Committee of the Whole Agenda. Mr. Niemeyer suggested two options: as committees are still intact, the committee meeting date could be moved or put it on a Committee of the Whole through the President Pro-Tem.

Trustee Mueller thanked the Marketing Department and Police Department for working to present Cruise Nights. This event has been very successful.

President Vandenberg asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, at 8:10 p.m. to adjourn to Executive Session to discuss the following:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- C. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- D. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adjourn the regular Board meeting. Vote

Regular Meeting of the Board of Trustees – Minutes

July 21, 2020

on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 8:54 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

Village President

ATTEST:

Village Clerk

DRAFT

RECEIVE PRESENTATION OF THE

***“2020 RETA L. BRUDD
MEMORIAL SCHOLARSHIP
PROGRAM AWARDS”***

**SPONSORED BY THE
COMMUNITY RESOURCES
COMMISSION**

Trustee Glotz

TINLEY PARK



PROCLAMATION

RECOGNIZING

SEPTEMBER 7th - SEPTEMBER 12th 2020 AS

"BUDDY POPPY WEEK"

IN THE VILLAGE OF TINLEY PARK

WHEREAS, the annual distribution of Buddy Poppies by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by governmental leaders since 1922; and

WHEREAS, VFW Buddy Poppies are assembled by disabled veterans, and the proceeds of this fundraising campaign are used exclusively for the benefit of disabled and needy veterans, and the widows and orphans of deceased veterans; and

WHEREAS, the basic purpose of the annual distribution of Buddy Poppies by the Veterans of Foreign Wars is eloquently reflected in their desire to "Honor the Dead by Helping the Living"; and

WHEREAS, the citizens of Tinley Park are urged to recognize the merits of this cause by considering contributing to its support through donations for Buddy Poppies on the days set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead; and

WHEREAS, the citizens of Tinley Park are further urged to wear a "Buddy Poppy" as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as Americans; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, that Monday, September 7th through Saturday, September 12th 2019 be designated as "*Buddy Poppy Week*" in the Village of Tinley Park.

APPROVED this 4th Day of August 2020



Jacob C. Vandenberg, Village President

ATTEST:

Kristin A. Thirion, Village Clerk

VILLAGE OF TINLEY PARK



RESOLUTION 2020-R-076

A RESOLUTION IN RECOGNIZING THE TINLEY PARK CITIZEN VOLUNTEER COMMITTEE WHO ASSISTED THOSE AT RISK DURING THE COVID-19 PANDEMIC

WHEREAS, the President, Clerk, and Board of Trustees of the Village of Tinley Park recognize the hard work and selfless dedication of the Tinley Park Citizen Volunteer Committee who led the effort to assist senior citizens and those at the highest risk during the COVID-19 Pandemic; and

WHEREAS, the Tinley Park Emergency Management Agency swore in these volunteers during the crisis to enable them in their efforts to help members of the community; and

WHEREAS, the Committee aided those at the highest risk among us by delivering groceries and medications, driving seniors to doctor appointments, providing well-being checks, and much more; and

WHEREAS, the Tinley Park Citizen Volunteer Committee was motivated by the simple satisfaction of helping its fellow citizens and making the community a better place to live.

NOW, THEREFORE, BE IT RESOLVED by the President, Clerk, and Board of Trustees of the Village of Tinley Park, Illinois, Cook and Will Counties, Illinois, on behalf of its citizens, herein represented we salute the service of members of the *Tinley Park Citizen Volunteer Committee* and honor them as they served those at the most risk in their community during uncertain times.

ADOPTED THIS 4th day of August, 2020.

Jacob C. Vandenberg
Village President

ATTEST:

Kristin A. Thirion
Village Clerk

Trustee Cynthia A. Berg

Trustee William P. Brady

Trustee William A. Brennan

Trustee Diane M. Galante

Trustee Michael W. Glotz

Trustee Michael G. Mueller

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Voucher List
Village of Tinley Park

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Bank code : ap_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126264	7/24/2020	019214 BLUE CROSS BLUE SHIELD	BCBS-DA-PPPR080120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	69.52
					Total :	69.52
126265	7/24/2020	004640 HEALTHCARE SERVICE CORPORATION	HCSVCS-PPPR080120		A/C#271855-HEALTH INS-JULY PMT 86-00-000-20430	13,539.68
			HCSVCS-PR080120		A/C#271855-HEALTH INS-JULY PMT 86-00-000-20430	12,189.78
					Total :	25,729.46
126266	7/24/2020	002613 UNITED HEALTHCARE AARP	AARP-PPPR080120		AARP POLICE PENSION JULY PMT/ 86-00-000-20430	3,411.06
					Total :	3,411.06
3 Vouchers for bank code : ap_py						Bank total : 29,210.04

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188239	7/21/2020	019423 GREATER ILLINOIS TITLE	3		PROJ#11-320 BLVD AT CENTRAL ST 27-00-000-75300	310,951.74 Total : 310,951.74
188240	7/24/2020	019505 1-800-GOT-JUNK? CHICAGOLAND	9253		JOB ID 7406997 PICKUP 6419 167TI 01-33-300-72744	674.00 Total : 674.00
188241	7/24/2020	010955 A T & T LONG DISTANCE	827776689		CORP ID 931719 LB TI 01-17-225-73600	55.13 Total : 55.13
188242	7/24/2020	010318 ADVOCATE CHRIST MEDICAL CNTR	070920		CPR SUPPLIES - HEARTSAVER CPI 01-19-020-73606	170.00 Total : 170.00
188243	7/24/2020	002734 AIR ONE EQUIPMENT, INC	158552		AIR TEST AND PREVENTATIVE MAIL 01-19-000-72578	786.00 Total : 786.00
188244	7/24/2020	002456 AMERICAN PLANNING ASSOCIATION	258155-2075		APA MEMBERSHIP 10/1/20-9/30/21 I 01-33-310-72720	490.00 Total : 490.00
188245	7/24/2020	002424 AMERICAN WATER WORKS ASSOC	7001830793		WATER OPERATOR CERT. EXAM - I 60-00-000-73590 63-00-000-73590 64-00-000-73590	50.23 50.22 43.05 Total : 143.50
188246	7/24/2020	014936 AQUAMIST PLUMBING & LAWN	101550	VTP-017821	SPRINKLERS-PW 01-26-023-72790	223.00
			101563	VTP-017868	START UP & BLOW OUT VILLAGE H 01-26-025-72790	738.65
			101573	VTP-017868	START UP & BLOW OUT OPA METR 01-26-025-72790	411.48
			101579	VTP-017868	START UP & BLOW OUT -OPA METF 01-26-025-72790	191.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188246	7/24/2020	014936 AQUAMIST PLUMBING & LAWN	(Continued) 101586	VTP-017868	START UP & BLOW OUT POLICE DE 01-26-025-72790	406.45
			101593	VTP-017868	START UP & BLOW OUT FIRE STAT 01-26-025-72790	449.90
			104973		RPZ TEST AND FILING OPA TRAIN S 01-26-025-72790	118.00
			104974		RPZ TEST AND FILING FEE VILLAG 01-26-025-72790	118.00
Total :						2,656.48
188247	7/24/2020	018237 ARCTIC GLACIER U.S.A.INC.	40154076		ICE 01-19-000-72140	204.00
Total :						204.00
188248	7/24/2020	010953 BATTERIES PLUS - 277	P28953222		SLA12-8F BATTERY 14-00-000-74150	140.00
			P29075748		BATTERY SLA6-5F 6V LEAD 01-26-025-73870	25.90
Total :						165.90
188249	7/24/2020	003015 BEHRENS, JERRY	AP080120		JERRY BEHRENS HEALTH INSURAI 01-17-205-72435	157.50
Total :						157.50
188250	7/24/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	200124		HAULING SWEEPINGS TO HOMEW 01-26-023-72890	500.00
			200125		TRUCK TIME FOR LIMESTONE DEL 01-26-023-73860	90.00
					70-00-000-73860	30.00
					60-00-000-73860	113.40
					63-00-000-73860	12.60
					64-00-000-73860	54.00
			200126		HAULING WOOD CHIPS AND BRUS 01-26-023-72890	750.00
			200127		HAULING SPOILS AND BROKEN AS 01-26-023-72890	225.00

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188250	7/24/2020	002974	BETTENHAUSEN CONSTRUCTION SERV (Continued)		60-00-000-73681	330.75
					63-00-000-73681	36.75
					64-00-000-73681	157.50
					Total :	2,300.00
188251	7/24/2020	002923	BLACK DIRT INC.	062020-100	NEW LENOX-DIRT4 WHEELER	
					01-26-023-73680	480.00
					Total :	480.00
188252	7/24/2020	019214	BLUE CROSS BLUE SHIELD	BCBS-DA-PPAP080120	0000ILLB1212 HEALTH INS EXP-JUI	
					01-17-205-72435	69.51
					Total :	69.51
188253	7/24/2020	018420	BOUND TREE MEDICAL LLC	83691725	FACE MASKS AND ISOLATION GOV	
					01-19-000-73115	117.84
					Total :	117.84
188254	7/24/2020	003148	BREMEN ANIMAL HOSPITAL, LTD	74468	YAMBO-MEDICATION	
					01-17-220-72240	89.00
					Total :	89.00
188255	7/24/2020	003153	BRETT SUPPLY COMPANY	311129	SHOE KIT, SPRING RETRACTOR, SE	
					01-26-023-72530	189.44
					Total :	189.44
188256	7/24/2020	003304	CARLIN-MORAN LANDSCAPE INC	3084	GRASS SERVICE - MULTIPLE LOCA	
					01-33-300-72744	1,912.50
				3135	LAWN SERVICE -17626 66TH CT	
					01-33-300-72744	2,842.00
				3144	LAWN SERVICE - MULTIPLE LOCAT	
					01-33-300-72744	1,662.50
					Total :	6,417.00
188257	7/24/2020	003243	CDW GOVERNMENT INC	ZKM4352	<IT> - NETMOTION SFTW/SUPPT F	
					01-16-000-72655	2,053.00
				ZKX0176	BLACKBOX FIBER 3MSM 9 MICRON	
					01-16-000-73870	13.71

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188257	7/24/2020	003243 CDW GOVERNMENT INC	(Continued) ZKX3658	VTP-017933	<IT> - CISCO MERAKI LICENSE REI 01-16-000-72655	4,950.00
					Total :	7,016.71
188258	7/24/2020	015199 CHICAGO PARTS & SOUNDS LLC	2J0002339		INSTALLATION OF BRAKE 01-17-205-72540	100.00
					Total :	100.00
188259	7/24/2020	014645 CHRISTY WEBBER LANDSCAPES	75293	VTP-017849	LANDSCAPE BED MAINTENANCE-- 01-26-023-72881	19,670.03
			76036	VTP-017849	LANDSCAPE BED MAINTENANCE-- 01-26-023-72881	19,670.03
					Total :	39,340.06
188260	7/24/2020	019511 COCO, ROB & ANNA	Ref001393973		UB Refund Cst #00492660 60-00-000-20599	15.53
					Total :	15.53
188261	7/24/2020	012057 COMCAST CABLE	8771401810028977		ACCT#8771401810028977 7980 183 01-26-025-72517	53.05
			8771401810055939		ACCT8771401810055939 FIRE DPT 01-19-000-72517	-10.00
					Total :	43.05
188262	7/24/2020	013878 COMED - COMMONWEALTH EDISON	0385181000		ACCT#0385181000 METRA 18001 80 01-26-025-72510	2,432.46
			0385440022		ACCT#0385440022 SS BROOKSIDE 64-00-000-72510	296.45
			0471006425		ACCT#0471006425 LITE,CONTROLL 01-26-024-72510	49.25
			0637059039		ACCT#0637059039 7950 W TIMBER 64-00-000-72510	77.50
			2922039023		ACCT#2922039023 ST LT CONTR 90 01-26-024-72510	12.30
			4943163008		ACCT#4943163008 7650 TIMBER DF 70-00-000-72510	21.51

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188262	7/24/2020	013878	COMED - COMMONWEALTH EDISON (Continued) 5437131000		ACCT#5437131000 7980 W 183RD S 01-26-025-72510	216.82
			5983017013		ACCT#5983017013 WATER MONITC 63-00-000-72510	57.51
Total :						3,163.80
188263	7/24/2020	018311	CONNECTION		WIRELESS MOUSE M185 01-19-000-73110	17.81
			70120277		CAT 5 PATC C AND CABLE 01-16-000-73870	39.60
			70141139		HP729 DESIGNJET PRINTEAD 01-19-020-73110	402.80
			70144142	VTP-017922	<PD> - FLASH DRIVES FOR EVIDEN 01-17-205-73110	524.60
			70148100		HP 58A BLACK TONER 01-19-000-73110	92.74
Total :						1,077.55
188264	7/24/2020	018234	CORE & MAIN LP		REPAIR LID/2 CPLG 10 CSXCTS NC 60-00-000-73630	263.91
					63-00-000-73630	29.32
					64-00-000-73630	125.67
Total :						418.90
188265	7/24/2020	003635	CROSSMARK PRINTING, INC		VILLAGE BUSINESS CARD - D.THIR 01-33-300-72310	27.50
Total :						27.50
188266	7/24/2020	012198	CRYDER ENTERPRISES, INC.		HYDRANT PAINTING PROJECT 60-00-000-72790	4,980.00
Total :						4,980.00
188267	7/24/2020	014690	DARLING INGREDIENTS INC		SANITATION FEE TRAP/SERV FEE 01-26-025-72530	137.00
Total :						137.00

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188268	7/24/2020	003770 DUSTCATCHERS INC	74493		MATS - VILLAGE HALL 01-26-025-72790	65.93
			74496		MATS PW GARAGE 01-26-025-72790	99.08
Total :						165.01
188269	7/24/2020	017807 EMERGENCY VEHICLE SERVICE INC.	7972		INSPECTION OF REAR BRAKES AN 01-19-000-72540	791.06
Total :						791.06
188270	7/24/2020	004119 ETP LABS INC.	20-134642		COLIFORM SAMPLES 60-00-000-72865 63-00-000-72865	422.80 181.20
Total :						604.00
188271	7/24/2020	004019 EVON'S TROPHIES & AWARDS	062420		SCHOLARSHIP PLAQUE 01-41-046-72920	92.00
			070120		ACRYLIC PLAQUE WILEY ROBERT 01-41-050-72934	95.42
Total :						187.42
188272	7/24/2020	012941 FMP	52-460403		CREDIT-HOUSING 01-17-205-72540	-112.00
			52-460843		SYN BLEND OIL 5W-30 QUART 01-19-000-73535	27.48
			52-461153		TPMS SENSOR ASSEMBLY 60-00-000-72540	24.68
					63-00-000-72540	8.22
					64-00-000-72540	14.10
			52-462050		FORD POLICE INTERCEPTOR UTIL 01-17-205-72540	143.22
			52-462208		WATER UNIT 84 PARTS MTCC BXL4 63-00-000-72540	19.45
					64-00-000-72540	33.34
					60-00-000-72540	58.34
Total :						216.83

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188273	7/24/2020	011132 FORCE ENTERPRISES	050571	VTP-017941	BENCHES ON THE AVENUE PRINTED 01-35-000-72923	1,127.30
Total :						1,127.30
188274	7/24/2020	011611 FOX VALLEY FIRE & SAFETY CO.	IN00366470	VTP-017869	RADIO MAINTENANCE 14-00-000-72750	8,466.50
			IN00367417		RADIO INSTALLATION AND TRANSFER 14-00-000-72800	1,009.00
			IN00367418		RADIO INSTALLATION AND TRANSFER 14-00-000-72800	1,009.00
			IN00367422		RADIO INSTALLATION AND TRANSFER 14-00-000-72800	1,009.00
			IN00367426		RADIO INSTALLATION AND TRANSFER 14-00-000-72800	1,009.00
			IN00367429		RADIO INSTALLATION AND TRANSFER 14-00-000-72800	1,009.00
Total :						13,511.50
188275	7/24/2020	004346 FRAME TECH, INC.	36898		WHEEL ALIGN FORD EXP VIN#520E 01-17-205-72540	110.00
Total :						110.00
188276	7/24/2020	002877 G. W. BERKHEIMER CO., INC.	688788		R-134A 30LB REFRIGERANT 01-26-025-72530	157.89
Total :						157.89
188277	7/24/2020	019349 GARVEY'S OFFICE PRODUCTS	PINV1939758		NAPKINS AND FOLDERS 01-19-000-73110	70.44
			PINV1944949		OFFICE SUPPLIES 01-19-000-73110	189.63
Total :						260.07
188278	7/24/2020	004458 GATTO'S RESTAURANT & BAR	071320		SCHOLARSHIP COMMITTEE DINNER 01-41-046-72920	155.44
Total :						155.44
188279	7/24/2020	018387 GBJ SALES, LLC	3180		DEGREASER & DRAIN CLEANER	

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188279	7/24/2020	018387 GBJ SALES, LLC	(Continued)	VTP-017945	64-00-000-73550	1,518.00
Total :						1,518.00
188280	7/24/2020	004538 GOLDY LOCKS INC	684395		KEYS - DUPLICATE	
					60-00-000-73110	17.96
					63-00-000-73110	2.00
					64-00-000-73110	8.55
Total :						28.51
188281	7/24/2020	015397 GOVTEMPSUSA LLC	3551215		6/28/20 & 7/05/20 PAULA WALLRICH	
					01-33-310-72790	8,305.50
Total :						8,305.50
188282	7/24/2020	004438 GRAINGER	9579857807		WINDOW CLEANING KIT AND SQUI	
			9579857815		01-26-025-73580	34.17
			9581967859		AIR FRESHNER,LIQ DISINFECT CLF	
					01-26-025-73580	187.13
					GLOVES,EXECUTIVE CHAIR	
					60-00-000-73845	23.82
					63-00-000-73845	2.65
					64-00-000-73845	11.35
					01-26-023-73845	37.82
					01-26-024-73845	18.92
					60-00-000-73110	185.22
					63-00-000-73110	20.58
					64-00-000-73110	88.20
			9584003660		LIQUID HAND SOAP	
					01-26-025-73580	280.52
Total :						890.38
188283	7/24/2020	019423 GREATER ILLINOIS TITLE	4		11-320 THE BLVD AT CENTRAL STA	
					27-00-000-75300	143,931.34
Total :						143,931.34
188284	7/24/2020	019512 HAYWOOD, JENNIFER	Ref001393974		UB Refund Cst #00507833	
					60-00-000-20599	22.80

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188284	7/24/2020	019512	019512 HAYWOOD, JENNIFER		(Continued)	Total : 22.80
188285	7/24/2020	004640	HEALTHCARE SERVICE CORPORATION		HCSVCS-AP080120	
					A/C#271855-HEALTH INS EXPENSE	
					01-21-210-72435	295.25
					01-33-320-72430	1,360.82
					01-26-025-72435	189.00
					60-00-000-72435	111.14
					63-00-000-72435	21.17
					64-00-000-72435	56.69
					01-26-025-72435	775.80
					01-26-023-72435	2,808.46
					01-26-023-72430	0.28
					01-26-024-72435	900.62
			HCSVCS-PPAP080120		A/C#271855-HEALTH INS EXP-JULY	
					01-17-205-72435	20,509.56
					Total :	27,028.79
188286	7/24/2020	012328	HOMER INDUSTRIES		S148937	
					CHIPS/BRUSH	
					01-26-023-72890	200.00
					Total :	200.00
188287	7/24/2020	001487	HOMEWOOD DISPOSAL SERVICE		7054952	
					SWEEPINGS	
					01-26-023-72890	2,550.00
					7058507	
					SWEEPINGS	
					01-26-023-72890	3,165.00
					Total :	5,715.00
188288	7/24/2020	004985	ILLINOIS STATE TOLL HWY AUTH		G125000005382	
					TOLL FEES 04/01-06/30/20	
					01-12-000-72130	0.55
					01-26-023-72170	9.50
					01-26-024-72170	1.50
					84-00-000-20199	14.70
					Total :	26.25
188289	7/24/2020	005127	INGALLS OCCUPATIONAL MEDICINE		070620	
					EMPLOYMENT SCREENING TESTS	
					01-41-040-72846	419.00
					289269	
					JUNE 2020 EMPLOYEE SCREENING	

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188289	7/24/2020	005127	INGALLS OCCUPATIONAL MEDICINE	(Continued)		
					01-26-023-72735	20.00
					01-14-000-72985	65.00
					60-00-000-72150	79.00
			289280		RETURN TO WRK PHYSICAL R. SC,	
					01-19-000-72150	65.00
			289634		EMPLOYEE SCREENINGS JUNE 20	
					01-14-000-72985	100.00
					60-00-000-72150	118.00
					01-26-024-72735	59.00
					01-26-023-72735	118.00
					01-26-025-72735	59.00
					Total :	1,102.00
188290	7/24/2020	005186	INTERSTATE BATTERY SYSTEM	285462	BATTERY FAYTX14	
					60-00-000-73410	22.67
					63-00-000-73410	2.52
					64-00-000-73410	10.79
					01-26-023-73410	35.98
					01-26-024-73410	17.99
					Total :	89.95
188291	7/24/2020	014190	LEHIGH HANSON	5828932	BED/BACKFILL STONE	
					01-26-023-73860	242.43
					60-00-000-73860	305.46
					63-00-000-73860	33.94
					64-00-000-73860	145.46
					70-00-000-73860	80.81
					Total :	808.10
188292	7/24/2020	014846	LORENCE, BRUCE	08/01/20	AUG'20 OPA ST TRAIN MAINT	
					01-26-025-72530	30.00
					Total :	30.00
188293	7/24/2020	013969	MAP AUTOMOTIVE OF CHICAGO	40-565571	CREDIT-COMP/CLTCH	
					01-19-000-72540	-252.39
			40-567934		CREDIT MEMO 40-37998 MTB CORF	

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188293	7/24/2020	013969	MAP AUTOMOTIVE OF CHICAGO			
			(Continued)			
			40-569025		01-17-205-72540 BRAKE ROTOR, EVOLUTION CER, FI	-32.00
			40-570476		01-17-205-72540 INTERCEPTOR	363.71
					01-17-205-72540	58.55
					Total :	137.87
188294	7/24/2020	006074	MENARDS			
			88844		TRASH CAN AND BRASS HOSE NO 01-19-000-73580	161.76
					01-19-000-73870	20.67
			88895		SHELF, MOP, WASTEBASKET, ANCH 01-19-000-73870	59.67
					01-19-000-73580	61.20
			88962		PAPER TOWEL, METAL WIRE, BATTE 01-19-000-73870	103.27
					01-19-000-72520	8.37
					01-19-000-73580	85.86
			89048		VINYL TUBING, RISER, CLAMPS, COL 01-26-023-73680	174.44
			89070		PLASTIC SPIKE, FLEX CORD, HOSE, 01-19-000-73870	321.24
			89092		TRIPLE GRIP 01-26-025-72520	12.94
			89106		CORDS 60-00-000-73570	29.12
					63-00-000-73570	29.12
					64-00-000-73570	24.95
			89248		GOOF OFF AND METAL BLUE BLAD 01-26-025-73870	5.94
			89277		ARMORED CABLE, OUTLET, SNAPL 01-26-025-73570	29.22
			89306		STORAGE BIN, WATER, GLAD AIR CI 01-19-000-73870	28.32
					01-19-000-73845	5.36
					01-19-000-73580	153.48
			89325		WORK BENCH DUST BRUSH	

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188294	7/24/2020	006074 MENARDS	(Continued)			
			89340		01-26-025-73410 COAX PLATE WHITE AND CLEAR LI 01-26-025-72520	4.79 7.44
						Total : 1,327.16
188295	7/24/2020	012517 MERIDIAN IT INC	478219		T&M NETWORKING	
			478426		01-16-000-72650 <IT> - VMWARE MAINT/SUPPORT R 01-16-000-72655	555.00
				VTP-017943		12,815.61
						Total : 13,370.61
188296	7/24/2020	014369 MIDWEST OFFICE INTERIORS	261471		STACKING GLASS PANELS - VILLAC 01-26-025-74110	20,522.78
			261472		STACKING GLASS PANELS - VILLAC 01-26-025-74110	8,512.51
				VTP-017875		
						Total : 29,035.29
188297	7/24/2020	017651 MSC INDUSTRIAL SUPPLY CO.	3976648001		BRAKES AND CLAMPS 01-26-023-72540	255.31
						Total : 255.31
188298	7/24/2020	018637 NATIONAL TESTING NETWORK	7220		NTN MEMBERSHIP FOR FIRETEAM 01-19-000-72446	500.00
						Total : 500.00
188299	7/24/2020	015723 NICOR	09977410001		ACCT#09-97-74-1000 1 7801 W 191S 01-26-025-72511	132.35
			33079168366		ACCT#33-07-91-6836 6 9322 LAPOF 64-00-000-72511	38.89
			49924710004		ACCT#49924710004 9191 W 175TH 01-26-025-72511	133.65
						Total : 304.89
188300	7/24/2020	018370 ON-TARGET SOLUTIONS GRP,INC	1864		INTERNAL AFFAIRS AND STARD PR 01-17-205-72140	250.00
						Total : 250.00

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188301	7/24/2020	013096 PACE SYSTEMS INC	IN00032257		HPE MIDLINE HARD DRIVE 01-16-000-72565	170.00
					Total :	170.00
188302	7/24/2020	012406 PALL, SUSAN	072020		VETERAN'S COMMISSION SUPPLIE 33-00-000-75612	54.37
					Total :	54.37
188303	7/24/2020	006475 PARK ACE HARDWARE	063875/1		ACCT#9404 ARBOR,HOLE DOZER,S 01-19-000-73870	69.74
			063906/1		ACCT#89143 SILICONE 01-26-025-72520	5.59
			063919/1		ACCT#891432 GLUE AND ALUM SH 01-26-023-72530	25.58
			063923/1		ACCT#89143 TAPE 01-26-025-73410	5.59
			063928/1		ACCT#891431 HOSE,PAIL,VINEGAR 60-00-000-73630	6.64
					63-00-000-73620	2.06
					64-00-000-73620	1.78
					60-00-000-73620	2.06
					64-00-000-73630	3.16
					63-00-000-73630	0.74
			063930/1		ACCT#891432 DRILL BIT TITANIUM 01-26-023-73840	25.59
			063932/1		ACCT#9404 WATER 01-19-000-73845	11.97
			063941/1		ACCT#891431 CABLE TIES 60-00-000-73410	6.64
					64-00-000-73410	3.16
					63-00-000-73410	0.74
			063957/1		ACCT#891431 TAPE,CORD,FLEX TL 60-00-000-73410	26.16
					63-00-000-73410	2.91
					64-00-000-73410	12.45
			63922/1		ACCT#9404 MOUNTING TAPE AND 01-19-000-73870	23.47

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188303	7/24/2020	006475	006475 PARK ACE HARDWARE		(Continued)	Total : 236.03
188304	7/24/2020	017268	PETERSON JOHNSON & MURRAY		4118.0001 JABER ON BEHALF OF H 60-00-000-72850	58.50
					4130.0032 TINLEY V.G.BROWN DEL 01-14-000-72850	39.00
					4131.0001 VILL OF TP GENERAL LA 01-14-000-72855	4,602.00
					4160.0001 VILLAGE OF TINLEY PAR 01-14-000-72850	1,600.00
					4173.0004 EBERHARDT V. TINLEY T 01-14-000-72850	292.50
					Total :	6,592.00
188305	7/24/2020	015491	PIZZO & ASSOCIATES, LTD.		FAIRFILED GLEN POND RESTORAT 30-00-000-73681	51,197.00
				VTP-017818	FAIRFILED GLEN POND RESTORAT 30-00-000-73681	1,277.65
				VTP-017818	Total :	52,474.65
188306	7/24/2020	006780	POMP'S TIRE SERVICE, INC		ROAD SERVICE 01-19-000-72570	255.00
					(20) 245/55VR18 GOODYEAR EAGL 01-17-205-73560	2,819.80
				VTP-017938	TIRES FOR STREETS 01-26-023-72530	112.41
					Total :	3,187.21
188307	7/24/2020	019509	PRI MANAGEMENT GROUP		MPR SEMINAR,NIBRS REPORT WR 01-17-205-72140	464.98
					Total :	464.98
188308	7/24/2020	006366	RAY O'HERRON CO. INC - OBT		AMMUNITION 01-17-220-73760	485.00
				VTP-017903	Total :	485.00
188309	7/24/2020	017584	RELADYNE		API CERTIFIED DEF 9522APIDEF08 01-19-000-72540	161.70

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188309	7/24/2020	017584	017584 RELADYNE		(Continued)	Total : 161.70
188310	7/24/2020	015230	RIDGE LANDSCAPE SERVICES LLC	7223	SOD REPAIR -MULTIPLE LOCATION 60-00-000-72881	932.75
					63-00-000-72881	932.75
					64-00-000-72881	799.50
			7243		SOD REPAIRS 16719 NORMANDY 60-00-000-72881	78.75
					63-00-000-72881	78.75
					64-00-000-72881	67.50
					Total :	2,890.00
188311	7/24/2020	006874	ROBINSON ENGINEERING CO. LTD.	20060341.	11-320 TP BLVD AT CENTRAL STATI 27-00-000-72840	1,999.50
					Total :	1,999.50
188312	7/24/2020	019507	ROSE-HULMAN INST OF TECHNOLOGY	072120	COMMUNITY SERVICE SCHOLARSI 01-41-046-72920	1,000.00
					Total :	1,000.00
188313	7/24/2020	007453	SERVICE SANITATION, INC.	7969382	CONSTRUCTION BASIC RESTROOI 01-19-000-72750	158.03
					Total :	158.03
188314	7/24/2020	019209	SEWER ASSESSMENT SERVICES, LLC	071320	SMOKE TESTING PAY REQUEST #1 VTP-017735 61-00-000-75305	14,574.00
					Total :	14,574.00
188315	7/24/2020	013043	SITE DESIGN GROUP, LTD.	7482PH2-35	LANDSCAPE PLANNING VTP-017897 01-26-023-72847	827.50
				7698-56	NATURALIZED STORMWATER MAIN VTP-017852 01-26-023-72847	2,441.25
				8081-29	PLANTERS VTP-017892 01-26-023-72847	98.75
				8498-18	URBN FORESTRY PROGRAM VTP-017837 01-26-023-72847	2,915.29
				8746-03	TP FACILITIES DPT LANDSCAPE 01-26-025-72881	46.25

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188315	7/24/2020	013043 SITE DESIGN GROUP, LTD.	(Continued) 8803-0	VTP-017847	LANDSCAPE BED MAINTENANCE~ 01-26-023-72847	965.00
Total :						7,294.04
188316	7/24/2020	011189 STAPLES CREDIT PLAN	7309807639-000001		POST ITS SARASA GEL VH 01-14-000-73110	95.35
Total :						95.35
188317	7/24/2020	015452 STEINER ELECTRIC COMPANY	S006671858.001		ADV OPTANIUM LAMP 01-26-025-73570	10.18
			S006676883.001		PRESSURE SODIUM BALLAST KIT / 01-26-024-73520	273.66
			S006676883.002		WINGNUT,ALUM TORPEDO,WIREN 01-26-024-73570	96.16
Total :						380.00
188318	7/24/2020	007297 SUTTON FORD INC./FLEET SALES	507400		SOCKET EB5Z13411C 01-17-205-72540	310.02
Total :						310.02
188319	7/24/2020	018607 TELCOM INNOVATIONS GROUP, LLC	A55642		LABOR FOR REMOTE SERVICES TI 01-26-025-72777	130.00
Total :						130.00
188320	7/24/2020	007783 TENCZA, STANLEY	07/22/20		PER DIEM ALLOW S.TENCZA FOR S 01-17-205-72140	30.00
Total :						30.00
188321	7/24/2020	017520 THE COP FIRE SHOP	200055		PATCHES FOR JACKET 01-17-220-73610	8.00
			200092		PATCHES AND LOGOS EMBROIDER 01-17-220-73610	70.00
Total :						78.00
188322	7/24/2020	018724 THE LOCKER SHOP	OES76292		TSHIRTS,CARGO PANTS,SLIP ON S 01-19-000-73610	327.00

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188322	7/24/2020	018724	018724 THE LOCKER SHOP		(Continued)	Total : 327.00
188323	7/24/2020	007691	TINLEY PARK CHAMBER/COMMERCE	072020	NIEMEYER/DINNER/GOLF OUTING 01-12-000-72220	45.00 Total : 45.00
188324	7/24/2020	011261	TIP PLUS CORP DBA, TP TOOLS & EQUIP	1190116	BEAD BLAST SAND FOR SAND BLA VTP-017926 01-26-024-73410 VTP-017926 01-26-023-73410 VTP-017926 60-00-000-73410 VTP-017926 63-00-000-73410 VTP-017926 64-00-000-73410	70.40 140.80 88.70 9.86 42.24 Total : 352.00
188325	7/24/2020	012187	TOTAL AUTOMATION CONCEPTS, INC	W21151	A/C REPAIRS VILLAGE HALL 01-26-025-72530	445.00 Total : 445.00
188326	7/24/2020	013200	TRIBUNE PUBLISHING COMPANY	021986552000	NOTICE OF PUBLIC HEARINGS ANI 01-33-310-72330 01-26-025-72330	151.50 427.09 Total : 578.59
188327	7/24/2020	015532	TRI-ELECTRONICS, INC.	260033	RE-CONSTRUCTION AT FIRE STATI VTP-017856 33-00-000-75907	17,476.20 Total : 17,476.20
188328	7/24/2020	002613	UNITED HEALTHCARE AARP	AARP-AP080120	JULY 20 PYMT FOR AUG 20 COVER 01-33-300-72435 01-13-000-72435 60-00-000-72435 01-17-205-72435 60-00-000-72435 01-26-024-72435 01-26-023-72435 60-00-000-72435 01-17-205-72435 60-00-000-72435	135.85 222.89 122.13 132.99 310.95 211.34 110.18 204.58 82.30 41.16

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188328	7/24/2020	002613 UNITED HEALTHCARE AARP	(Continued)		01-26-025-72435	41.14
					01-17-205-72435	160.56
			AARP-PPAP080120		AARP POLICE PENSION JULY PMT/	
					01-17-205-72435	2,712.27
					Total :	4,488.34
188329	7/24/2020	007987 UNITED METHODIST CHURCH	08/01/20		AUG'20 PARKING RENTAL	
					70-00-000-72621	1,200.00
					Total :	1,200.00
188330	7/24/2020	006362 VILLAGE OF OAK LAWN	7163		REGIONAL WATER LOAN INTERES	
			7174		60-00-000-73221	8,444.89
					WINTRUST UNUSED COMMIT FEE	
					60-00-000-73221	26.95
					Total :	8,471.84
188331	7/24/2020	010851 VISU-SEWER OF ILLINOIS, LLC	PAY REQUEST #5		ADD ADDITIONAL FUNDS TO POST	
				VTP-017232	61-00-000-75305	543,156.03
					Total :	543,156.03
188332	7/24/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4706658-0		WATER	
					01-26-023-73115	74.32
					60-00-000-73115	52.02
					64-00-000-73115	22.30
					01-26-024-73115	37.16
			4708943-0		WATER	
					01-26-023-73115	66.89
					60-00-000-73115	46.82
					64-00-000-73115	20.07
					01-26-024-73115	33.44
					Total :	353.02
188333	7/24/2020	015154 WELLS FARGO BANK	1852416		TINL613GO ADMINISTRATION CHAF	
					41-00-000-96200	500.00
					Total :	500.00

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Voucher List
Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
188334	7/24/2020	013263 WEST SIDE TRACTOR SALES	S85366		OIL FILTER AND ELEMENT/YELLOW 01-26-023-72530	418.56	
					Total :	418.56	
188335	7/24/2020	019497 WESTON, DAN	Ref001393975		UB Refund Cst #00509726 60-00-000-20599	39.99	
					Total :	39.99	
188336	7/24/2020	019510 ZLOTKOWSKI, KENNETH	Ref001393972		UB Refund Cst #00463159 60-00-000-20599	138.75	
					Total :	138.75	
98 Vouchers for bank code : apbank						Bank total :	1,305,356.61

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Voucher List
Village of Tinley Park

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Bank code : ipmq

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
2715	7/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200407W009	PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	433.93 Total : 433.93
2716	7/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-MIDWEST ORTHOPEDIC CC 01-14-000-72542	86.14 Total : 86.14
2717	7/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200605W013	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	6,716.00 Total : 6,716.00
2718	7/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200211W025	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	1,092.00 Total : 1,092.00
2719	7/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200528W014-2	PAYEE-PREMIER ORTHOPAEDIC 01-14-000-72542	159.73 Total : 159.73
2720	7/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200528W014	PAYEE-PREMIER ORTHOPAEDIC 01-14-000-72542	415.60 Total : 415.60
6 Vouchers for bank code : ipmq						Bank total : 8,903.40
107 Vouchers in this report						Total vouchers : 1,343,470.05

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Voucher List
Village of Tinley Park

Bank code : ipmq

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

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Voucher List
Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188338	7/31/2020	002734 AIR ONE EQUIPMENT, INC	158551		COMPRESSOR MOVE FROM STATIO 33-00-000-75907	3,260.00
			158714		MAINTENANCE FOR FIILTER AND B 01-19-000-72750	697.00
			158870		HURST MAINTENANCE 01-19-000-72530	1,787.50
Total :						5,744.50
188339	7/31/2020	011227 AMERICAN SOLUTIONS FOR	inv04843243	VTP-017923	CHECK STOCK 01-14-000-73110	828.86
Total :						828.86
188340	7/31/2020	014936 AQUAMIST PLUMBING & LAWN	101526	VTP-017821	SPRINKLERS - HARLEM STREETSC 01-26-023-72790	1,117.34
			101534	VTP-017821	SPRINKLERS-171ST ST MEDIANS 01-26-023-72790	692.34
			101599	VTP-017821	SPRINKLERS - LAGRANGE MEDIAN 01-26-023-72790	2,578.34
Total :						4,388.02
188341	7/31/2020	019514 ASTRO OPTICS LLC	SI-129532		CONTROLLER PANEL - SP TRAFFIC 01-26-023-72530	332.17
Total :						332.17
188342	7/31/2020	002938 BEST TECHNOLOGY SYSTEMS INC.	BTL-20114-1	VTP-017918	POLICE DEPARTMENT SHOOTING I 01-26-025-72779	1,620.00
Total :						1,620.00
188343	7/31/2020	002923 BLACK DIRT INC.	062020-132		DIRT -4WHEELER 01-26-023-73680	600.00
			062020-68		DIRT 4 WHEELER 01-26-023-73680	360.00
Total :						960.00
188344	7/31/2020	019516 BOULDER DEVELOPERS, INC	Ref001394155		BL-2018-04-20492 Meter Change 01-00-000-20599	175.00

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Voucher List
Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188344	7/31/2020	019516 BOULDER DEVELOPERS, INC	(Continued) Ref001394156		BL-2018-04-20476 Meter change 01-00-000-20599	175.00
			Ref001394157		BL-2018-04-20494 Meter Change 01-00-000-20599	175.00
			Ref001394158		BL-2018-04-20493 Meter Change 01-00-000-20599	175.00
Total :						700.00
188345	7/31/2020	018420 BOUND TREE MEDICAL LLC	83700846		VTP-017806 BLOOD PRESSURE CL 01-19-000-73115	51.42
Total :						51.42
188346	7/31/2020	003148 BREMEN ANIMAL HOSPITAL, LTD	73995		YAMBO VET APPOINTMENT 01-17-220-72240	750.50
Total :						750.50
188347	7/31/2020	003504 C & M PIPE & SUPPLY CO., INC	13977		48X10 FLAT-TOP 01-26-023-73790	302.50
Total :						302.50
188348	7/31/2020	014148 CALL ONE	297826		VILLAGE LANDLINE PHONE SERV 01-14-000-72120	181.55
					01-19-000-72120	2,497.89
					60-00-000-72120	3,149.05
					63-00-000-72120	349.89
					64-00-000-72120	1,499.56
					01-17-205-72120	1,897.48
					01-12-000-72120	329.50
					01-14-000-72120	620.00
					01-11-000-72120	6.45
					01-12-000-72120	14.84
					01-17-205-72120	14.84
					01-19-000-72120	3.22
					01-26-023-72120	3.88
					01-26-024-72120	3.88
					01-33-310-72120	3.88

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188348	7/31/2020	014148 CALL ONE	(Continued)			
					01-33-320-72120	3.88
					60-00-000-72120	9.66
					01-12-000-72120	54.32
					01-15-000-72120	32.87
					01-17-205-72120	108.64
					01-19-000-72120	48.60
					01-19-020-72120	16.43
					01-26-023-72120	21.44
					01-26-024-72120	21.44
					01-33-300-72120	32.87
					01-33-310-72120	32.87
					01-33-320-72120	21.44
					01-35-000-72120	21.44
					01-53-000-72120	11.44
					60-00-000-72120	68.90
					63-00-000-72120	7.65
					64-00-000-72120	32.84
					Total :	11,122.64
188349	7/31/2020	011929 CAPITAL ONE BANK (USA), N.A.	061420		****6452 ISSUU RENWAL -MARKETI	
			061620		01-35-000-72653	420.00
			061720		****6452 TV WALL MOUNT	
			061920		01-26-025-72530	239.97
			061920		****6452 TIF MAILINGS FOR 159TH /	
			062120		01-14-000-72110	224.80
			062320		****6452 HR JOB RECRUITING	
			0624/20	VTP-017904	01-12-000-72446	249.00
					****6452 NHRA MEMBERSHIP 06/19,	
					01-12-000-72720	110.00
					****6452 HR JOB POSTING	
					01-12-000-72446	399.00
					****6452 MONTHLY GOTO MEETING	
					01-14-000-72720	25.16
					****6452 NEC 65" PUBLIC DISPLAY	
					01-26-025-72530	3,718.10
					****6452 COVID ONE WAY ARROW I	

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188349	7/31/2020	011929 CAPITAL ONE BANK (USA), N.A.	(Continued)			
			062420		01-26-025-72520 ****6452 TV WALL MOUNT	215.00
			062920		01-26-025-72530 ****6452 FLEET SOFTWARE UPDAT	149.97
			063020		01-26-023-72540 ****6452 PEPE'S R.GIBSON RETIRE	969.75
			070120		01-15-000-72220 ****6452 ADOBE STOCK 10 IMAGES	208.34
			070120		01-35-000-72985 ****6425 MONTHLY NEWSPAPER SI	29.99
			070220		01-35-000-72720 ****6452 AICPA RENEWAL DUES B.F	27.72
			070220		01-15-000-72720 ****6452 SOCIAL DISTANCING FLOC	425.00
			070820		01-26-025-72520 ****6452 SMOKERS STATIONS	183.92
			071020		01-26-025-72530 ****6452 AUTOMATED PAPER TOWE	1,209.20
			071920		01-26-025-72520 ****6452 HR DIRECTOR JOB POSTII	263.15
			659613-5800935		01-12-000-72446 ****6452 EASY TESTMAKER 06/27/2	262.50
					01-17-217-73600 Total :	79.95 9,410.52
188350	7/31/2020	003396 CASE LOTS INC	7022		INFRARED HANDHELD THERMOME	
			7286		01-26-025-73870 WHITE MULTIFOLD PAPERTOWELS	299.60
					01-26-025-73580 Total :	115.60 415.20
188351	7/31/2020	003229 CED/EFENGEE	5025-533427		ELECTRICAL SUPPLIES	
					01-26-024-73570 Total :	1,429.52 1,429.52
188352	7/31/2020	014427 CHICAGO HEARING SOCIETY	C76256		INTERPRETER SERVICES	

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188352	7/31/2020	014427 CHICAGO HEARING SOCIETY	(Continued)		01-17-225-73600	300.00
					Total :	300.00
188353	7/31/2020	015199 CHICAGO PARTS & SOUNDS LLC	1-0153140	VTP-017951	BRAKE PARTS FOR SUV'S 01-17-205-72540	597.51
			1-0153142	VTP-017951	BRAKE PARTS FOR SUV'S 01-17-205-72540	644.34
					Total :	1,241.85
188354	7/31/2020	017349 CHICAGO STREET CCDD, LLC	19307		DUMP FEE 01-26-023-72890	280.00
			19357		DUMP FEE 01-26-023-72890	280.00
					Total :	560.00
188355	7/31/2020	003137 CHRISTOPHER B.BURKE ENGINEERNG	159469		REBUILD IL 01.R160373.00021 PRO 01-14-000-72790	3,537.78
					Total :	3,537.78
188356	7/31/2020	012057 COMCAST CABLE	8771401810316240		ACCT#8771401810316240 PD07/21- 01-17-205-72517	54.25
			8771401810784702		ACCT#8771401810784702 FIRE STA 01-19-000-72517	91.16
					Total :	145.41
188357	7/31/2020	013878 COMED - COMMONWEALTH EDISON	0021100130		ACCT#0021100130 RT/23 17529 66T 01-26-025-72510	37.56
			0052035006		ACCT#0052035006 6720 S ST 06/19 01-26-025-72510	1,388.92
			0363058226		ACCT#0363058226 9340 W 179TH S 01-26-024-72510	61.79
			0369095018		ACCT#0369095018 6761 N. ST. LOT 01-26-024-72510	25.49
			0421064066		ACCT#0421064066 LAPORTE RD&V 64-00-000-72510	62.61
			0519019106		ACCT#0519019106 6750 S ST 06/19	

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188357	7/31/2020	013878	COMED - COMMONWEALTH EDISON		(Continued)	
					12-00-000-72510	6.96
			0522112018		ACCT#0522112018 17048 OAK PARI	
					01-26-024-72510	32.24
			1222218001		ACCT#1222218001 1 E OAK PK N S	
					70-00-000-72510	175.97
			1224165129		ACCT#1224165129 7053 W 183RD S	
					01-26-024-72510	89.39
			3784064010		ACCT#3784064010 16301 CENTRAL	
					60-00-000-72510	25.91
					63-00-000-72510	25.90
			4803158058		ACCT#4803158058 RIDGEFIELD LN	
					64-00-000-72510	132.17
			7398024011		ACCT#7398024011 7000 W 183RD S	
					01-26-024-72510	52.26
					Total :	2,117.17
188358	7/31/2020	012410	CONSERV FS, INC.		SOIL	
			66037937		01-26-023-73410	52.53
			66038000		ALUM SCOOP	
					01-26-023-73410	34.94
					Total :	87.47
188359	7/31/2020	018234	CORE & MAIN LP		PVC	
			M674073		64-00-000-73630	144.00
			M690639		PVC CPLG	
					64-00-000-73630	144.00
			M699315		PVC PIPE	
					64-00-000-73630	72.38
			M716950		METERS	
					60-00-000-74175	1,006.45
					64-00-000-74175	431.33
					Total :	1,798.16
188360	7/31/2020	012198	CRYDER ENTERPRISES, INC.		HYDRANT PAINTING PROJECT	
			2560		60-00-000-72790	4,980.00
				VTP-017238		
			2568		HYDRANT PAINTING PROJECT	

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Village of Tinley Park

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188360	7/31/2020	012198 CRYDER ENTERPRISES, INC.	(Continued)	VTP-017238	60-00-000-72790	4,980.00
					Total :	9,960.00
188361	7/31/2020	012855 CYLINDERS INC.	46523		REPAIR HYDRAULIC CYLINDER 01-26-023-72530	261.48
					Total :	261.48
188362	7/31/2020	004009 EAGLE UNIFORM CO INC	291751		UNIFORM/SHORTS-FD 01-19-000-73610	41.00
			292421		FD-UNIFORM/SHORTS 01-19-000-73610	41.00
					Total :	82.00
188363	7/31/2020	004152 ECOLAB PEST ELIMINATION INC.	5672652		PEST PROGRAM 01-26-025-72790	86.48
			9672651		PEST PROGRAM 01-26-025-72790	474.44
					Total :	560.92
188364	7/31/2020	011176 ELEMENT GRAPHICS & DESIGN, INC	16292		REPAIRS FOR FORD INTERCEPTOI 01-17-205-72540	467.44
					Total :	467.44
188365	7/31/2020	011269 ELLIS, DON	132	VTP-017958	SOUND AND LIGHTS FOR THE AUG 01-35-000-72923	800.00
					Total :	800.00
188366	7/31/2020	004019 EVON'S TROPHIES & AWARDS	050120		SHIRT EMBROIDERY FOR EMA 01-21-000-73610	15.00
			072220		SHIRTS FOR EMA 01-21-000-73610	420.00
					Total :	435.00
188367	7/31/2020	015058 FLEETPRIDE	55977457		QUICK RELEASE VALVE 01-26-023-72540	47.59
					Total :	47.59

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188368	7/31/2020	011611 FOX VALLEY FIRE & SAFETY CO.	IN00349759		FIRE ALARM - VH 01-26-025-72122	468.00
					Total :	468.00
188369	7/31/2020	002877 G. W. BERKHEIMER CO., INC.	696806		MERV8A AB REPLACEMENT 01-26-025-72520	212.50
					Total :	212.50
188370	7/31/2020	004373 GALLAGHER ASPHALT CORP.	072720		FY21 PMP RESURFACING PMT#2 M 05-00-000-75405	1,202,654.55
					Total :	1,202,654.55
188371	7/31/2020	004535 GALLS LLC	015891039		WOMEN'S TACTICAL PANT 01-21-000-73610	33.09
					Total :	33.09
188372	7/31/2020	019349 GARVEY'S OFFICE PRODUCTS	PINV1949728		BULLETIN BOARD AND MARKERS 01-19-000-73110	90.99
					Total :	90.99
188373	7/31/2020	004538 GOLDY LOCKS INC	684506		DUPLICATE KEYS 01-26-024-73840	11.80
			684677		KEYS FOR DETECTIVE'S AREA 01-26-025-73840	40.00
					Total :	51.80
188374	7/31/2020	004438 GRAINGER	9583179099		POCKET FOLDERS 01-26-025-73580	12.45
			9583420816		LIQUID DISINFECTANT 01-26-025-73580	160.50
			9588706698		BOTTLED WATER 60-00-000-73115	137.56
					64-00-000-73115	58.95
					01-26-023-73115	196.51
					01-26-024-73115	98.25
			9590127073		PICTURE STRIPS 01-26-025-73580	11.35

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188374	7/31/2020	004438 GRAINGER	(Continued) 9595338584		TOILET BOWL CLEANER 01-26-025-73580	44.40
			9596491085		MARKING WAND 01-26-023-73410	95.73
			9596877119		TOOL CRIB STOCK 01-26-025-73580	69.48
			9597030429		DRAIN OPENER 01-26-025-73580	87.75
Total :						972.93
188375	7/31/2020	004746 HEATHER'S HAUS FLORIST	458701		SYMPATHY FLOWERS 01-17-205-73600	100.00
Total :						100.00
188376	7/31/2020	005186 INTERSTATE BATTERY SYSTEM	58008620		BATTERY 01-26-023-72530	243.90
Total :						243.90
188377	7/31/2020	004848 INTOXIMETERS, INC.	660141		MOUTHPIECE SET 01-17-220-73550	125.25
Total :						125.25
188378	7/31/2020	014402 LEXISNEXIS RISK DATA MNGMNT	1038013-20200630		JUNE'20 1038013 6/1/20-6/30/20 01-17-225-72852	150.00
Total :						150.00
188379	7/31/2020	013969 MAP AUTOMOTIVE OF CHICAGO	40-571365		SPARK PLUG AND COIL 01-21-000-72540	57.68
Total :						57.68
188380	7/31/2020	012631 MASTER AUTO SUPPLY, LTD.	15030-88952		CREDIT-CORE RETURN 60-00-000-72530	-57.75
					63-00-000-72530	-19.25
					64-00-000-72530	-33.00
			15030-8973		EQUIPMENT-RSO 271921 ACRY EN 01-26-023-72530	48.90

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188380	7/31/2020	012631	MASTER AUTO SUPPLY, LTD. (Continued) 15030-90119		GEAR OIL 80W90 60-00-000-72540	10.22
					63-00-000-72540	3.41
					64-00-000-72540	5.84
			15030-90406		FUEL STREET EQUIPMENT 01-26-023-72530	62.12
			15030-90592		GASKET 01-21-000-72540	6.84
			15030-90593		GASKET 01-21-000-72540	41.04
					Total :	68.37
188381	7/31/2020	014667	MATISE, JOSEPH E 072020	VTP-017959	PERFORMANCE OF THE WALK-INS 01-35-000-72923	800.00
					Total :	800.00
188382	7/31/2020	006074	MENARDS 88743		COOLER, TRASH CAN,SCOOP 01-21-000-72530	122.78
			88967		ANCHORS 01-19-000-72520	15.92
			89392		TRITAP CORDREEL 01-19-000-72520	174.95
			89672		BLADE KIT AND EPOXY 01-26-025-73410	34.95
			89678		FLASHLIGHT,SCREWDRIVER,WIRE 63-00-000-73410	5.23
					64-00-000-73410	22.44
					60-00-000-73410	47.12
			89741		LED 2 HEAD EMERGENCY KIT 01-26-025-73570	24.97
					Total :	448.36
188383	7/31/2020	012517	MERIDIAN IT INC 07/28/20	VTP-017924	<PW> - RPLCMNT SWITCH - THEAT 30-00-000-74604	1,783.30
					Total :	1,783.30

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Voucher List
Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188384	7/31/2020	014443 MURPHY & MILLER, INC	SVC000027403		SERVICE FOR ICE MACHINE 01-26-025-72530	2,819.64
			SVC00027476		A/C SERVICES VILLAGE HALL 01-26-025-72530	286.00
			SVC00027480		BOILER SERVICE - PD 01-26-025-72790	500.50
			SVC00027526		A/C SERVICE FIBER CABINET 01-26-025-72790	474.00
Total :						4,080.14
188385	7/31/2020	019513 MURPHY, EILEEN	072420		REIMBURSE PARKING PERMIT FEE 70-00-000-79000	105.00
Total :						105.00
188386	7/31/2020	015723 NICOR	64-42-37-1000 9		ACCT#64423710009 6825 173RD PL 01-26-025-72511	144.36
			81-42-37-10003		ACCT#81423710003 17375 69TH AV 01-26-025-72511	38.89
			90-22-34-9300 9		ACCT90-22-34-9300 9 6700 S ST 06, 01-26-025-72511	38.90
Total :						222.15
188387	7/31/2020	006216 NORTH EAST MULTI-REG TRAINING	272094	VTP-017950	MEMBERSHIP FEES (79 OFFICERS 01-17-220-72140	7,505.00
Total :						7,505.00
188388	7/31/2020	010135 ONSITE COMMUNICATIONS USA, INC	50377	VTP-017891	MICROWAVE HOP FOR MUSIC THE 30-00-000-75812	10,470.00
			50388		RADIO AND INSTALLATION COSTS 30-00-000-75812	2,324.00
			50391		ANTENNA AND INSTALLATION COS 30-00-000-75812	1,080.00
			50392		POLYPHASER SURGE LIGHTING AN 30-00-000-75812	827.00
Total :						14,701.00
188389	7/31/2020	019523 PANICE, DANIEL F	Ref001394245		UB Refund Cst #00453694	

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188389	7/31/2020	019523 PANICE, DANIEL F	(Continued)		60-00-000-20599	75.00
					Total :	75.00
188390	7/31/2020	006475 PARK ACE HARDWARE	063983/1		ACCT#9404 KITCHEN TOWELS	
			063986/1		01-19-000-73580	13.20
			063987/1		ACCT#891432 SINGLE BIT AXE	26.39
			064022/1		01-26-023-73410	1.91
					ACCT#891432 CHALK POWDER	
					01-26-023-73410	1.76
					ACCT#891431 FASTENERS	0.59
					60-00-000-73840	1.01
			63966/1		63-00-000-73840	
					64-00-000-73840	8.63
					ACCT#891432 AIR DEFLECTOR ANI	8.63
					60-00-000-72528	
					63-00-000-72528	
			63972/1		ACCT#9404 SOAP,COFFEE,DETER	395.72
					01-19-000-73870	623.48
					01-19-000-73580	
					Total :	1,081.32
188391	7/31/2020	017268 PETERSON JOHNSON & MURRAY	131827		LEGAL SERVICES FOR FOIA	
					01-14-000-72850	9,925.50
					Total :	9,925.50
188392	7/31/2020	006507 POSTMASTER, U. S. POST OFFICE	072020		FIRST CLASS PRESORT PERMIT #6	
			072020		01-14-000-72110	240.00
					ACCT#569579 MAILING PD	46.22
			072020.		01-17-205-72110	
					USPS MARKETING MAIL PERMIT #3	
					01-14-000-72110	240.00
					Total :	526.22
188393	7/31/2020	015597 PURDUE UNIVERSITY	072420		COMMUNITY SERVICE SCHOLARSI	
					01-41-046-72920	1,000.00

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188393	7/31/2020	015597	015597 PURDUE UNIVERSITY		(Continued)	Total : 1,000.00
188394	7/31/2020	006850	QUILL CORPORATION		DISPOSABLE FACE SHIELD 01-35-000-72954	172.78
					ADHESIVE SPRAY 01-35-000-72982	7.47
					Total :	180.25
188395	7/31/2020	018454	R.C.WEGMAN CONSTRUCTION CO	NO.14	VTP-017027 CONSTR OF STATION 33-00-000-75907	207,489.00
					Total :	207,489.00
188396	7/31/2020	006361	RAY O' HERRON CO INC	2039109-IN	HELMET,RIOT W/SHIELD 01-17-220-73600	695.00
					Total :	695.00
188397	7/31/2020	006874	ROBINSON ENGINEERING CO. LTD.	20060346	20-R0382 TP MIDLOTHIAN CREEK 65-00-000-75310	1,153.50
				20060347	20-R0479 REBUILD ILLINOIS FTPI C 01-14-000-72790	2,377.50
					Total :	3,531.00
188398	7/31/2020	007629	SAM'S CLUB DIRECT	0402445008162	ACCT#0402445008162 07/15/20 BO 01-21-000-73110	9.32
					01-21-210-73110	142.64
					01-19-000-73110	9.33
					Total :	161.29
188399	7/31/2020	015712	SANDENO EAST INC	4801	SURFACE WORK 01-26-023-73780	395.63
					Total :	395.63
188400	7/31/2020	018104	SBA STEEL,LLC	IN14053862	TOWER SITE RENT #IL46494-A-03 (
					60-00-000-72631	182.33
					63-00-000-72631	182.33
					64-00-000-72631	182.33
					01-17-205-72631	364.65
					01-19-000-72631	303.87

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188400	7/31/2020	018104	018104 SBA STEEL,LLC		(Continued)	Total : 1,215.51
188401	7/31/2020	016380	SCISLOWICZ, ROMAN	072420	DRIVER'S LICENSE RENEWAL REIM 60-00-000-72860 63-00-000-72860 64-00-000-72860	31.50 10.50 18.00 Total : 60.00
188402	7/31/2020	007577	SHERWIN WILLIAMS CO	072920	PAINT 01-26-025-73620	143.12 Total : 143.12
188403	7/31/2020	017378	SIKICH LLP	451924	FYE 04/30/19 AUDIT FEES 01-14-000-72845 16-00-000-72845 17-00-000-72845 18-00-000-72845 19-00-000-72845 20-00-000-72845 27-00-000-72845	1,500.00 333.33 333.33 333.33 333.33 333.34 333.34 Total : 3,500.00
188404	7/31/2020	015452	STEINER ELECTRIC COMPANY	S006671601.003	HAMMER DRILL/IMPACT DRIVER CO 01-26-025-73410	421.92 Total : 421.92
188405	7/31/2020	014793	STS TOWING	8064	TOWING SERVICE TRUCK#26 60-00-000-72540 63-00-000-72540 64-00-000-72540	183.75 61.25 105.00 Total : 350.00
188406	7/31/2020	018291	SUPERIOR PUMPING SERV,LLC	2112 2122	TECHNICIAN HOURS FOR PUMP 64-00-000-72525 PUMP SERVICE 64-00-000-72525	1,109.50 919.50 Total : 2,029.00

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188407	7/31/2020	007297 SUTTON FORD INC./FLEET SALES	507939		HOUSING AND CORE 01-17-205-72540	235.02
					Total :	235.02
188408	7/31/2020	019524 SWIECH, FRANK	Ref001394246		UB Refund Cst #00463687 60-00-000-20599	139.24
					Total :	139.24
188409	7/31/2020	007777 THOMPSON ELEVATOR INSPECTION	20-1911		ELEVATOR INSPECTION -EDGEWA 01-33-300-72853	75.00
					Total :	75.00
188410	7/31/2020	019525 THR PROPERTY ILLINOIS LP	Ref001394247		UB Refund Cst #00490003 60-00-000-20599	75.00
					Total :	75.00
188411	7/31/2020	012480 TOTAL ADMINISTRATIVE SERV.CORP	IN1807350		FSA ADMIN FEES 09/01/-09/30/20 01-12-000-72449	213.39
					Total :	213.39
188412	7/31/2020	007955 TRAFFIC CONTROL & PROTECTION	104664	VTP-017932	SIGNS & SIGN MATERIALS 01-26-023-73830	2,227.50
					Total :	2,227.50
188413	7/31/2020	004106 TYLER TECHNOLOGIES, INC	045-308777	VTP-016786 VTP-016786	EXECUTIME LICENSE INCREASE 30-00-000-74139 60-00-000-74139	270.00 90.00
					Total :	360.00
188414	7/31/2020	008057 USA BLUE BOOK	276500		BLUEBOOK TRACING DYE LIQUID 60-00-000-73550 63-00-000-73550 64-00-000-73550	76.72 76.72 65.76
					Total :	219.20
188415	7/31/2020	011416 VERIZON WIRELESS	9858650636		ACCT 280481333-00001 11-00-000-72127 01-11-000-72127	73.73 216.06

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188415	7/31/2020	011416	VERIZON WIRELESS		(Continued)	
					01-12-000-72127	144.04
					01-13-000-72127	36.01
					01-16-000-72127	144.04
					01-17-220-72127	1,696.53
					01-17-205-72127	396.11
					01-17-225-72127	108.03
					01-19-000-72127	540.23
					01-19-020-72127	108.03
					01-21-000-72127	36.01
					01-21-210-72127	216.06
					01-26-023-72127	540.15
					01-26-025-72127	216.06
					01-33-300-72127	205.26
					01-33-310-72127	108.03
					01-33-320-72127	108.03
					01-35-000-72127	144.04
					60-00-000-72127	189.07
					64-00-000-72127	189.07
					63-00-000-72127	162.05
			9858652051		TELLULAR 1, 2, 3, 4	
					01-17-205-72127	8.85
			9859244481		ACCT#442345192-0001 WATER REF	
					60-00-000-72127	41.97
					63-00-000-72127	41.97
					64-00-000-72127	35.98
			mobile		ACCT 2804813333-00003	
					01-11-000-72120	283.38
					01-12-000-72120	402.23
					01-13-000-72120	92.14
					01-14-000-72120	13.72
					01-15-000-72120	93.65
					01-16-000-72120	237.67
					01-17-205-72120	4,430.90
					01-19-000-72120	245.64
					01-19-020-72120	236.21
					01-21-000-72120	139.98

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Voucher List
Village of Tinley Park

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188415	7/31/2020	011416 VERIZON WIRELESS	(Continued)		01-21-210-72120	233.89
					01-26-023-72120	1,345.09
					01-26-024-72120	193.56
					01-26-025-72120	331.77
					01-33-300-72120	276.42
					01-33-310-72120	138.21
					01-33-320-72120	46.07
					60-00-000-72120	724.98
					Total :	15,170.92
188416	7/31/2020	008085 VERMEER MIDWEST/VERMEER IL	PF1883		STUMPER - CUTTER TOOTH	
					01-26-023-72530	544.00
					Total :	544.00
188417	7/31/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4714799-0		TOOL CRIB	
			4723154-0		01-26-025-73110	22.78
					OFFICE SUPPLIES	
					01-26-025-73110	84.30
					Total :	107.08
188418	7/31/2020	011055 WARREN OIL CO.	W1324048		N.L. GAS USED 6/23/20-7/15/20	
					01-17-205-73530	9,236.22
					01-19-000-73530	431.87
					01-19-020-73530	114.27
					60-00-000-73530	780.44
					63-00-000-73530	195.11
					64-00-000-73530	418.09
					01-26-023-73530	1,231.60
					01-26-024-73530	529.56
					01-33-300-73530	205.30
					01-33-320-73530	16.22
					01-12-000-73530	102.02
					01-14-000-73532	15.68
					14-00-000-73530	34.61
					01-42-000-73530	369.13
					01-21-000-73530	189.98

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Voucher List
Village of Tinley Park

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
188418	7/31/2020	011055 WARREN OIL CO.	(Continued) W1324049		DIESEL USED 6/23/20-7/15/20		
					01-19-000-73545	728.21	
					60-00-000-73545	169.39	
					63-00-000-73545	42.35	
					64-00-000-73545	90.75	
					01-26-023-73545	677.35	
					01-26-024-73545	98.17	
					01-14-000-73531	31.78	
					Total :	15,708.10	
188419	7/31/2020	016476 WRIGHT CONCRETE RECYCLING INC	73019-312		CONCRETE DUMP		
					60-00-000-73681	29.40	
					64-00-000-73681	12.60	
					01-26-023-72890	18.00	
					Total :	60.00	
82 Vouchers for bank code : apbank						Bank total :	1,563,246.34

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Village of Tinley Park

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
2721	7/30/2020	018837	INSURANCE PROGRAM MANAGERS GR	200114W008	PAYEE-EM STRATEGIES 01-14-000-72542	295.83
Total :						295.83
2722	7/30/2020	018837	INSURANCE PROGRAM MANAGERS GR	200515W005	PAYEE-INGALLS OCCUPATIONAL H 60-00-000-72542 63-00-000-72542 64-00-000-72542	75.89 14.46 38.72
Total :						129.07
2723	7/30/2020	018837	INSURANCE PROGRAM MANAGERS GR	200515W005-2	PAYEE-ROMAN SCISLOWIC 60-00-000-72542 63-00-000-72542 64-00-000-72542	16.10 3.07 8.21
Total :						27.38
2724	7/30/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542	2,573.73
Total :						2,573.73
4 Vouchers for bank code : ipmq						Bank total : 3,026.01
86 Vouchers in this report						Total vouchers : 1,566,272.35

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Voucher List
Village of Tinley Park

Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date



Interoffice Memo

Date: August 4, 2020

To: Village Board

CC: David Niemeyer, Village Manager
Kimberly Clarke, Community Development Director

From: Priscilla Cordero, Business Development Manager

Subject: Krunal Patel-Avocado Theory-Façade, Code Compliance and Retail Grants

REQUEST:

Krunal Patel (Applicant), proposes to fully renovate the structure at 17302 S. Oak Park Avenue. The proposed plan will redevelop the standalone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment.

The Applicant purchased the building to operate their new restaurant. The existing building, built circa 1913, has a total of approximately 1,142 sq. ft. of floor area with a small second-floor space primarily used for storage. The newly proposed building will be a total of 3,516 sq. ft. including additions for a larger building footprint for the restaurant, an enclosed patio with roll-up doors, and a second-floor residential unit.

The Applicant is requesting a \$24,992 Façade Grant to renovate the exterior façade, a \$33,750 Code Compliance grant for the sprinkler system and fire alarm system and water line upgrade and a \$12,758 Retail Grant to make the sanitary and storm improvements required to operate a restaurant. The Façade, Code Compliance and Retail Grants are 50% matching grants for a total of \$70,000. The Applicant has obtained two proposals for all of the work and chosen to work with Elite door, HH Construction, Kotur Mechanical and United Plumbing and Drain.



EXISTING FACADE





PROPOSED FAÇADE IMPROVEMENTS

Economic and Commercial Commission Recommendation:

The Commission reviewed the application at the July 13th meeting and unanimously recommended this item for approval. Staff is prepared to present this item to the Committee of the Whole and Village Board at their August 4, 2020 meeting.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. _____

A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. _____**A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

WHEREAS, an application has been filed with the Community Development Department by Krunal Patel, on behalf of Avocado Theory (“Petitioner”), owns certain real estate, located at 17302 S. Oak Park Avenue (“Subject Property”), PIN #28-30-308-023-0000 legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Code Compliance Grant (“Code Compliance Grant”); and

WHEREAS, the Economic and Commercial Commission (ECC) reviewed the application on July 13, 2020 and found that the application met the intent of the OPA Playbook standards and voted 6-0 to recommend to the Village President and Board of Trustees for the approval of the grant. The Petitioner will utilize the funds received from the Code Compliance Grant to install a new fire sprinkler system with an upgraded water line and fire alarm system at the Subject Property (“Code Compliance Improvement”); and

WHEREAS, said Petitioner is eligible for the Code Compliance Grant in an amount not to exceed \$33,750.00 (includes fire alarm) as described in the estimated cost in the attached Exhibit 2; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Code Compliance Grant in an amount not greater than \$33,750.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Code Compliance Grant be awarded to Petitioner to install a new fire sprinkler system and complete water line upgrades at the Subject Property. That said Code Compliance Grant shall be in an amount not greater than \$33,750.00.

SECTION 3: That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

SECTION 4: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 4th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 4th day of August, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. _____, “A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1
LEGAL DESCRIPTION

LOT 1 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 1 IN CHRISTIAN ANDRES' SUBDIVISION OF A PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-30-308-023-0000

COMMONLY KNOWN AS: 17302 Oak Park Avenue, Tinley Park, Illinois

EXHIBIT 2



10580 Legion Road
Yorkville, IL 60560
630-417-6264

Proposal

Date	Estimate #
6/29/2020	001544

Name / Address
Sheen Construction Inc 407 Wilshire Ln Bollingbrook IL

Protected Premesis
17302 Oak Park Ave Tinley Park IL

Project

Item	Description	Qty	Rate	Total
Fire Alarm Install	Budget Figure to install Fire Alarm System		3,000.00	3,000.00
This Price is good for 60 days		Total		\$3,000.00

United Plumbing and Drain Inc
 704 Glenshire Rd
 Glenview, IL 60025
 (224)419-1473
 gounited@yahoo.com



Estimate

ADDRESS
 Ahmed Siddiqui
 17302 Oak Park
 Tinley Park

SHIP TO
 Ahmed Siddiqui
 17302 Oak Park
 Tinley Park

ESTIMATE # 1476
DATE 06/26/2020

ACTIVITY	AMOUNT
Sales scope of work: provide 6x4 pressure connection in vault across street Directionally drill under street install push new 4" DIP water main install new 4" water to rear of building per plan provide pressure test/chlorination remove extra dirt/spoils install gravel to grade	45,000.00
Sales sanitary : provide new connection at city main located in rear easement install new 6" pvc sewer lateral install 48" inspection man hole install 60" grease trap in rear remove extra dirt/spoils install gravel to grade	14,000.00
Sales storm: provide connection at side easement to existing manhole install 3 type A catch basin install 1 type C basin excavate infiltration trench install 80 LF of 30" perforated pipe backfill with gravel to grade hook up down spouts per plans provided remove dirt/spoils does not include: permits, fees , unforeseen obstacles, utility conflict , unstable ground conditions contaminated soil, pavement restoration	35,000.00
TOTAL	\$94,000.00

**Economic & Commercial Commission
Meeting Minutes – July 13, 2020**

DRAFT

Members Present

Jay Walsh, Chairman (Participated electronically)
Richard Osty (Participated electronically)
Chris Shoemaker (Participated electronically)
Dino Sanfilippo (Participated electronically)
Dennis Reidy (Participated electronically)
Brian Potter (Participated electronically)

Members Not Present

Christine Obbagy
Dave Spedale

Staff Present

Paula Wallrich, Interim Community Development Director (Participated electronically)
Priscilla Cordero, Business Development Manager
Barbara Bennett, Commission Secretary

Guests:

Krunal Patel – Avocado Theory
Al Arns - Architect

Chairman Walsh called the Regularly Scheduled Economic and Commercial Commission meeting to order at 6:30 on Monday, July 13, 2020. At this time, Chairman Walsh stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. Chairman Walsh confirmed Commissioners and Staff were able to communicate. All replied affirmatively. Chairman Walsh then addressed ground rules for the effective and clear conduct of Economic and Commercial Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Jay Walsh, Chairman (Participated electronically)
Richard Osty (Participated electronically)
Chris Shoemaker (Participated electronically)
Dino Sanfilippo (Participated electronically)
Dennis Reidy (Participated electronically)
Brian Potter (Participated electronically)

A Motion was made by Commissioner Richard Osty, seconded by Commissioner Brian Potter to approve the minutes from the May 11, 2020 ECC meeting

Ayes: Commissioners Potter, Shoemaker, Reidy, Sanfilippo, Osty and Chairman Walsh.

Nays: None

Chairman Walsh declared the Motion carried by roll call.

Chairman's Report – Chairman Walsh noted that later in the meeting there will be a discussion regarding attendance. He noted that if anyone has any conflicts for the upcoming year or if the Commissioners would like to step down from the Commission, please reach out so the Trustees can appoint new Commissioners as needed.

New Business/Old Business –

A: Discussion on Avocado Grand Request:

Ms. Cordero noted that Krunal Patel (Applicant) and Al Arns (Architect) are on the line for any questions. Mr. Patel plans to fully renovate the structure at 17302 S. Oak Park Avenue. The proposed plan will redevelop the standalone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment.

Mr. Patel purchased the building to operate a new restaurant. The existing building has a total of approximately 1,142 sq. ft. of floor area with a small second-floor space primarily used for storage. The interior of the structure is dated, but the structure itself is in good condition despite its age (circa 1913). The newly proposed building will be a total of 3,516 sq. ft. including additions for a larger building footprint for the restaurant, an enclosed patio with roll-up doors, and a second-floor residential unit. The proposal utilizes the existing structure, but allows it to be repurposed for a mixed-use building. Although the site will remain a Heritage Site that does not comply with the Legacy Code's redevelopment requirements, the Plan Commission recommended approval of the proposed renovation and the Village Board approved the plans at their July 6, 2020 meeting. The proposed renovation meets the intent of code while keeping with the scale of the existing building that is indicated as historically significant in the Legacy Plan.

The applicant is an entrepreneur who operates various businesses including selling fresh guacamole at local farmer's markets. Having a passion for fresh and healthy food they chose downtown Tinley Park to start their dream, avocado-based restaurant because of their success selling guacamole at the downtown farmers market. The hope was to move into the building with just minor exterior work and a covered patio addition. However, after working with an architect regarding minimum space requirements it soon became evident that the building needed more significant renovation and more space. The business will include a variety of

avocado-based, fresh, and healthy foods for breakfast, lunch, and dinner. They also plan to have a catering aspect to the business for parties. The restaurant will be a great addition to the Village’s restaurant line-up and provide a new option in the growing health/fresh food category.

The applicant plans to do a complete renovation of the primary and secondary façades on Oak Park Avenue. He is requesting grant funds for the fire windows and siding. Although some of the siding is part of the secondary façade, it is highly visible from the public right of way as can be seen in the proposed improvements below. The applicant is also requesting funds under the Code Compliance Grant Program for the sprinkler system and the directional boring needed to bring water to the building, which will be needed for the sprinkler system. Last, the applicant is requesting funds from the Retail Grant Program for the sanitary and storm improvements. These are eligible expenses that are fixed improvements to the site.

Applicants may also apply for up to \$2,000 additional funds to assist with the installation of a fire alarm. Each program provides a matching grant of 50% or a maximum of \$35,000 per tax paying business. One site can use up to \$70,000 in matching grants every three years.

The applicant submitted two proposals for each grant requested. Proposal amounts are as follows:

Façade Grant

Scope of Work	Elite Door	Ray-Bar Engineering Corp
Fire Windows	\$32,985	\$23,703*

Scope of Work	HH Construction	Rock Roofing
Siding	\$17,000	\$18,500

***Ray-Bar quote does not include labor and firm does not do installations. For this reason, using Elite Door.**

Code Compliance Grant

Scope of Work	Kotur Mechanical Group	Anderson Mechanical Inc
Sprinkler System	\$19,500	\$27,500

Scope of Work	United Plumbing and Drain	SSE Mechanical, Inc.
Water Line Upgrade	\$45,000	\$45,500

Retail Grant

Scope of Work	United Plumbing and Drain	SSE Mechanical, Inc.
Sanitary	\$14,000	\$13,000
Storm	\$35,000	\$33,000

Request:

The applicant is requesting a \$35,000 Facade Grant to renovate the exterior façade of 17302 S. Oak Park Avenue (PIN: 28-30-308-023-0000), as well as a Code Compliance grant for the sprinkler system and water line upgrade and a Retail Grant to make the sanitary and storm improvements required to operate a restaurant. He has chosen to work with Elite door, HH Construction, Kotur Mechanical and United Plumbing and Drain. The applicant is also requesting \$1,500 for the Fire Alarm System. This quote proposal is from Chexx Systems for \$3,000.

Ms. Cordero noted that Mr. Patel is heavily invested in Tinley Park. The total cost of this project without the purchase of the building is well over \$250,000.

Ms. Cordero inquired if there are any questions on the Scope of Work, the amounts requested or the project itself?

Commissioner Reidy inquired if the existing building is a historical building. Ms. Wallrich replied this building has some history behind it, but it is not a landmark building and is not on the Register. Architecturally the building does not have much historic value. There is some history to the Village of Tinley Park and it has been noted and kept track of by the Historical Society.

Commissioner Reidy inquired if the classification for this building would change to a “212” and would it be at the 10% level. Ms. Wallrich replied that yes it would change to this Mixed-use classification. It would be 10% for the first 10 years and then the last 2 years it would transition back up.

Commissioner Reidy inquired what would the duration be for the build-out. Al Arns, Architect replied that it depends on how the permitting goes. If everything goes well they can start in mid-August or September and there would be a 4-5 month construction schedule including the residential.

Ms. Cordero Inquired if there was anyone from the Public that would like to comment on this item.

There was no comment or emails presented from the public .

A Motion was made by Commissioner Reidy, seconded by Commissioner Sanfilippo to recommend to the Village Board the Oak Park Avenue Grants for Krunal Patel of Avocado Theory.

Ayes: Commissioners Potter, Shoemaker, Reidy, Sanfilippo, Osty and Chairman Walsh.

Nays: None

Chairman Walsh declared the Motion carried by roll call.

Chairman Walsh congratulated Krunal Patel.



Code Compliance Grant Program

Application Form

JAN 21 2020

A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: Kruna Patel
 Mailing Address: 1115 Elizabeth Ct Apt 6
 City, State, Zip: Crest Hill, IL 60403
 Phone Number: [REDACTED]
 Fax Number: _____
 Email Address: krv5454@gmail.com

B. Property Information

The identity of the owner and beneficiary of any land trust.

Property Owner(s): Krunal Patel
 Mailing Address: 1115 Elizabeth Ct Apt 6
 City, State Zip: Crest Hill, IL 60403
 Property Address: 17308 Oak Park Ave
 Permanent Index No. (PINs): _____
 Existing land use: _____
 Zoning District: _____
 Lot dimensions and area: _____

C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary):

FIRE SPRINKLER SYSTEM
 \$2,000 to also install a fire alarm system
 Additional

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? Yes No

If yes, explain (note that a separate Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[REDACTED]
 Signature of Applicant

01/09/20
 Date

By signing below (next page), the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Oak Park Playbook Incentive.



Code Compliance Grant Program

Signature of Owner

Date

01/09/20

Application Requirements

A complete application for approval consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the Applicant and/or property owner(s) of record.
2. A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
3. Plans and any other information pursuant to the Submission Checklist (below).

An application will not be accepted or processed until all of the items above have been submitted.

Checklist for Code Compliance Grant

- One completed Build-Out Interior Remodel Permit Application.
- One completed Commercial/Industrial Permit Application, including all contractor/subcontractor information (included in Build Out Interior Remodel Permit Application).
- One completed emergency information sheet (included in Build Out Interior Remodel Permit Application).
- Letter of intent describing new occupant's business practice.
- A letter defining scope of work.
- Four (4) sets of architecturally stamped and signed plans, showing any building, HVAC, electric, plumbing work. **If water meter is already installed, please indicate placement. If water meter is required, please indicate placement and size of the water meter.**
- Please indicate placement of fire sprinkler heads. If heads will be relocated, fire protection plans are required. Three (3) copies of engineered plans of any fire suppression/protection system plans with completed permit application submitted to the Fire Department at 17355 S. 68th Court. **Build-out/Remodel permits will not be released until the fire suppression/protection system permit is submitted.**
- Four (4) copies of a floor plan and layout of furniture/shelving/table, etc., placement must also be submitted.
 - o Provide calculations for occupancy load and door width capacities.
 - o Provide calculations/documentation for aisle widths areas adjacent to seating.
- At the Building Officials discretion, architectural stamped and signed plans may be required depending on the extent of work involved.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. _____

**A RESOLUTION APPROVING AND AWARDED AN OAK PARK
AVENUE FACADE GRANT TO KRUNAL PATEL OF AVOCADO
THEORY AT 17302 SOUTH OAK PARK AVENUE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. _____**A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE FACADE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

WHEREAS, an application has been filed with the Community Development Department by Krunal Patel, on behalf of Avocado Theory (“Petitioner”), owns certain real estate, located at 17302 S. Oak Park Avenue (“Subject Property”), PIN #28-30-308-023-0000 legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Facade Grant (“Facade Grant”); and

WHEREAS, the Economic and Commercial Commission (ECC) reviewed the application on July 13, 2020 and found that the application met the intent of the OPA Playbook standards and voted 6-0 to recommend to the Village President and Board of Trustees for the approval of the grant. The Petitioner will utilize the funds received from the Facade Grant to reconstruct the first floor façade including the relocation of the entrance from the south end of the building to the center of the façade and the addition of a separate residential entrance at the north end of the building as shown in the attached Exhibit 2; and

WHEREAS, said Petitioner is eligible for the Facade Grant in an amount not to exceed \$24,992.00; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Facade Grant in an amount not greater than \$24,992.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Facade Grant be awarded to Petitioner to install windows and siding at the Subject Property. That said Facade Grant shall be in an amount not greater than \$24,992.00.

SECTION 3: That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

SECTION 4: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 4th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 4th day of August, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. _____, “A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE FACADE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1
LEGAL DESCRIPTION

LOT 1 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 1 IN CHRISTIAN ANDRES' SUBDIVISION OF A PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-30-308-023-0000

COMMONLY KNOWN AS: 17302 Oak Park Avenue, Tinley Park, Illinois

EXHIBIT 2
ELEVATIONS

NORTH ELEVATION
SCALE: 3/8" = 1'-0"

SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

EAST ELEVATION
SCALE: 3/8" = 1'-0"

WEST ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- B4 ■ FACE BRICK EXISTING OR TO MATCH EXISTING
- B5 ■ FACE BRICK ACQUIT - LIGHT TAN W/ BACKGROUND GREEN HORIZONTAL LINES. ACCOMPANIED BY GREEN FRAMED BRICK
- C4 ■ 1/2" ROSE LIP 1 1/2" DEPTH (KAWNEER) BRUSH-WAVER BOARD
- C5 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- C6 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD (DEPENDENT ON DESIGN)
- S1 ■ WOOD STAIN TO MATCH C1
- S2 ■ WOOD STAIN TO MATCH C4
- S3 ■ WOOD STAIN TO MATCH C5
- S4 ■ WOOD STAIN TO MATCH C6
- S5 ■ WOOD STAIN TO MATCH C7
- R4 ■ DOWNING CONCRETE 28 YEAR COMPRESSIVE (APPROX. 4000 PSI) ON 4" REINFORCING BARS ON 18" SPACING. FINISH WITH 1/4" POLISHED CONCRETE TO MATCH C4
- P1 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- P2 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- B6 ■ BRICK CAP + REARCAST CONCRETE + W/ TYPICAL HATCHING DIRECTION
- B7 ■ ALUMINUM GLASS STEPPED FRONT DOOR
- B8 ■ ALUMINUM GLASS DOOR CONTAINING WINDSHIELD DOOR GLASS PANELS
- FR1 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR2 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR3 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR4 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
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- FR6 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR7 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR8 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR9 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR10 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR11 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR12 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR13 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR14 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR15 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR16 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR17 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR18 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR19 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD
- FR20 ■ 1/2" X 1/2" V-GROOVE TRIPLE-RIBBED 1/4" FIBER GLASS FIBER REINFORCED POLYMER (FRP) SHEET OVER EQUAL 1/2" X 1/2" SOLID CORE BOARD



AVOCADO THEORY
17022 OAK PARK ST
TINLEY PARK, ILLINOIS

PROJECT NO: 20-042
DATE: 05/29/20
2000 AMM ADDRESS, LLC

PROJECT NO: 20-042
DATE: 05/29/20
2000 AMM ADDRESS, LLC

AVOCADO THEORY
17022 OAK PARK ST
TINLEY PARK, ILLINOIS

PROJECT NO: 20-042
DATE: 05/29/20
2000 AMM ADDRESS, LLC

AVOCADO THEORY
17022 OAK PARK ST
TINLEY PARK, ILLINOIS

PROJECT NO: 20-042
DATE: 05/29/20
2000 AMM ADDRESS, LLC

AVOCADO THEORY
17022 OAK PARK ST
TINLEY PARK, ILLINOIS

SHEET NUMBER
A3
SHEET 3 OF 3







Elite Door Service
 26735 W Commerce Drive
 Unit 702
 Volo, IL. 60073
 847-270-6000

Estimate

DATE	ESTIMATE #
7/7/2020	4118
EXP DATE	9/7/2020

BILL TO
Alan Arns A+M Architects, LLC 40 Landover Parkway Suite 3 Hawthorn Woods, IL 60047

SHIP TO
Alan Arns A+M Architects, LLC Avocado Theory 17302 Oak Park St Tinley Park, IL 60477 Al@AM-Arch.net 815-790-6401

Item	Qty	Rate	Amt
Custom Sized Hollow Metal Frame 120" X 36" O.D. FIRE RATED HOLLOW METAL WINDOW FRAME WITH 2 VERTICAL MULLIONS, F SERIES, 6-3/4" DEPTH, 16GA GALV	4	\$998.00	\$3,992.00
Custom Sized Hollow Metal Frame 36" X 36" O.D. FIRE RATED HOLLOW METAL WINDOW FRAME, F SERIES, 6-3/4" DEPTH, 16GA GALV	2	\$485.00	\$970.00
Custom Insulated Glass made of 60-min fire rated glass and Low-E glass (3/16 KLF AN 3/8 STAINLESS STEEL (HMB) 1/4 ENERGY ADVANTAGE TP WAR)	1	\$21,922.50	\$21,922.50
WALL THICKNESS AND ANCHOR SELECTION WILL BE REQUIRED AT TIME OF ORDER.	0	\$0.00	\$0.00
Labor for Install	1	\$3,950.00	\$3,950.00
		SUBTOTAL	\$30,834.50
		SHIPPING	\$0.00
		DISCOUNT	\$0.00
		TAX	\$2,150.76
		TOTAL	\$32,985.26

HH Construction

Invoice

HH Construction

BILL TO Ahmed 16302010334		Invoice # Date	6 26 Jun 2020
Item	Quantity	Price	Amount
Fiber cement Siding Price in includes the labor cost for install of, fecia, sofit,and exterior trim.	3400	\$5.00	\$17,000.00
Brick Brick installment	850	\$8.50	\$7,225.00
		Subtotal	\$24,225.00
		Total	\$24,225.00
		Amount Due	\$24,225.00



Façade Improvement Program

JAN 21 2020

Application Form

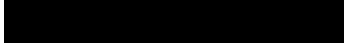
A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: Krunal Patel

Mailing Address: 1115 Elizabeth Ct Apt 6

City, State, Zip: Crest Hill, IL 60403

Phone Number: 

Fax Number: _____

Email Address: Kru.5454@gmail.com

B. Property Information

Property Owner(s): Krunal Patel

Mailing Address: 1115 Elizabeth Ct. Apt 6

City, State Zip: Crest Hill, IL 60403

Property Address: 17308 Oak Park Ave

Permanent Index No. (PINs): _____

Existing land use: _____

Zoning District: _____

Lot dimensions and area: _____

C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary):

PATIO / WINDOW TO SIDE WALL

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? Yes No
If yes, explain (note that a separate Variation application will be required to be submitted):

Is the applicant aware of any Village Code deficiencies of the property or structure? Yes No
If yes, explain:

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.


Signature of Applicant

01/09/20
Date



Façade Improvement Program

By signing below, the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Façade Improvement Grant Program.



Signature of Owner

01/09/20

Date

Application Requirements

A complete application for approval consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the Applicant and/or property owner(s) of record.
2. A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
3. A recent Plat of Survey of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
4. Plans and any other information pursuant to the Submission Checklist (below).

An application will not be accepted or processed until all of the items above have been submitted.

Checklist for Façade Improvement Grant Submission

Plan Submission for Staff Review requires _____ copies (11" x 17") of the following plans:

Cost estimates for anything related to project

- Plat of Survey of existing conditions.
- Building elevations of all four sides of all buildings; also include trash enclosure. Note that the elevations should be fully dimensioned including height, width and depth of all major building elements and components, as well as identification of all building materials.
- Colored rendering of proposed site improvement.
- Samples of all exterior building materials including, but not limited to, bricks (include model and color ID numbers); light fixtures; windows and moldings; shutters; awnings, etc. Material samples may be submitted after initial staff review but prior to placement on Economic and Commercial Commission agenda.

In the case of extensive exterior modification and/or additions, please submit the following:

- Site Plan of proposed condition , including;
 - Fully dimensioned property boundaries;
 - All building elements and physical improvements;
 - Setbacks from all property lines, measured at right angle to property line at closest points; and
 - Identification as to whether all elements are "Existing" or "Proposed."
- If application dimension floor plans of all building levels even if conceptual in nature at this preliminary state. Submission of a floor plan will laid in the calculation of minimum parking requirement, etc.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. _____

**A RESOLUTION APPROVING AND AWARDED AN OAK PARK
AVENUE RETAIL GRANT TO KRUNAL PATEL OF AVOCADO
THEORY AT 17302 SOUTH OAK PARK AVENUE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. _____**A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE RETAIL GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

WHEREAS, an application has been filed with the Community Development Department by Krunal Patel, on behalf of Avocado Theory (“Petitioner”), owns certain real estate, located at 17302 S. Oak Park Avenue (“Subject Property”), PIN #28-30-308-023-0000 legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Retail Grant (“Retail Grant”); and

WHEREAS, the Economic and Commercial Commission (ECC) reviewed the application on July 13, 2020 and found that the application met the intent of the OPA Playbook standards and voted 6-0 to recommend to the Village President and Board of Trustees for the approval of the grant. The Petitioner will utilize the funds received from the Retail Grant to make sanitary and storm improvements at the Subject Property (“Retail Improvement”); and

WHEREAS, said Petitioner is eligible for the Retail Grant in an amount not to exceed \$12,758.00 as described in the estimated cost in the attached Exhibit 2; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Retail Grant in an amount not greater than \$12,758.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Retail Grant be awarded to Petitioner to make sanitary and storm improvements at the Subject Property. That said Retail Grant shall be in an amount not greater than \$12,758.00.

SECTION 3: That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

SECTION 4: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 4th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 4th day of August, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. _____, “A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE RETAIL GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1
LEGAL DESCRIPTION

LOT 1 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 1 IN CHRISTIAN ANDRES' SUBDIVISION OF A PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-30-308-023-0000

COMMONLY KNOWN AS: 17302 Oak Park Avenue, Tinley Park, Illinois

EXHIBIT 2

United Plumbing and Drain Inc
 704 Glenshire Rd
 Glenview, IL 60025
 (224)419-1473
 gounited@yahoo.com



Estimate

ADDRESS
 Ahmed Siddiqui
 17302 Oak Park
 Tinley Park

SHIP TO
 Ahmed Siddiqui
 17302 Oak Park
 Tinley Park

ESTIMATE # 1476
DATE 06/26/2020

ACTIVITY	AMOUNT
<p>Sales scope of work: provide 6x4 pressure connection in vault across street Directionally drill under street install push new 4" DIP water main install new 4" water to rear of building per plan provide pressure test/chlorination remove extra dirt/spoils install gravel to grade</p>	45,000.00
<p>Sales sanitary : provide new connection at city main located in rear easement install new 6" pvc sewer lateral install 48" inspection man hole install 60" grease trap in rear remove extra dirt/spoils install gravel to grade</p>	14,000.00
<p>Sales storm: provide connection at side easement to existing manhole install 3 type A catch basin install 1 type C basin excavate infiltration trench install 80 LF of 30" perforated pipe backfill with gravel to grade hook up down spouts per plans provided remove dirt/spoils does not include: permits, fees , unforeseen obstacles, utility conflict , unstable ground conditions contaminated soil, pavement restoration</p>	35,000.00
TOTAL	\$94,000.00



Retail Grant Program

Application Form

A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: Krunal Patel

Mailing Address: 1115 Elizabeth Ct., Apt. 6

City, State, Zip: Crest Hill, IL 60403

Phone Number: [REDACTED]

Fax Number: _____

Email Address: Kru5454@gmail.com

B. Property Information

Property Owner(s): Krunal Patel

Mailing Address: 1115 Elizabeth Ct., Apt. 6

City, State Zip: Crest Hill, IL 60403

Property Address: 17308 Oak Park Avenue

Permanent Index No. (PINs): _____

Existing land use: _____

Zoning District: _____

Lot dimensions and area: _____

C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary):

Sanitary improvements, grease trap, storm improvements (all related to utility service upgrades and tenant improvements)

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? Yes No
 If yes, explain (note that a separate Variation application will be required to be submitted):

Is the applicant aware of any Village Code deficiencies of the property or structure? Yes No
 If yes, explain:

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[REDACTED]
 Signature of Applicant

07/01/2020
 Date



Retail Grant Program

By signing below (next page), the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Oak Park Playbook Incentive.

Signature of Owner

Date

07/01/2020

Application Requirements

A complete application for approval consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the Applicant and/or property owner(s) of record.
2. A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
3. Plans and any other information pursuant to the Submission Checklist (below).

An application will not be accepted or processed until all of the items above have been submitted.

Checklist for Retail Grant Submission

- One completed Build-Out Interior Remodel Permit Application.
- One completed Commercial/Industrial Permit Application, including all contractor/subcontractor information (included in Build Out Interior Remodel Permit Application).
- One completed emergency information sheet (included in Build Out Interior Remodel Permit Application).
- Letter of intent describing new occupant's business practice.
- A letter defining scope of work.
- Four (4) sets of architecturally stamped and signed plans, showing any building, HVAC, electric, plumbing work. **If water meter is already installed, please indicate placement. If water meter is required, please indicate placement and size of the water meter.**
- Please indicate placement of fire sprinkler heads. If heads will be relocated, fire protection plans are required. Three (3) copies of engineered plans of any fire suppression/protection system plans with completed permit application submitted to the Fire Department at 17355 S. 68th Court. **Build-out/Remodel permits will not be released until the fire suppression/protection system permit is submitted.**
- Four (4) copies of a floor plan and layout of furniture/shelving/table, etc., placement must also be submitted.
 - Provide calculations for occupancy load and door width capacities.
 - Provide calculations/documentation for aisle widths areas adjacent to seating.
- At the Building Officials discretion, architectural stamped and signed plans may be required depending on the extent of work involved.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-038

**AN ORDINANCE AMENDING THE
TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING
ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-038**AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE
FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS
ESTABLISHMENTS**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, On June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (hereinafter referred to as “Act”); and

WHEREAS, The Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses, such as craft growers, infusers and processors; and,

WHEREAS, pursuant to the Act, the Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the Village deems sensitive; and

WHEREAS, On March 3, 2020, the Village Board discussed the results of the Citizen Survey regarding the sale of cannabis within the Village and directed staff to research regulations and zoning text amendments related to the sale of sale of cannabis; and

WHEREAS, The Village currently provides for the sale and growing of Medical Cannabis as a Special Use is defined zoning districts; and

WHEREAS, under the Act, “Adult Use Cannabis Dispensing organizations,” as that term is defined by the Act (“Recreational Dispensaries”), will be authorized to sell cannabis to eligible medical card holders and all adults over the age of 21 starting January 1, 2020; and

WHEREAS, Amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village held a Public Hearing on July 2, 2020, on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations; and

WHEREAS, the President and Board of Trustees have reviewed the matter herein and have determined that amending the Zoning Ordinance to regulate Adult-Use Cannabis Business establishments is in the best interest of the Village of Tinley Park.

NOW, THEREFORE, Be It Ordained BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments is to define and regulate Adult-Use Cannabis Dispensing Organizations as a Special Use in certain zoning districts; and
- (b) That the proposed text amendments are designed to improve the health, safety and welfare of the Village of Tinley Park and its residents; and
- (c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole; and
- (d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

Section 3: That Section II.B (Definitions) is hereby amended by deleting the definition for “Medical Cannabis Cultivation Facility” and by adding the following in alphabetical order as follows:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:
An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

PERSON: Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent.

Section 4: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by deleting “Medical Cannabis Cultivation Center” under the heading of “OTHER USES”.

Section 5: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by adding various “Adult-Use Cannabis Business Establishments” in alphabetical order under the heading of “OTHER USES” thereby indicating the use “Adult-Use Cannabis Dispensing Organization” is allowed in the B-2 (Community Shopping District) or B-3 (General Business and Commercial) districts as a Special Use and that all other “Adult-Use Business Establishments” are prohibited, to read as follows:

USE	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Adult-use cannabis craft grower	X	X	X	X	X	X	X	X	X
Adult-use cannabis cultivation center	X	X	X	X	X	X	X	X	X
Adult-use cannabis dispensing organization	X	X	S*	S*	X	X	X	X	X
Adult-use cannabis infuser organization or infuser	X	X	X	X	X	X	X	X	X
Adult-use cannabis processing organization or processor	X	X	X	X	X	X	X	X	X
Adult-use cannabis transporting organization or transporter	X	X	X	X	X	X	X	X	X

*only one SUP for Adult-Use Cannabis Dispensing Organization will be approved within the Village of Tinley Park.

Section 6: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by deleting “Medical Cannabis Cultivation Facility” and the reference “S” (denoting a Special Use), under the heading “ORI Office and Restrict Industrial”.

Section 7: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms under the heading “B-2 Community Shopping” in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

Section 8: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain uses under the heading “B-3 General Business & Commercial”

in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

Section 9: That Section XII, Section A. Table 3.A.2. (Prohibited Uses) is hereby amended by adding in alphabetical order, “Adult Cannabis Business Establishments” under the heading “Prohibited Uses”.

Section 10: That Section V.C. (Supplementary District Regulations) is hereby amended to add Section 13 “Adult Cannabis Business Establishment” to read as follows:

Adult-Use Cannabis Business Establishments: It is the intent and purpose of this Section to provide regulations regarding the dispensing of adult-use cannabis occurring within the corporate limits of the Village of Tinley Park. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply. Adult-Use Cannabis Business Establishment facilities, as defined herein, requiring approval of a Special Use in the respective districts in which they are requested shall be processed in accordance with Section X.J (Special Uses) of the Tinley Park Zoning Ordinance and as provided herein.

- a. **Adult-use Cannabis Business Establishment Components:** In determining compliance with Section X.J. (Special Uses), the following components of the Adult-Use Cannabis Establishments shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:
 - i. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - ii. Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.
 - iii. Hours of operation and anticipated number of customers/employees.
 - iv. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
 - v. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - vi. Site design, including access points and internal site circulation.
 - vii. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
 - viii. Compliance with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.
 - ix. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
 - x. In addition to the Special Use Standards outlined in this section no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:

- aa. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
 - bb. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.
- b. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
- i. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or day care center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - ii. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
 - iii. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue and LaGrange Road.
 - iv. Facility must be located in a standalone building; no co-tenancy with other uses allowed.
 - v. Facility shall not sell food for consumption on the premises.
 - vi. Facility shall not allow on-site consumption or smoking of cannabis.
 - vii. Facility shall be restricted to the following hours of operation: Monday through Saturday (8:00 a.m. to 9:00 p.m.); Sundays (12:00 p.m. to 6:00 p.m.)
 - viii. Facility shall not be allowed to have a drive-through window or service.
 - ix. Signage shall be limited to: one flat wall sign that does not exceed ten (10) sq. ft. in area; and one identifying sign that does not exceed two sq. ft in area, which identifying sign may include only the dispensary's address. Such signs shall not be directly illuminated; obstruct the entrance or windows of the recreational cannabis dispensary; include an electronic message sign or any temporary signs on the exterior of the property. No signage on the exterior of a recreational cannabis dispensary may contain cannabis imagery such as cannabis leaves, plants, smoke, cannabis paraphernalia, or cartoonish imagery oriented towards youth, or any language terms referencing cannabis, or any slang or street terms commonly associated with cannabis. Notwithstanding anything to the contrary a recreational cannabis dispensary must post a sign with text that is clearly legible and conspicuous immediately adjacent to all entrances that includes the following language: "Persons under the age of 21 are prohibited from

- entering unless a qualifying patient with a prescription issued under the Compassionate Use Medical Cannabis Program Act”
- x. The exterior of all bags, sacks, totes or boxes provided to customers to carry cannabis out of the recreational cannabis dispensary must be opaque and without text or graphics advertising or identifying the contents of the products contained within.
 - xi. Facility shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act. Security personnel is required to be on site during all hours of operation.
 - xii. For purposes of determining required parking, said facilities shall be classified as a “Retail Store” per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section Section X.J. (Special Uses).
 - xiii. Petitioner shall file an affidavit with the Village affirming compliance with Section V.C.13. (Adult-Use Cannabis Dispensing Organization) as provided herein and all other requirements of the Act.

c. Additional Requirements

- i. No more than one Adult-Use Cannabis Dispensing Organization shall be permitted within the Village of Tinley Park corporate limits.
- ii. Adult-Use Cannabis Establishments must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements. When such state regulations are amended, such regulations control over this Ordinance.
- iii. All Cannabis Business Establishment shall register annually with the Village of Tinley Park pursuant to the Village Municipal Code.

Section 14: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 15: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

PASSED THIS August 4, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS August 4, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-038, “AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS.” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this August 4, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

*Minutes of the Village of Tinley Park Plan Commission
July 2, 2020*



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

July 2, 2020

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on July 2, 2020.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)
Lucas Engel (Participated electronically)

Absent Plan Commissioners: Angela Gatto
Mary Aitchison

Village Officials and Staff: Paula Wallrich, Interim Community Development Director (Participated electronically)
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for July 2, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the June 18, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER WEST to approve the minutes as presented.

AYE: COMMISSIONERS MANI, VICK, ENGEL GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

*Minutes of the Village of Tinley Park Plan Commission
July 2, 2020*

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JULY 2, 2020 REGULAR MEETING

ITEM #1 PUBLIC HEARING – Text Amendment – Adult Use Business Establishments

Consider a proposed text amendment to certain sections of the Tinley Park Zoning Ordinance allowing Adult-Use Cannabis Dispensing Organizations in the B-2 and B-3 zoning districts as a Special Use with certain restrictions and eliminate Medical Cannabis Cultivation facilities as a Special Use in the ORI district. Medical Cannabis Dispensing Organizations will still be allowed in the M-1 district but will not be allowed to sell Adult Use Cannabis at those locations.

Present were the following: Chairman Garrett Gray (Participated electronically)
 Eduardo Mani (Participated electronically)
 James Gaskill (Participated electronically)
 Kehla West (Participated electronically)
 Steven Vick (Participated electronically)
 Lucas Engel (Participated electronically)

Absent Plan Commissioners: Angela Gatto
 Mary Aitchison

Village Officials and Staff: Paula Wallrich, Interim Community Development Director (Participated electronically)
 Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guests: None

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to open the public hearing of **Text** Amendment – Adult Use Cannabis Business Establishments

AYE: All Commissioners participated electronically

COMMISSIONERS MANI, GASKILL, WEST, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by voice vote.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation. The Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

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July 2, 2020*

Paula Wallrich, Acting Community Development Director presented the Staff Report. The *Cannabis Regulation and Tax Act* (Public Act 101-0027), hereafter termed as the “Act”, was signed into law by Governor JB Pritzker on June 25, 2019 (amended and adopted as Public Act 101-0593 December 4, 2019). Effective as of January 1, 2020, the Act legalized the possession and private use of cannabis for Illinois residents over 21 years of age. With the adoption of the Act, municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, municipalities can adopt and enforce local ordinances to regulate the possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act.

The Act also preserves local zoning authority and authorizes municipalities to prohibit or significantly limit the location of cannabis businesses by ordinance. Municipalities have the authority to enact reasonable zoning regulations that are not in conflict with the act, including the adoption of regulations designating the time, place, manner, and number of cannabis business operations, including minimum distances between cannabis locations through Special Use Permits.

Subsequent to the legalization of cannabis in Illinois, the Village of Tinley Park actively researched, discussed, and enacted local regulations regarding the use and sale of cannabis within corporate limits, including two citizen surveys on whether the Village should allow for the sale of cannabis. On December 17, 2019, the Village Board adopted an ordinance establishing a moratorium on cannabis business establishments. However, at the March 3, 2020 Village Board meeting staff was directed to prepare the necessary amendments to provide appropriate Zoning Ordinance text amendments, licensing, and taxing opportunities to allow for Adult-Use Cannabis Dispensing Facilities within the Village. This memo will address the zoning text amendments, while the recommendations for licensing and taxing will be addressed at the Finance Committee.

Staff has worked closely with the Village attorneys to research current legislation and zoning of other Illinois communities such as Deerfield, Shorewood, Bourbonnais, Oak Forest, and the City of Chicago that have adopted local legislation related to the adult-use of cannabis. Staff also referenced the Illinois Municipal Leagues Model Ordinance (**Exhibit A**) as a guide for the recommended text amendments.

With the adoption of the Act, Adult-Use Cannabis Dispensing Organizations and Adult-Use Cannabis Cultivation Centers may include the sale and growing of medical cannabis. However, Medical Cannabis Dispensing Facilities and Medical Cannabis Cultivation Facilities may not include the sale or growing of adult-use cannabis without reclassifying the definitions as they currently exist in our zoning code. In addition, the Act states the Village cannot prohibit Medical Cannabis Dispensing Facilities in our zoning ordinance but the Village can prohibit Medical Cannabis Cultivation Facilities. Therefore, staff is recommending the more prudent strategy in considering Adult-Use Cannabis uses by allowing the continuation of Medical Cannabis Dispensing Facilities (in the M-1 district) and eliminate or delete regulations allowing Medical Cannabis Cultivation Facilities in the ORI district since they have the ability to grow adult-use cannabis as well. Further, staff is recommending that Adult-Use Cannabis Dispensing Organizations be allowed in B-2 (Community Shopping District) and B-3 (General Business and Commercial District) districts as a Special Use. Further discussion of the appropriate zoning districts and regulations are discussed below.

Staff recognizes the commercial nature of a dispensary and therefore recommends providing for the sale of Adult-Use Cannabis in the business districts instead of the M-1 district as previously designated for Medical Cannabis Dispensing Facility. In review of the business zoning districts, it is apparent that the B-1 (Neighborhood Shopping District) is not an appropriate district for this use primarily due to its proximity to residential uses. The B-1 district is characterized as providing “*convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods*”. The B-3 (General Business and Commercial District) and the B-2 (Community Shopping District) more closely align with the scope and nature of a Cannabis Dispensing Organization.

Of these two commercial districts, the B-3 District is the more compatible district for Adult-Use Cannabis Dispensing Organizations in that it is designed to *accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center.* There are several properties zoned B-3 which are primarily located along major commercial corridors, such as 159th Street, Harlem Avenue, LaGrange Road, 191st Street, and Oak Park Avenue north of 167th Street and south of I-80. Some of these B-3 sites are more appropriate for an Adult-Use Cannabis Dispensing Organization than others due to their proximity to residential uses. Staff is recommending that Adult-Use Cannabis Dispensing Organizations be allowed only on properties with frontage on 159th Street, Harlem Avenue, and LaGrange Road because of the commercial nature of these corridors.

The B-2 District may also provide some compatibility with Adult-Use Cannabis Dispensing Organizations, albeit to a lesser extent than the B-3 district due to its definition and the limited amount of property currently zoned B-2 in the Village. The B-2 district is

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intended to “provide for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers.” The only properties currently zoned B-2 is located along 159th Street and Harlem Avenue frontages (Bremontowne Shopping Center and the Tinley Park Plaza).

Due to the range and variety of locations in the B-2 and B-3 zoning districts and the unique characteristics associated with Adult-Use Cannabis Dispensing Organizations, Staff is recommending they only be approved as a Special Use. By definition, Special Uses (SUP) “cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.” The Village’s Zoning Ordinance further recognizes that private uses are of such nature they are best regulated as Special Uses due to the fact “that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities”.

The Zoning Ordinance provides standards for consideration when adopting a Special Use, however due to the unique characteristics of an Adult-Use Cannabis Dispensing, Staff is recommending additional standards to consider when reviewing this SUP as follows:

1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
2. Proposed structure in which the facility will be located, total square footage, security installations/security plan, and building code compliance.
3. Hours of operation and the anticipated number of customers/employees.
4. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
6. Overall site design, including access points and internal site circulation.
7. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
8. Compliance with all requirements provided in Section V.C.13 Adult-use Cannabis Business Establishment, as applicable.
9. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
10. In addition to the Special Use Standards outlined in Section X.J.5., no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:
 - a. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
 - b. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.

Adult Use Cannabis Dispensing Organization Requirements

In addition to these Special Use standards, staff is recommending certain criteria be met by any business in order to apply for a SUP for an Adult-Use Cannabis Dispensing Organization. The proposed use must satisfy the following criteria to be approved:

1. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or daycare center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
3. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue, and LaGrange Road.
4. Facility must be located in a standalone building as the sole use of that structure; no co-tenancy with other uses allowed.
5. Facility shall not sell food for consumption on the premises.
6. Facility shall not allow on-site consumption or smoking of cannabis.
7. Facility shall be restricted to the following hours of operation: Monday through Saturday (8:00 a.m. to 9:00 p.m.); Sundays (12:00 p.m. to 6:00 p.m.)
8. Facility shall not be allowed to have a drive-through window or service.
9. Signage shall be limited to: one flat wall sign that does not exceed ten (10) sq. ft. in area; and one identifying sign that does not exceed two sq. ft in area, which identifying sign may include only the dispensary’s address. Such signs shall

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- not be directly illuminated; obstruct the entrance or windows of the recreational cannabis dispensary; include an electronic message sign or any temporary signs on the exterior of the property. No signage on the exterior of a recreational cannabis dispensary may contain cannabis imagery such as cannabis leaves, plants, smoke, cannabis paraphernalia, or cartoonish imagery oriented towards youth, or any language terms referencing cannabis, or any slang or street terms commonly associated with cannabis. Notwithstanding anything to the contrary, a recreational cannabis dispensary must post a sign with text that is clearly legible and conspicuous immediately adjacent to all entrances that includes the following language: “Persons under the age of 21 are prohibited from entering unless a qualifying patient with a prescription issued under the Compassionate Use Medical Cannabis Program Act.”
10. The exterior of all bags, sacks, totes or boxes provided to customers to carry cannabis out of the recreational cannabis dispensary must be opaque and without text or graphics advertising or identifying the contents of the products contained within.
 11. Facility shall install building enhancements, such as security cameras, lighting, or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
 12. For purposes of determining required parking, said facilities shall be classified as a “Retail Store” per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section X.J. (Special Uses).
 13. Petitioner shall file an affidavit with the Village affirming compliance with Section V.C.13.d. (Adult-Use Cannabis Dispensing Organization) as provided herein and all other requirements of the Act.

Staff is also recommending that no more than one Adult-Use Cannabis Dispensing Organizations be permitted within the Village of Tinley Park corporate limits and that they shall register annually with the Village of Tinley Park pursuant to the Village Municipal Code.

RECOMMENDATION:

Staff is recommending sections of the Zoning Ordinance be amended as follows:

- Section II.B (Definitions) be amended by deleting the definition for “Medical Cannabis Cultivation Facility” and by adding definitions for Adult-Use Cannabis Business establishment, Adult-Use cannabis craft grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Transporting Organization or Transporter, and Person in alphabetical order.
- Section V.B (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) be amended by deleting “Medical Cannabis Cultivation Facility” under the heading of “OTHER USES “, and adding Adult-Use Cannabis Dispensing Organization” in the B-2 (Community Shopping District) and B-3 (General Business and Commercial) as a Special Use. All other “Adult-Use Business Establishments” are prohibited.
- Section V.B. Schedule I (Schedule of Permitted Uses-By District) be amended by deleting “Medical Cannabis Cultivation Facility” and the reference “S” (denoting a Special Use), under the heading “ORI Office and Restrict Industrial”.
- Section V.B. Schedule I (Schedule of Permitted Uses-By District) be amended by adding “Adult-use cannabis dispensing organization” under the heading “B-2 Community Shopping” and “B-3 General Business & Commercial” with a “S” to denote a Special Use.
- Section XII, Section A. Table 3.A.2. (Prohibited Uses) be amended by adding, “Adult Cannabis Business Establishments” under the heading “Prohibited Uses”.
- Section V.C. (Supplementary District Regulations) be amended to add Section 13 “Adult Cannabis Business Establishment” outlining Adult-use Cannabis Business Establishment components to consider when reviewing a Special Use application along with specific criteria for Adult-Use Cannabis Dispensing Organizations that must be met in order to be approved.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER WEST noted staff did an excellent job for the community

COMMISSIONER ENGEL noted staff did an excellent job researching and presenting the amendments within the law and in appropriate locations for the Village of Tinley Park.

CHAIRMAN GRAY noted the he commends staff's research and thought in the amount of investigation that was put into this item.

CHAIRMAN GRAY asked for comments from the Public.

There were none.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the public hearing of Text Amendment – Adult Use Cannabis Business Establishments

AYE: All Commissioners participated electronically

COMMISSIONERS MANI, GASKILL, WEST, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by voice call.

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to recommend the Village Board amend various sections of the Zoning Ordinance to delete references to Medical Cannabis Cultivation Facility and add appropriate amendments to the Zoning Ordinance as described in this staff report to provide for Adult-Use Cannabis Dispensing Organization in the B-2 (Community Shopping District) and the B-3 (General Business & Commercial District) as a Special Use.

AYE: All Commissioners participated electronically

COMMISSIONERS MANI, GASKILL, WEST, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

This item will be heard at the Committee of the Whole on 7/7/2020 and then will be heard at the Village Board on 7/21/2020.

GOOD OF THE ORDER.

There were none.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER WEST to adjourn the July 2, 2020 Plan Commission Meeting AT 7:21 pm

AYE: All Commissioners participated electronically

COMMISSIONERS MANI, GASKILL, ENGEL, VICK, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by voice vote.

PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

July 2, 2020 – Public Hearing

Zoning Code Text Amendment – Adult-Use Cannabis Business Establishments

Petitioner

Village Tinley Park

Municipal Code

Zoning Code

Approvals Sought

Text Amendment

Project Planner

Paula J. Wallrich, AICP
Acting Community
Development Director

BACKGROUND

The *Cannabis Regulation and Tax Act* (Public Act 101-0027), hereafter termed as the “Act”, was signed into law by Governor JB Pritzker on June 25, 2019 (amended and adopted as Public Act 101-0593 December 4, 2019). Effective as of January 1, 2020, the Act legalized the possession and private use of cannabis for Illinois residents over 21 years of age. With the adoption of the Act, municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, municipalities can adopt and enforce local ordinances to regulate the possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act.

The Act also preserves local zoning authority and authorizes municipalities to prohibit or significantly limit the location of cannabis businesses by ordinance. Municipalities have the authority to enact reasonable zoning regulations that are not in conflict with the act, including the adoption of regulations designating the time, place, manner, and number of cannabis business operations, including minimum distances between cannabis locations through Special Use Permits.

Subsequent to the legalization of cannabis in Illinois, the Village of Tinley Park actively researched, discussed, and enacted local regulations regarding the use and sale of cannabis within corporate limits, including two citizen surveys on whether the Village should allow for the sale of cannabis. On December 17, 2019, the Village Board adopted an ordinance establishing a moratorium on cannabis business establishments. However, at the March 3, 2020 Village Board meeting staff was directed to prepare the necessary amendments to provide appropriate Zoning Ordinance text amendments, licensing, and taxing opportunities to allow for Adult-Use Cannabis Dispensing Facilities within the Village. This memo will address the zoning text amendments, while the recommendations for licensing and taxing will be addressed at the Finance Committee.

Staff has worked closely with the Village attorneys to research current legislation and zoning of other Illinois communities such as Deerfield, Shorewood, Bourbonnais, Oak Forest, and the City of Chicago that have adopted local legislation related to the adult-use of cannabis. Staff also referenced the Illinois Municipal Leagues Model Ordinance (**Exhibit A**) as a guide for the recommended text amendments.

WORKSHOP DISCUSSION

With the adoption of the Act, Adult-Use Cannabis Dispensing Organizations and Adult-Use Cannabis Cultivation Centers may include the sale and growing of medical cannabis. However, Medical Cannabis Dispensing Facilities and Medical Cannabis Cultivation Facilities may not include the sale or growing of adult-use cannabis without reclassifying the definitions as they currently exist in our zoning code. In addition, the Act states the Village cannot prohibit Medical Cannabis Dispensing Facilities in our zoning ordinance but the Village can prohibit Medical Cannabis Cultivation Facilities. Therefore, staff is recommending the more prudent strategy in considering Adult-Use Cannabis uses by allowing the continuation of Medical Cannabis Dispensing Facilities (in the M-1 district) and eliminate or delete regulations allowing Medical Cannabis Cultivation Facilities in the ORI district since they have the ability of growing adult-use cannabis as well. Further, staff is recommending that Adult-Use Cannabis Dispensing

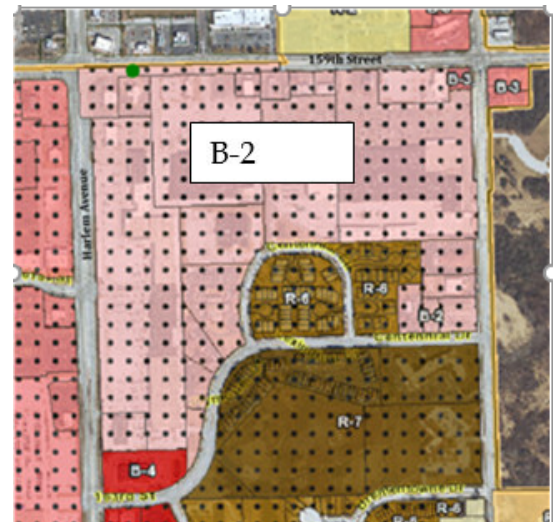
Organizations be allowed in B-2 (Community Shopping District) and B-3 (General Business and Commercial District) districts as a Special Use. Further discussion of the appropriate zoning districts and regulations are discussed below.

Zoning

Staff recognizes the commercial nature of a dispensary and therefore recommends providing for the sale of Adult-Use Cannabis in the business districts instead of the M-1 district as previously designated for Medical Cannabis Dispensing Facility. In review of the business zoning districts, it is apparent that the B-1 (Neighborhood Shopping District) is not an appropriate district for this use primarily due to its proximity to residential uses. The B-1 district is characterized as providing “*convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods*”. The B-3 (General Business and Commercial District) and the B-2 (Community Shopping District) more closely align with the scope and nature of a Cannabis Dispensing Organization.

Of these two commercial districts, the B-3 District is the more compatible district for Adult-Use Cannabis Dispensing Organizations in that it is designed to *accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center.* There are several properties zoned B-3 which are primarily located along major commercial corridors, such as 159th Street, Harlem Avenue, LaGrange Road, 191st Street, and Oak Park Avenue north of 167th Street and south of I-80. Some of these B-3 sites are more appropriate for an Adult-Use Cannabis Dispensing Organization than others due to their proximity to residential uses. Staff is recommending that Adult-Use Cannabis Dispensing Organizations be allowed only on properties with frontage on 159th Street, Harlem Avenue, and LaGrange Road because of the commercial nature of these corridors.

The B-2 District may also provide some compatibility with Adult-Use Cannabis Dispensing Organizations, albeit to a lesser extent than the B-3 district due to its definition and the limited amount of property currently zoned B-2 in the Village. The B-2 district is intended to “*provide for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers.*” The only properties currently zoned B-2 is located along 159th Street and Harlem Avenue frontages (Bremontowne Shopping Center and the Tinley Park Plaza) as depicted on the image to the right.



Special Use & Review Standards

Due to the range and variety of locations in the B-2 and B-3 zoning districts and the unique characteristics associated with Adult-Use Cannabis Dispensing Organizations, Staff is recommending they only be approved as a Special Use. By definition, Special Uses (SUP) “*cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.*” The Village’s Zoning Ordinance further recognizes that private uses are of such nature they are best regulated as Special Uses due to the fact “*that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities*”.

The Zoning Ordinance provides standards for consideration when adopting a Special Use, however due to the unique characteristics of an Adult-Use Cannabis Dispensing, Staff is recommending additional standards to consider when reviewing this SUP as follows:

1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
2. Proposed structure in which the facility will be located, total square footage, security installations/security plan, and building code compliance.
3. Hours of operation and the anticipated number of customers/employees.
4. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
5. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
6. Overall site design, including access points and internal site circulation.
7. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
8. Compliance with all requirements provided in Section V.C.13 Adult-use Cannabis Business Establishment, as applicable.
9. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
10. In addition to the Special Use Standards outlined in Section X.J.5., no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:

- a. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
- b. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.

Adult Use Cannabis Dispensing Organization Requirements

In addition to these Special Use standards, staff is recommending certain criteria be met by any business in order to apply for a SUP for an Adult-Use Cannabis Dispensing Organization. The proposed use must satisfy the following criteria to be approved:

1. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or daycare center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
2. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
3. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue, and LaGrange Road.
4. Facility must be located in a standalone building as the sole use of that structure; no co-tenancy with other uses allowed.
5. Facility shall not sell food for consumption on the premises.
6. Facility shall not allow on-site consumption or smoking of cannabis.
7. Facility shall be restricted to the following hours of operation: Monday through Saturday (8:00 a.m. to 9:00 p.m.); Sundays (12:00 p.m. to 6:00 p.m.)
8. Facility shall not be allowed to have a drive-through window or service.
9. Signage shall be limited to: one flat wall sign that does not exceed ten (10) sq. ft. in area; and one identifying sign that does not exceed two sq. ft in area, which identifying sign may include only the dispensary's address. Such signs shall not be directly illuminated; obstruct the entrance or windows of the recreational cannabis dispensary; include an electronic message sign or any temporary signs on the exterior of the property. No signage on the exterior of a recreational cannabis dispensary may contain cannabis imagery such as cannabis leaves, plants, smoke, cannabis paraphernalia, or cartoonish imagery oriented towards youth, or any language terms referencing cannabis, or any slang or street terms commonly associated with cannabis. Notwithstanding anything to the contrary, a recreational cannabis dispensary must post a sign with text that is clearly legible and conspicuous immediately adjacent to all entrances that includes the following language: "Persons under the age of 21 are prohibited from entering unless a qualifying patient with a prescription issued under the Compassionate Use Medical Cannabis Program Act."
10. The exterior of all bags, sacks, totes or boxes provided to customers to carry cannabis out of the recreational cannabis dispensary must be opaque and without text or graphics advertising or identifying the contents of the products contained within.
11. Facility shall install building enhancements, such as security cameras, lighting, or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
12. For purposes of determining required parking, said facilities shall be classified as a "Retail Store" per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section X.J. (Special Uses).
13. Petitioner shall file an affidavit with the Village affirming compliance with Section V.C.13.d. (Adult-Use Cannabis Dispensing Organization) as provided herein and all other requirements of the Act.

Staff is also recommending that no more than one Adult-Use Cannabis Dispensing Organizations be permitted within the Village of Tinley Park corporate limits and that they shall register annually with the Village of Tinley Park pursuant to the Village Municipal Code.

RECOMMENDATION

Staff is recommending sections of the Zoning Ordinance be amended as follows:

- Section II.B (Definitions) be amended by deleting the definition for "Medical Cannabis Cultivation Facility" and by adding definitions for Adult-Use Cannabis Business establishment, Adult-Use cannabis craft grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Transporting Organization or Transporter, and Person in alphabetical order.
- Section V.B (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) be amended by deleting "Medical Cannabis Cultivation Facility" under the heading of "OTHER USES ", and adding Adult-Use Cannabis Dispensing

Organization” in the B-2 (Community Shopping District) and B-3 (General Business and Commercial) as a Special Use. All other “Adult-Use Business Establishments” are prohibited.

- Section V.B. Schedule I (Schedule of Permitted Uses-By District) be amended by deleting “Medical Cannabis Cultivation Facility” and the reference “S” (denoting a Special Use), under the heading “ORI Office and Restrict Industrial”.
- Section V.B. Schedule I (Schedule of Permitted Uses-By District) be amended by adding “Adult-use cannabis dispensing organization” under the heading “B-2 Community Shopping” and “B-3 General Business & Commercial” with a “S” to denote a Special Use.
- Section XII, Section A. Table 3.A.2. (Prohibited Uses) be amended by adding, “Adult Cannabis Business Establishments” under the heading “Prohibited Uses”.
- Section V.C. (Supplementary District Regulations) be amended to add Section 13 “Adult Cannabis Business Establishment” outlining Adult-use Cannabis Business Establishment components to consider when reviewing a Special Use application along with specific criteria for Adult-Use Cannabis Dispensing Organizations that must be met in order to be approved.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the proposed Text Amendment, the appropriate wording of the motion is listed below.

Motion 1 : “...make a motion to recommend the Village Board amend various sections of the Zoning Ordinance to delete references to Medical Cannabis Cultivation Facility and add appropriate amendments to the Zoning Ordinance as described in this staff report to provide for Adult-Use Cannabis Dispensing Organization in the B-2 (Community Shopping District) and the B-3 (General Business & Commercial District) as a Special Use.



Interoffice Memo

Date: July 24, 2020
To: Village Board
From: Hannah Lipman, Management Analyst
Subject: Adult Use Cannabis – Business License Fee

Per the Illinois Cannabis Regulation and Tax Act, municipalities cannot issue licenses for adult use cannabis like they can for alcohol or video gaming. Therefore, a survey of other municipalities who already have a cannabis facility or will allow for them, was completed to get a better understanding of how they license such facilities. The common trend seems to treat cannabis facilities as any other business, and determine the business license fee based on square footage and use. This is how the Village currently licenses businesses as well. Others have taken their own approach, and charged fees on the Community Development side, while some do not charge a fee at all. Mundelein (\$3,500) and Peoria (\$5,000) have the highest fees in terms of business licensing. Again, without the ability to issue a cannabis license, municipalities have taken varying approaches.

Discussion at a Committee of the Whole meeting on July 7th resulted in a recommendation to set the business license fee at \$5,000 plus square footage.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-XX

AN ORDINANCE AMENDING TITLE XI CHAPTER 110 SECTION 25 (C)
OF THE VILLAGE OF TINLEY PARK CODE OF ORDINANCES FOR THE
ADDITION OF AN ADULT USE CANNABIS BUSINESS LICENSE FEE

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-XXX**AN ORDINANCE AMENDING TITLE XI CHAPTER 110 SECTION 25 (C)
OF THE VILLAGE OF TINLEY PARK CODE OF ORDINANCES FOR
THE ADDITION OF AN ADULT USE CANNABIS BUSINESS LICENSE
FEE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, On June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (hereinafter referred to as “Act”); and

WHEREAS, The Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses; and

WHEREAS, Pursuant to the Act, the Village may enact reasonable ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner, and number of cannabis business establishments; and

WHEREAS, On July 7th, 2020, the Village Board discussed the addition of an Adult Use Cannabis business license and the fee to be associated therewith; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said the said addition to the Adult Use Cannabis Business License and fee; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as finding of fact as if said recitals were fully set forth herein.

SECTION 2: That the Code of Ordinances of the Village of Tinley Park be hereby amended by adding the following underlined language as follows:

(C) The nature of certain businesses or activities requires that the business license fee be based on a combination of square footage and other factors. Fee charges for those specified businesses and/or activities are as follows:

<i>Amusements</i>	<i>Fee</i>
<u>Adult Use Cannabis</u>	<u>\$5,000 annually, plus fee based on square footage</u>
Archery range	\$50 annually, plus fee based on square footage
Golf course (public)	100 annually, plus square foot charge on buildings
Golf course (private)	100 annually, plus square foot charge on buildings
Golf practice range	50 annually, plus square foot charge on buildings
<i>Retail and Service Businesses</i>	<i>Fee</i>
Gas stations, with grocery	Extra fee based on square feet and retail sales
Taxicab companies	\$150 annually, in addition to any annual fee based on the square footage of the premises
Taxicab drivers	\$50 per driver annually
Taxicab vehicles	\$50 per vehicle annually
Towing business	200 annually, in addition to annual fee based on square footage of premises

SECTION 3: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption and approval

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 4th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 4th day of August, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK)
COUNTY OF WILL) SS

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-XXX, "AN ORDINANCE AMENDING TITLE XI CHAPTER 110 SECTION 25 (C) OF THE VILLAGE OF TINLEY PARK CODE OF ORDINANCES FOR THE ADDITION OF AN ADULT USE CANNABIS BUSINESS LICENSE FEE" which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



ZONING BOARD OF APPEALS STAFF REPORT

July 23, 2020 – Public Hearing

Petitioner

Daiva Puriene (Owner)

Property Location

6342 Carlsbad Drive

PIN

28-29-105-011-0000

Zoning

R-4 (Single-Family
Residential)

Approval Sought

Variation

Project Planner

Daniel Ritter, AICP
Senior Planner

Corner Fence Variation – 6342 Carlsbad Drive, Puriene



EXECUTIVE SUMMARY

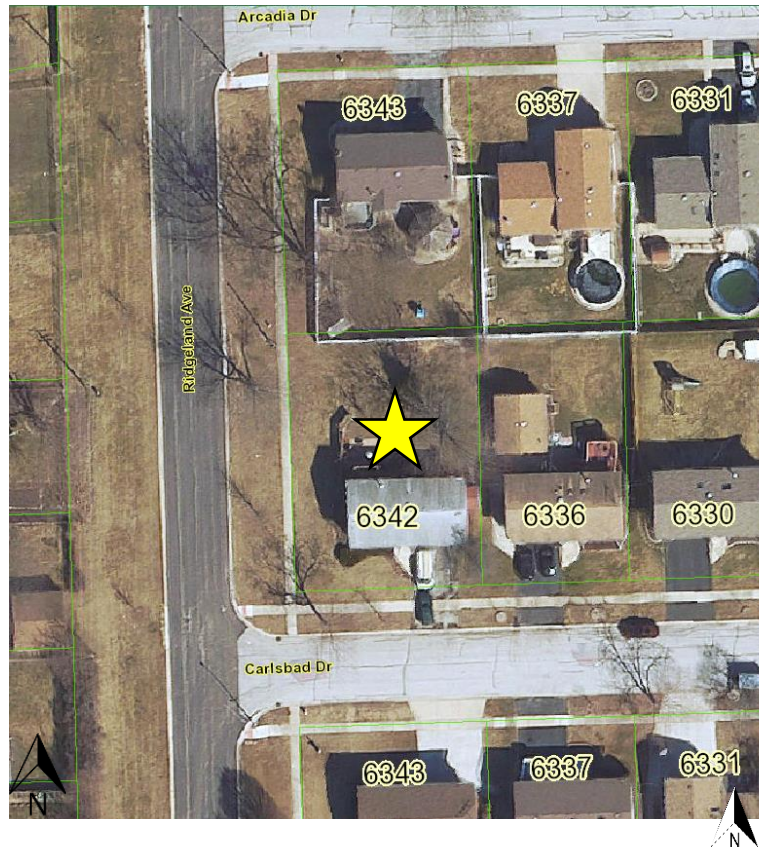
The Petitioner, Daiva Puriene, is requesting a 12-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a six-foot-high privacy fence to encroach 12 feet into the required 25-foot setback of a secondary front yard on the property located at 6342 Carlsbad Drive in the R-4 (Single-family Residential) zoning district.

The Petitioner has requested the Variation to match the location and style of their neighbor's fence (6343 Arcadia Drive) that was granted a Variation in 2013 (Ord. #2013-O-026). The backyards and corner side yards of the two properties are adjacent to each other. Meeting the code by setting a privacy fence back 25 feet would create an odd 12-foot jog in the fence line along Ridgeland and reduce their usable rear yard area. They prefer a privacy fence along Ridgeland Avenue because it is a more heavily traveled connector street. The fence will match the neighbor's fence design.

EXISTING SITE & HISTORY

The subject site is approximately a 9,890 sq. ft. size and 86 ft. wide lot and located in the Lancaster Highlands Subdivision on the southeast corner of Ridgeland Avenue and Carlsbad Drive. The lot meets the minimum zoning requirements for lot width and size of a corner lot in the zoning district. The house has an existing elevated deck in the rear with a patio located under the deck. The property is mostly open along Ridgeland Avenue currently and a fence is only installed for a small portion with a patio. That current fence is setback to the house setback.

The subject site has a neighbor to the north (6343 Arcadia Dr.) that received a corner fence variation in 2013 (Ord. #2013-O-026) to extend the fence 12 ft from the allowable setback for a 6' high privacy fence. The Zoning Board noted at the time that ten feet was their typical maximum allowance, but that two additional feet was acceptable here due to an existing large tree, deck stair location, and large parkway on Ridgeland Avenue.



ZONING & NEARBY LAND USES

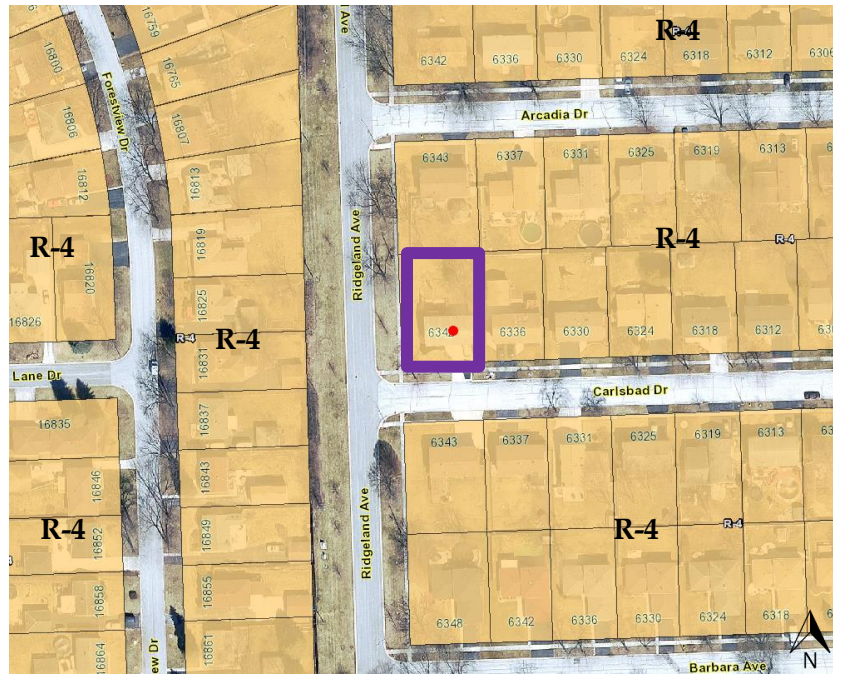
The subject property (outlined in purple in the graphic to the right) is a corner lot located within the Lancaster Highlands and zoned R-4 (Single-Family Residential). All properties surrounding the subject parcel are single-family home lots also zoned R-4.

The subject parcel meets the minimum lot size and width required for a corner lot in the zoning district. Most corner lots in the Village are subdivided with additional lot size and lot width to accommodate the secondary front yard setback requirements. This avoids the situation where a corner lot has less backyard space than the neighboring interior lots.

After months of discussion between the ZBA, Plan Commission and Community Development Committee, the Village Board adopted an ordinance in January 2018, amending the fence regulations in Section III.J regarding fences within a required secondary front yard. This was a departure from the previous code which was not uniformly enforced, created aesthetic issues in streetscapes and resulted in many non-conforming fences. It was known that the new requirements caused some non-conforming situations, but the zoning code amendment has since limited new unattractive and unsafe fences to be installed. The amendments allow for some additional corner lot fence flexibility if there is no neighboring front yard. However, only a ten-foot encroachment is permitted and the fence must be a maximum of five-foot high and a 50% open design (permeable to light and air) fence.

The majority of fences in the subdivision follow the Zoning Code's fence ordinance and are set back to the building line or in compliance with the 50% open design and five-foot height maximums. Ridgeland is unique in that most of the west side of the road in this area are rear yards and there is a rear yard fence line running most of the block from Honey Ln to Willow Lane Dr. The property immediately to the north of the subject property was approved for a Variation (Ord. 2013-O-026) due to the development pattern on Ridgeland Avenue with many fences, traffic, and an existing tree. It should be noted that the neighbor one block to the north (6342 Arcadia Dr) has also applied for a Variation that will be heard at the August 13, 2020 Zoning Board of Appeals meeting.

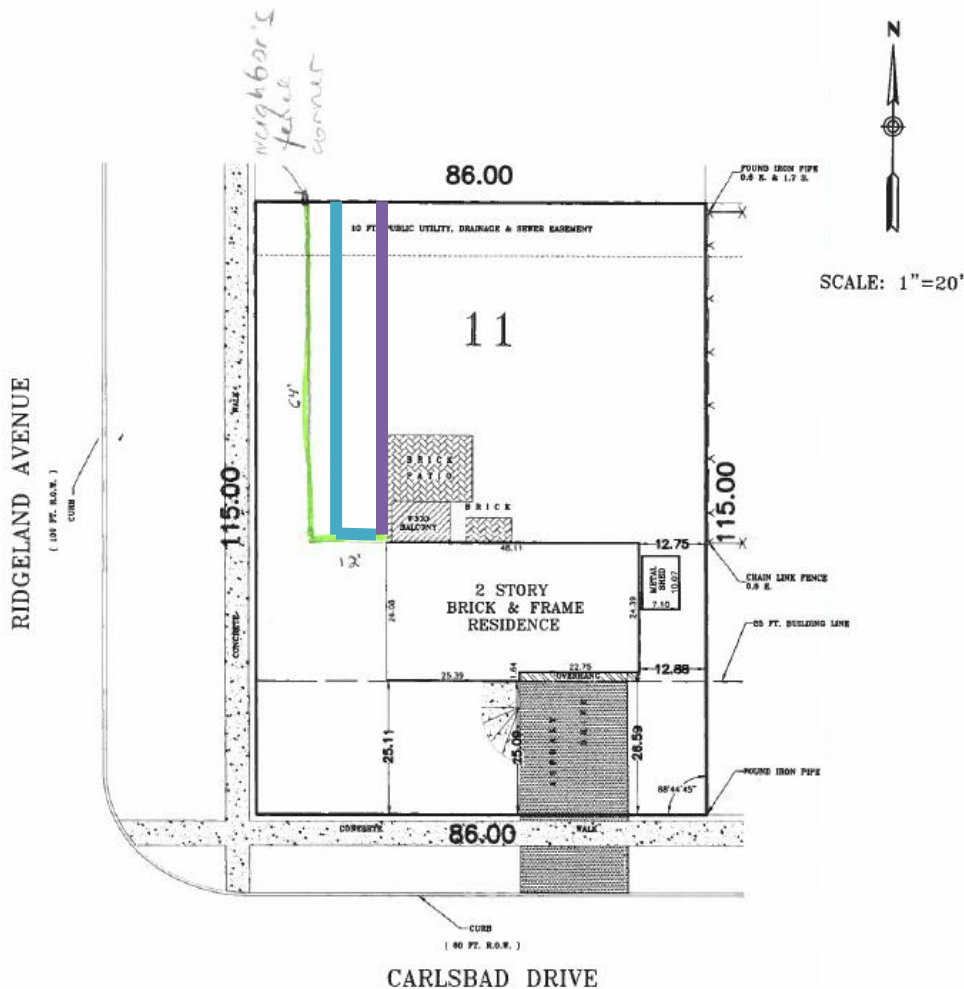
It is important to note that if the Variation is approved, the portion of the lot in the enclosed fence is still considered a secondary front yard and accessory structures such as a shed, deck, patio, and pool will not be permitted in that space unless additional Variations are granted.



VARIATION REQUEST

The Petitioner is requesting a Variation from the Zoning Code to construct a new six-foot tall, solid privacy style fence that will extend 12-feet out to the property line along Ridgeland Avenue (green line on the plan below). The Petitioner has requested the Variation due to their location along a more heavily traveled street, existing fence locations along Ridgeland Avenue, for additional privacy, and for aesthetic purposes to match their neighbors' fence. There are few primary front yard or driveways on this section of Ridgeland Avenue and none adjacent to the subject site. The Ridgeland Avenue parkway is significantly wider at this location than most residential streets that help to soften the effects of corner fences. There is approximately 22 feet between the street and the sidewalk along Ridgeland Avenue and most residential parkways are approximately eight feet.

Hardships for a Variation must be related to the physical characteristics of the property and cannot be created by the owner (or previous owners) of the property. The Petitioner has a few code-compliant options that are possible, including, receiving administrative approval for a five-foot-high open-style fence extending up to ten feet into the secondary front yard (blue line on the plan below). Alternatively, a privacy fence is permitted at the 25 feet house setback line (purple line on the plan below). However, these options would not match the neighbor's fence in style (white PVC privacy) or location (12 ft.) Typically staff would recommend maintaining the ten-foot maximum encroachment into the required setback, however the two foot difference here would create a noticeable transition between the fences.



STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Zoning Board of Appeals shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Zoning Board of Appeals must provide findings for the first three standards; the remaining standards are provided to help the Zoning Board of Appeals further analyze the request. Staff prepared draft responses for the Findings of Fact below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***The property can yield a reasonable return; however, the Variation creates a more useful and attractive property by matching the fence location and style of the neighbors.***
2. The plight of the owner is due to unique circumstances.
 - ***The Petitioner is matching their neighbors' fence setback and style which had a Variation previously approved. There are no immediately adjacent primary front yards or driveways or visibility impacts at the intersection. The wider than usual right-of-way also helps to buffer any visual impacts of the fence.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The fence will match the north neighboring property's existing fence style and location previously approved for a Variation. The area along Ridgeland Avenue has a long fence line along the west side of the road and a large right-of-way width that help to buffer the visual impacts of corner lot fences.***
4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Zoning Board of Appeals wishes to take action, an appropriate wording of the motions would read:

“...make a motion to recommend that the Village Board grant a 12-foot Variation to the Petitioner, Daiva Puriene, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a 6-foot high privacy fence to extend 12 feet into the required secondary front yard where a fence encroachment is not permitted at 6342 Carlsbad Drive in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt recommended Findings of Fact as proposed by Village Staff as listed in the July 23, 2020 Staff Report.”

...with the following conditions:

[any conditions that the ZBA would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey (Marked)	Petitioner/Preferred Survey, Inc	3.4.2005
	Variation Standards/Findings of Fact	Petitioner	6.22.2020
	Pictures of Neighbor's (6343 Arcadia Dr) Fence	Petitioner	6.22.2020

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A VARIATION TO PERMIT A SIX-
FOOT-TALL PRIVACY FENCE IN A SECONDARY FRONT YARD AT
6342 CARLSBAD DRIVE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. _____**AN ORDINANCE GRANTING A VARIATION TO PERMIT A SIX-FOOT-TALL PRIVACY FENCE IN A SECONDARY FRONT YARD AT 6342 CARLSBAD DRIVE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition has been filed with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance by Daiva Puriene (“Petitioner”), to grant a twelve-foot (12’) Variation to permit the construction of a six-foot (6’) tall privacy fence to be located 13 feet from the secondary front yard property line instead of the required 25-foot front yard setback; and

WHEREAS, the Village of Tinley Park Zoning Board of Appeals (“ZBA”) held a Public Hearing on the question of whether the Variation should be granted on July 23, 2020, at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures” at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said Public Hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, after hearing testimony on the petition, the ZBA found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variation and voted 4-0 to recommend to the Village President and Board of Trustees for the approval of the Variation; and

WHEREAS, the ZBA has filed its report of findings and recommendations regarding the Variation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variation; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as finding of fact as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the ZBA are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner have provided evidence establishing that he has met the standards for granting the Variation as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variation as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property can yield a reasonable return; however, the Variation creates a more useful and attractive property by matching the fence location and style of the neighbors.*
2. The plight of the owner is due to unique circumstances.
 - *The Petitioner is matching their neighbors' fence setback and style which had a Variation previously approved. There are no immediately adjacent primary front yards or driveways or visibility impacts at the intersection. The wider than usual right-of-way also helps to buffer any visual impacts of the fence.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The fence will match the north neighboring property's existing fence style and location previously approved for a Variation. The area along Ridgeland Avenue has a long fence line along the west side of the road and a large right-of-way width that help to buffer the visual impacts of corner lot fences.*
4. Additionally, the Zoning Board of Appeals also considered the extent to which the following facts are favorable to the Petitioner based on the established evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: LOT 11 IN BLOCK 3 IN LANCASTER HIGHLANDS (DOCUMENT NUMBER 2393498) UNIT NUMBER 2, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-29-105-011-0000

COMMONLY KNOWN AS: 6342 Carlsbad Drive, Tinley Park, Illinois

SECTION 4: The following Variation is hereby granted to the Petitioners in the R-4 (Single-Family Residential) Zoning District at the above-mentioned Property:

1. A twelve-foot (12') Variation from Section III.J (Fence Regulations) of the Zoning Ordinance, to permit a six foot (6') high privacy fence to extend twelve feet (12') into the required secondary front yard where a fence encroachment is not permitted. The result will be a fence setback 13 feet from the secondary front yard property line at 6342 Carlsbad Drive, Tinley Park, Illinois 60477.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 4th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 4th day of August, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE GRANTING A VARIATION TO PERMIT A SIX-FOOT-TALL PRIVACY FENCE IN A SECONDARY FRONT YARD AT 6342 CARLSBAD DRIVE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

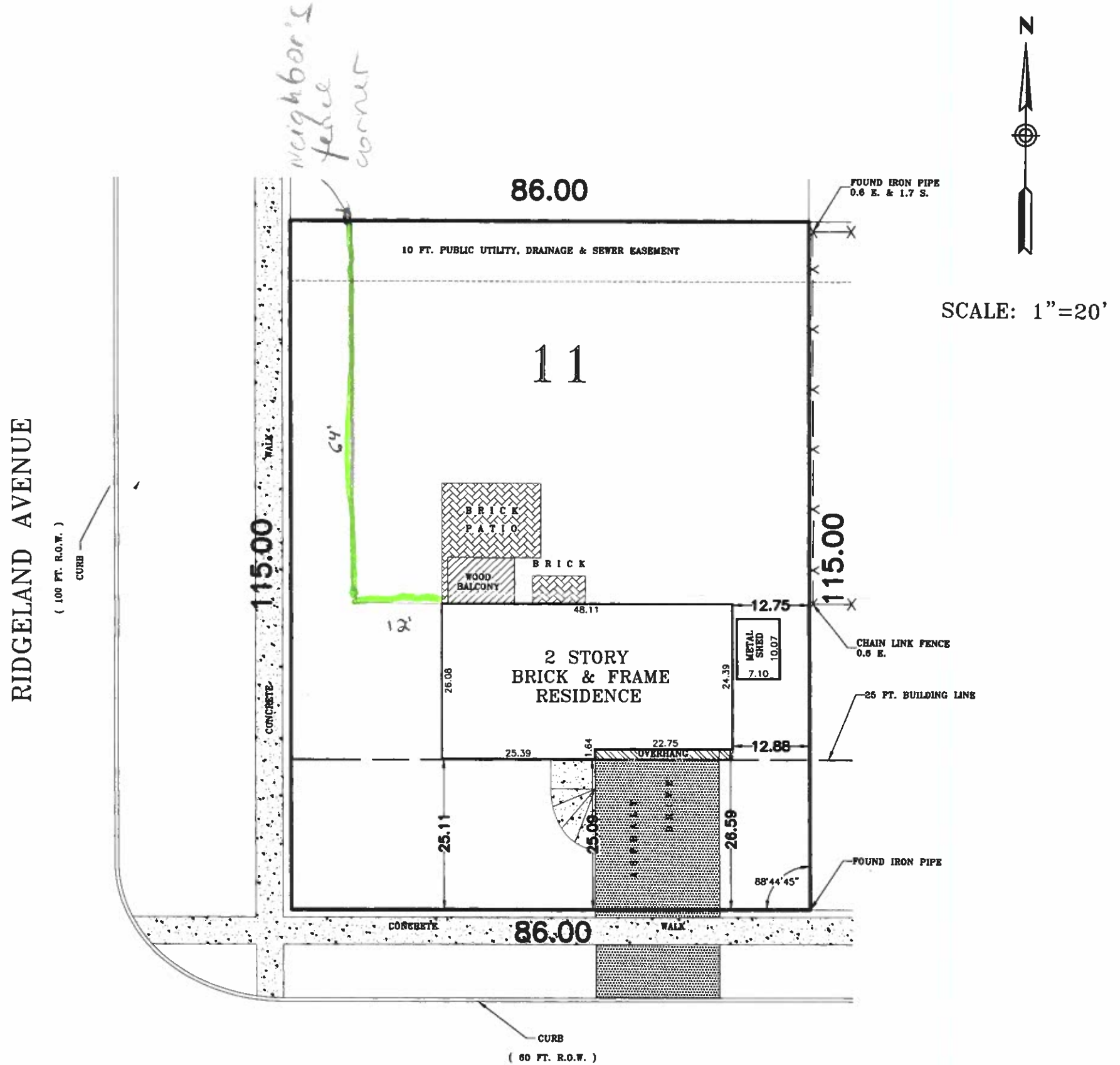
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

PLAT OF SURVEY

OF LOT 11 IN BLOCK 3, IN LANCASTER HIGHLANDS UNIT NUMBER 2, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 THENCE SOUTH 0 DEGREES 0 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 879.85 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LANCASTER HIGHLANDS UNIT NUMBER 1; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LANCASTER HIGHLANDS, UNIT NUMBER 2, 1700.22 FEET; THENCE NORTH 66 DEGREES 12 MINUTES 43 SECONDS EAST 43.74 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 59 SECONDS EAST 140.00 FEET; THENCE NORTH 45 DEGREES 38 MINUTES 27 SECONDS EAST 60.00 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 59 SECONDS EAST 53 MINUTES 01 SECONDS EAST, 299.90 FEET; THENCE SOUTH 37 DEGREES 58 MINUTES 52 SECONDS EAST 59.93 FEET; THENCE SOUTH 34 DEGREES 57 MINUTES 44 SECONDS EAST 52.90 FEET; THENCE NORTH 80 DEGREES 50 MINUTES 05 SECONDS EAST 33.00 FEET; THENCE SOUTH 9 DEGREES 09 MINUTES 55 SECONDS EAST 128.34 FEET; THENCE SOUTH 11 DEGREES 32 MINUTES 43 SECONDS EAST 60.05 FEET; THENCE SOUTH 9 DEGREES 09 MINUTES 55 SECONDS EAST 133.65 FEET; THENCE SOUTH 80 DEGREES 50 MINUTES 05 SECONDS WEST 342.70 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST 248.25 FEET; THENCE NORTH 66 DEGREES 26 MINUTES 35 SECONDS WEST 80.47 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS WEST 115.74 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST 668.00 FEET, MORE OR LESS TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 00 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION 290.00 FEET, MORE OR LESS, TO THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 7, 1968, AS DOCUMENT NUMBER 2393498, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6342 W. CARLSBAD DRIVE, TINLEY PARK, ILLINOIS



CARLSBAD DRIVE

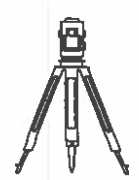
LAND AREA SURVEYED = 9890.0 Sq. Ft.

TO: JOHN FARANO, JR.



THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY OWNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2006. GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS

4TH DAY OF MARCH A.D. 2005



PREFERRED SURVEY, INC.
 7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
 Phone 708-458-7845 / Fax 708-458-7855

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116
 P.S.I. NO. 0558

FLD CREW EM/GS
 CAD JB





VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- Special Use for: _____
- Planned Unit Development (PUD) Concept Preliminary Final Deviation
- Variation Residential Commercial for _____
- Annexation
- Rezoning (Map Amendment) From _____ to _____
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Fence (privacy)

Project Description: _____

Project Address: 6342 CARLSBAD DR Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____


Estimated Project Cost: \$ 2000, —

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: DAIVA PURIENE Company: _____

Street Address: 6342 CARLSBAD Drive City, State & Zip: _____

E-Mail Address: daivap231@gmail.com Phone Number: 

APPLICANT INFORMATION

Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

Our neighbor has a variation in their fence and we would like to match their variation. We would like to have the same type of fence as our neighbor's (privacy) and line up with their fence.

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

n/a

- C. Describe how the above difficulty or hardship was created.

n/a

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

We just want our fence match with our neighbor's Privacy fence and line up with their fence

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

n/a

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

no

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.

no

H. Describe how the requested Variance will not:

- 1. Impair an adequate supply of light and air to adjacent properties.**

no

- 2. Substantially increase the congestion of the public streets.**

no

- 3. Increase the danger of fire.**

no

- 4. Impair natural drainage or create drainage problems on adjacent property.**

no

- 5. Endanger the public safety.**

no

- 6. Substantially diminish or impair property values within the neighborhood.**

no



VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): DANA PUSILENE

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 06/18/2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS

SUBJECT: MINUTES OF THE JULY 23, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Item #1 PUBLIC HEARING: DAVIA PURIENE, 6342 CARLSBAD DRIVE CORNER FENCE VARIATION

The Petitioner, Davia Puriene, is requesting a Variation from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 6342 Carlsbad Drive in the R-4 (Single-Family Residential) Zoning District. This Variation would permit the Petitioner to install a six-foot (6') high privacy fence to encroach twelve feet (12') into the required secondary front yard.

Board Members: Steven Sepessy, Chairman
Robert Paszczyk (Participated Electronically)
Donald Bettenhausen (Participated Electronically)
Jennifer Vargas (Participated Electronically)

Absent Zoning Board Members: James Fritts

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guests: Davia Puriene, Petitioner (Participated Electronically)

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER VARGAS, to open the Public Hearing for Davia Puriene (Property Owner), seeking a Variation from Section III.J. of the Zoning Code (Fence Regulations). The Motion was approved by voice call.

CHAIRMAN SEPESSY declared the Motion approved.

CHAIRMAN SEPESSY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village policy.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner, Davia Puriene, is requesting a 12-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a six-foot-high privacy fence to encroach 12 feet into the required 25-foot setback of a secondary front yard on the property located at 6342 Carlsbad Drive in the R-4 (Single-family Residential) zoning district.

The Petitioner has requested the Variation to match the location and style of their neighbor's fence (6343 Arcadia Drive) that was granted a Variation in 2013 (Ord. #2013-O-026). The backyards and corner side yards of the two properties are adjacent to each other. Meeting the code by setting a privacy fence back 25 feet would create an odd 12-foot jog in the fence line along Ridgeland and reduce their usable rear yard area. They prefer a privacy fence along Ridgeland Avenue because it is a more heavily traveled connector street. The fence will match the neighbor's fence design.

Mr. Ritter displayed photos of the subject property and the neighbor's property. The subject site has a neighbor to the north (6343 Arcadia Dr.) that received a corner fence variation in 2013 (Ord. #2013-O-026) to extend the fence 12 ft from the allowable setback for a 6' high privacy fence. The Zoning Board noted at the time that ten feet was their typical maximum allowance, but that two additional feet was acceptable here due to an existing large tree, deck stair location, and large parkway on Ridgeland Avenue.

The subject site is approximately a 9,890 sq. ft. size and 86 ft. wide lot and located in the Lancaster Highlands Subdivision on the southeast corner of Ridgeland Avenue and Carlsbad Drive. The house has an existing elevated deck in the rear with a patio located under the deck. The property is mostly open along Ridgeland Avenue currently and a fence is only installed for a small portion with a patio. That current fence is setback to the house setback. The subject property is zoned R-4 (Single-Family Residential). All properties surrounding the subject parcel are single-family home lots also zoned R-4. The subject parcel meets the minimum lot size and width required for a corner lot in the zoning district. Most corner lots in the Village are subdivided with additional lot size and lot width to accommodate the secondary front yard setback requirements. This avoids the situation where a corner lot has less backyard space than the neighboring interior lots.

After months of discussion between the ZBA, Plan Commission and Community Development Committee, the Village Board adopted an ordinance in January 2018, amending the fence regulations in Section III.J regarding fences within a required secondary front yard. This was a departure from the previous code which was not uniformly enforced, created aesthetic issues in streetscapes and resulted in many non-conforming fences. It was known that the new requirements caused some non-conforming situations, but the zoning code amendment has since limited new unattractive and unsafe fences to be installed. The amendments allow for some additional corner lot fence flexibility if there is no neighboring front yard. However, only a ten-foot encroachment is permitted and the fence must be a maximum of five-foot high and a 50% open design (permeable to light and air) fence.

Hardships for a Variation must be related to the physical characteristics of the property and cannot be created by the owner (or previous owners) of the property. The Petitioner has a few code-compliant options that are possible, including, receiving administrative approval for a five-foot-high open-style fence extending up to ten feet into the secondary front yard. Alternatively, a privacy fence is permitted at the 25 foot house setback line. However, these options would not match the neighbor's fence in style (white PVC privacy) or location (12 ft.) Typically staff would recommend maintaining the ten-foot maximum encroachment into the required setback, however the two foot difference here would create a noticeable transition between the fences.

The majority of fences in the subdivision follow the Zoning Code's fence ordinance and are set back to the building line or in compliance with the 50% open design and five-foot height maximums. Ridgeland is unique in that most of the west side of the road in this area are rear yards and there is a rear yard fence line running most of the block from Honey Lane to Willow Lane Dr. The property immediately to the north of the subject property was approved for a Variation (Ord. 2013-O-026) due to the development pattern on Ridgeland Avenue with many fences, traffic, and an existing tree. It should be noted that the neighbor one block to the north (6342 Arcadia Dr) has also applied for a Variation that will be heard at the August 13, 2020 Zoning Board of Appeals meeting.

It is important to note that if the Variation is approved, the portion of the lot in the enclosed fence is still considered a secondary front yard and accessory structures such as a shed, deck, patio, and pool will not be permitted in that space unless additional Variations are granted.

The Petitioner is requesting a Variation from the Zoning Code to construct a new six-foot tall, solid privacy style fence that will extend 12-feet out to the property line along Ridgeland Avenue. The Petitioner has requested the Variation due to their location along a more heavily traveled street, existing fence locations

along Ridgeland Avenue, for additional privacy, and for aesthetic purposes to match their neighbors' fence. There are few primary front yard or driveways on this section of Ridgeland Avenue and none adjacent to the subject site. The Ridgeland Avenue parkway is significantly wider at this location than most residential streets that help to soften the effects of corner fences. There is approximately 22 feet between the street and the sidewalk along Ridgeland Avenue and most residential parkways are approximately eight feet.

CHAIRMAN SEPESSY asked for comments from the Commissioners.

COMMISSIONER PASZCZYK noted he drove past the home today and there is no problem with visibility. It is very clear from both streets. He also inquired if this fence will match the neighbor's fence in color, design, material and height.

Mr. Ritter noted it will match in material, color, and location to the neighbor's; the Petitioner can confirm.

CHAIRMAN SEPESSY requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination, or ask questions during the Hearing stand and be sworn in. CHAIRMAN SEPESSY swore the petitioner in and asked for comments from the Petitioner, Ms. Puriene.

Ms. Puriene, Petitioner, noted the proposed fence will match the neighbor's fence exactly being PVC and white.

A Motion was made by COMMISSIONER VARGAS, seconded by COMMISSIONER PASZCZYK, to close the Public Hearing for Davia Puriene (Property Owner), seeking a Variation from Section III.J. of the Zoning Code (Fence Regulations).

CHAIRMAN SEPESSY declared the Motion approved by voice call.

Mr. Ritter noted the Standards for Variation:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***The property can yield a reasonable return; however, the Variation creates a more useful and attractive property by matching the fence location and style of the neighbors.***
2. The plight of the owner is due to unique circumstances.
 - ***The Petitioner is matching their neighbors' fence setback and style which had a Variation previously approved. There are no immediately adjacent primary front yards or driveways or visibility impacts at the intersection. The wider than usual right-of-way also helps to buffer any visual impacts of the fence.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The fence will match the north neighboring property's existing fence style and location previously approved for a Variation. The area along Ridgeland Avenue has a long fence line along the west side of the road and a large right-of-way width that help to buffer the visual impacts of corner lot fences.***
4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:

- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

CHAIRMAN SEPESSY asked for a Motion.

A Motion was made by COMMISSIONER PASZCZYK, seconded by COMMISSIONER VARGAS to recommend that the Village Board grant the Petitioner, Davia Puriene a 12-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a 6-foot high privacy fence to extend 12 feet into the required secondary front yard where a fence encroachment is not permitted at 6342 Carlsbad Drive in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt recommended Findings of Fact as proposed by Village Staff as listed in the July 23, 2020 Staff Report.

AYES: PASZCZYK, VARGAS, BETTENHAUSEN & CHAIRMAN SEPESSY

NAYS: NONE

CHAIRMAN SEPESSY declared the Motion unanimously approved.

This will be heard by the Village Board on August 4, 2020.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-044

**AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND
HARLEM REDEVELOPMENT PROJECT AREA**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

**ORDINANCE
NO. 2020-O-044**

VILLAGE OF TINLEY PARK
Cook and Will Counties, Illinois

**AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND
HARLEM REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Tinley Park (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village of Tinley Park views the area around the intersection of 159th Street and Harlem Avenue lies at the north border of the community and contains some of the community’s older commercial centers.; and

WHEREAS, 159th Street (US Route 6) and Harlem Avenue (Illinois Route 43) are two of the most traveled roadways in the Village and is one of the busiest commercial areas of the community; and

WHEREAS, this area is a gateway to Tinley Park and can provide a first impression of the community to visitors and residents alike; and

WHEREAS, due to the age of these shopping areas, and a changing retail environment, some of these centers are suffering from high vacancy rates. The vacancies make it more challenging for the other businesses in these centers to thrive; and

WHEREAS, with changes in the retail environment, new retailers require different amenities that may not currently be available, and these centers many need to be improved both cosmetically and physically to entice new retailers to occupy space; and

WHEREAS, property owners and developers may seek additional assistance to be able to initiate or complete improvements to these retail centers; and

WHEREAS, the Village has also identified several public infrastructure improvements it would like to accomplish to enhance this commercial area, but has not been successful in identifying available resources to fund these improvements in the budget process due to other priorities and needs; and

WHEREAS, the Village has identified that Tax Increment Financing, as provided for under the Illinois Tax Increment Allocation Redevelopment Act could potentially assist in addressing these financial needs to enhance the commercial possibilities and service the needs of the Village and its residents; and

WHEREAS, it is desirable to increase employment opportunities in the Village, arrest decline in economic conditions existing in the Village, stimulate commercial growth, improve the aesthetics of the area, enhance accessibility to and within the commercial areas, and stabilize the tax base of the Village; and

WHEREAS, these goals and objectives are parallel with the intended purposes to be achieved through the Illinois Tax Increment Allocation Redevelopment Act; and

WHEREAS, the Village met with representatives of the elementary and high school districts, park district, and other overlapping governments to discuss the proposal of creating a commercial Tax Increment Financing District for the 159th Street and Harlem Avenue area and received preliminary support for the plan.; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act"}, on March 3, 2020, the Village authorized a study regarding the feasibility of designating a redevelopment project area for the Village's 159th and Harlem Tax Increment Financing District (hereinafter referred to as the "159th and Harlem TIF District") and developing a Redevelopment Plan and Project; and

WHEREAS, on June 3, 2020, the Village filed the Redevelopment Plan and Project (hereinafter referred to as the "TIF Plan") for the proposed 252 acre 159th and Harlem TIF District in the Village Clerk's office and made available on the Village's website (www.tinleypark.org) for public inspection. The availability of the Redevelopment Plan and Project for public inspection was also announced at the Village board meeting held on June 9, 2020. Said TIF Plan containing an eligibility study of the area proposed for designation as the redevelopment project area for said 159th and Harlem TIF District; and

WHEREAS, on July 14, 2020, the 159th and Harlem TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project.; and

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

Section 1. *Incorporation of Recitals.* 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 its entirety.

Section 2. *Project Area Designated.* The Project Area, as 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 TIF Act. The map of the Project Area showing the street location is depicted in **EXHIBIT B**, attached hereto and incorporated herein as if set out in full by this reference.

Section 3. *Invalidity of Any Section.* 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.* All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. *Effective Date.* This Ordinance shall be in full force and effect following its passage and approval as provided by law.

PASSED this 18th day of August, 2020 on a roll call vote as follow:

AYES:

NAYS:

ABSENT:

APPROVED this 18th day of August, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT A

Legal Description and PIN list

Those parts of Section 24, Township 36 North, Range 12, Section 18, Township 36 North, Range 13, Section 19, Township 36 North, Range 13, all East of the Third Principal Meridian, Cook County, Illinois more particularly bounded and described as follows:

Beginning at the southwest corner of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence northerly along the west line of Lot 1 in said Super-K Subdivision and the west line of Lot 2 in said Super-K Subdivision, to the north line of said Lot 2;

Thence easterly along the north line of Lot 2 in said Super-K Subdivision, to a west line of Lot 3 in said Super-K Subdivision;

Thence northerly, northwesterly and northerly along the west lines of Lot 3 in said Super-K Subdivision, to the western most northwest corner of said Lot 3, also being the western most southwest corner of Lot 1 in Park Place Subdivision as per plat thereof recorded December 7, 1992 as document number 92914537;

Thence northerly along the west line of Lot 1 in said Park Place Subdivision to the north line of Lot 1 in said Park Place Subdivision and the south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along said west line, to the south line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number 22379900;

Thence easterly along said south line, to the east line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number;

Thence northerly along said east line, and the northerly prolongation thereof to the north line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along said north line, to the northeast corner of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly to the southwest corner of Section 18, also the northwest corner of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the south line of Section 18, also the north line of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to a

point 15 feet north of the right of way of 159th Street as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence southeasterly to a point of intersection with the north right of way line of 159th Street and the east line of the west 65 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence easterly, southerly and easterly along the right of way of 159th Street, to the northerly prolongation of the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet

on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning, to the southwest corner thereof and also the southeast corner of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning;

Thence continuing westerly on the south line of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half

and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning, to the western most northwest corner of Outlot C in Dun Raven Place Phase II as per plat thereof recorded September 28, 2001 as document number 0010908493;

Thence southwesterly to a point of tangency in the north line of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216 being the westerly terminus of an arc having a radius of 192.00 feet and an arc length of 300.13 feet;

Thence westerly and southwesterly along the northerly limits of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216, to the easterly prolongation of the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264, to the west line of said Lot 3, also the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067;

Thence southerly along the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067, also the west line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558;

Thence southeasterly along the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the westerly line of Centennial Drive as dedicated by instrument recorded July 9, 1980 as document number 25509385;

Thence continuing southeasterly along the southeasterly prolongation of the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southerly on the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence northeasterly along the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic) and the southeast line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southeasterly along the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet,

an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning;

Thence easterly along the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning, to the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the north line of Lot 1 in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202;

Thence westerly along the north line of Lot 1, the westerly prolongation of the north line of Lot 1 and the north line of Lot 2 all in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202, to the south line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence westerly, southwesterly and southerly along the south line, southeast line and east line of Bremen Town Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northwesterly along the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northerly along the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778 to the north line of Lot 16 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 16 and the north line of Lot 15 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southerly prolongation of the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the southerly prolongation of the east line of Lot 17, and the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly, westerly, northerly, easterly and northerly along the eastern limits of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the northeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21 and the north line of Lot 26 all in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the north line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning;

Thence northerly along the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning, to the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222;

Thence southwesterly and westerly along the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222, to the east line of Harlem Avenue existing as of May 25, 2020;

Thence southerly along the east line of Harlem Avenue existing as of May 25, 2020, to the easterly prolongation of the south line of the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence westerly along the easterly prolongation of the south line of Lot 1 and the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157, to the Point of Beginning.

Excepting from the above the following described parcels of land:

Lot 83 through Lot 89 (both inclusive) in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and T2419778.

Also,

Lot 1 through Lot 12 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase I as per plat thereof recorded December 21, 1990 as document number 90619247.

Also,

Lot 1 through Lot 5 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase II as per plat thereof recorded October 28, 1993 as document number 93870509.

Common Boundary Description:

The Redevelopment Project Area is generally bounded by:

North – 159th Street

(except for a few parcels west of Oak Park Avenue that are north of 159th Street)

South – the northern boundary of Siemsen Meadows (165th Street, extended)

East – Oak Park Avenue

West – Olcott Avenue

all in Tinley Park, Bremen and Orland Townships, Cook County, Illinois.

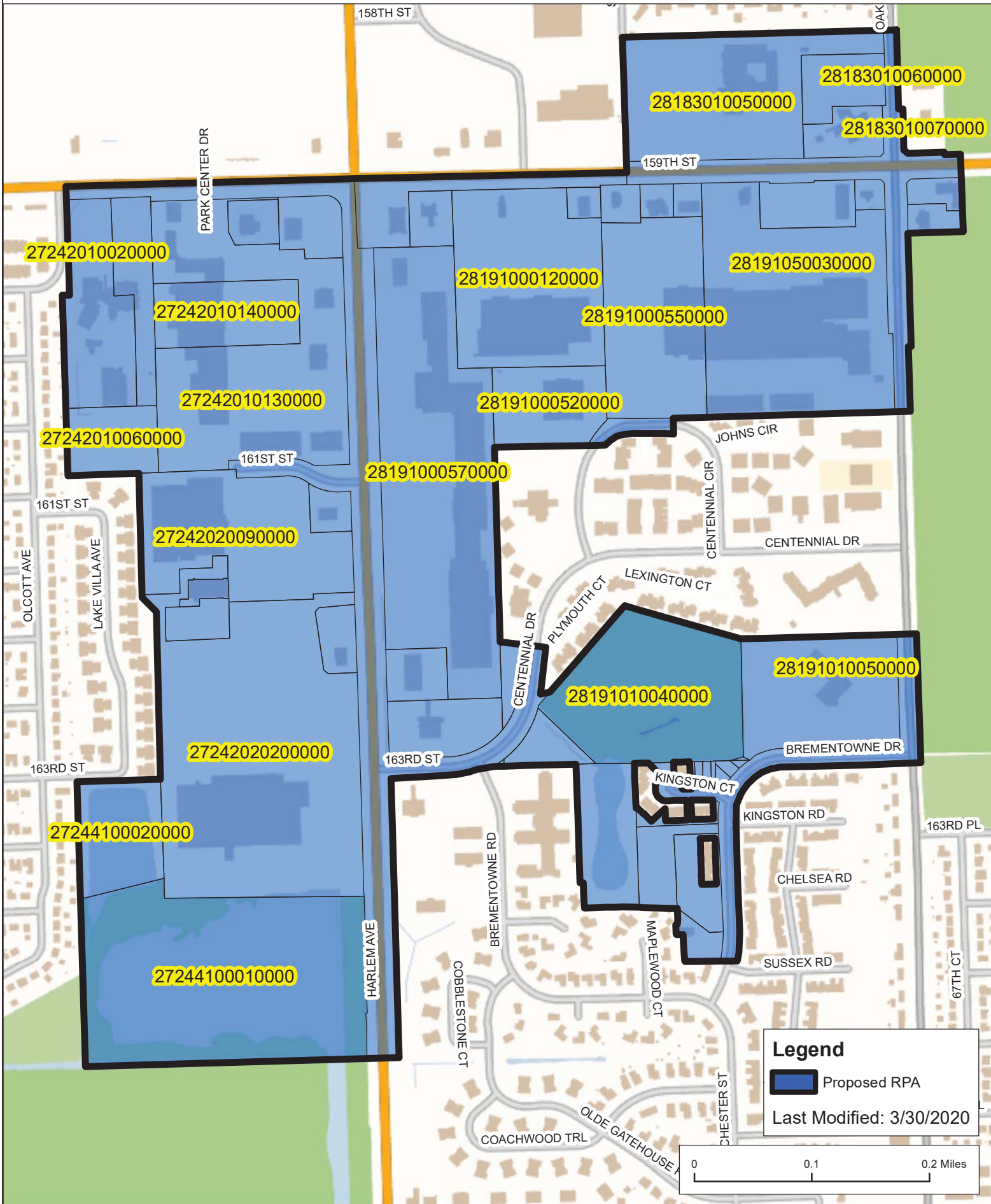
List of Tax Parcels

Orland Township			Bremen Township		
VOL	PROPERTY NUMBER	CODE	VOL	PROPERTY NUMBER	CODE
147	27-24-201-002-0000	28057	31	28-18-301-005-0000	13098
147	27-24-201-005-0000	28057	31	28-18-301-006-0000	13098
147	27-24-201-006-0000	28057	31	28-18-301-007-0000	13098
147	27-24-201-008-0000	28057	31	28-19-100-008-0000	13098
147	27-24-201-012-0000	28057	31	28-19-100-009-0000	13098
147	27-24-201-013-0000	28057	31	28-19-100-012-0000	13098
147	27-24-201-014-0000	28057	31	28-19-100-013-0000	13098
147	27-24-202-009-0000	28027	31	28-19-100-017-0000	13098
147	27-24-202-010-0000	28027	31	28-19-100-019-0000	13098
147	27-24-202-020-0000	28027	31	28-19-100-027-0000	13098
147	27-24-202-021-0000	28027	31	28-19-100-044-0000	13098
147	27-24-202-022-0000	28027	31	28-19-100-049-0000	13098
147	27-24-202-023-0000	28027	31	28-19-100-052-0000	13098
147	27-24-410-001-0000	28027	31	28-19-100-055-0000	13098
147	27-24-410-002-0000	28027	31	28-19-100-056-0000	13098
			31	28-19-100-057-0000	13098
			31	28-19-100-058-0000	13098
			31	28-19-101-002-0000	13098
			31	28-19-101-004-0000	13098
			31	28-19-101-005-0000	13098
			31	28-19-101-006-0000	13098
			31	28-19-105-003-0000	13098
			31	28-19-105-004-0000	13098
			31	28-19-200-021-0000	13098
			31	28-19-200-022-0000	13098
			31	28-19-300-027-0000	13039
			31	28-19-300-057-0000	13039
			31	28-19-300-071-0000	13039
			31	28-19-300-079-0000	13039
			31	28-19-300-082-0000	13039
			31	28-19-300-083-0000	13039
			31	28-19-300-084-0000	13039
			31	28-19-300-085-0000	13039
			31	28-19-300-086-0000	13039
			31	28-19-300-087-0000	13039
			31	28-19-300-088-0000	13039
			31	28-19-304-008-0000	13039

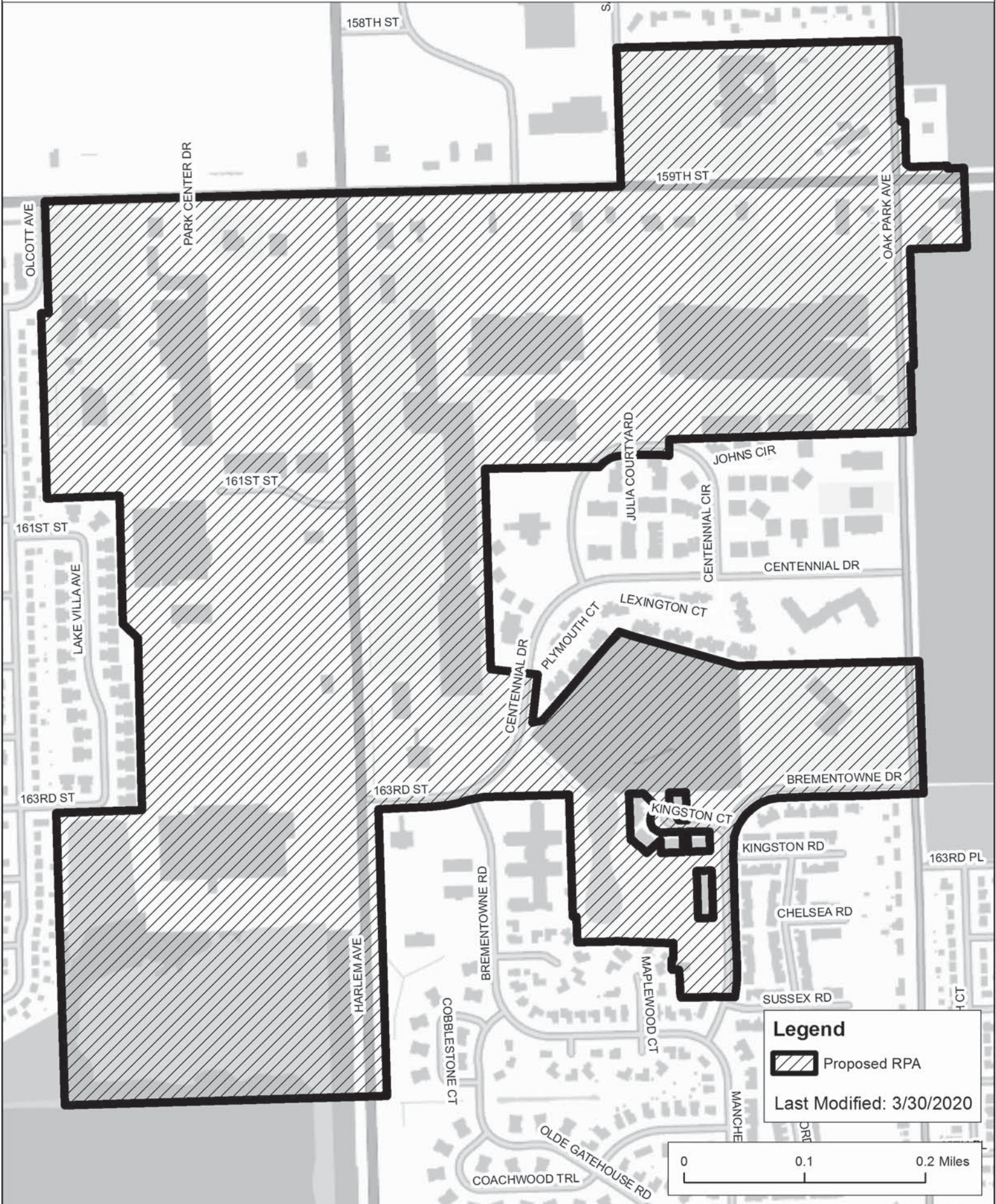
EXHIBIT B

Maps of 159th and Harlem Tax Increment Financing District

159th and Harlem Redevelopment Project Area Boundary Map



159th and Harlem Redevelopment Project Area Boundary Map



STATE OF ILLINOIS)
 COUNTY OF C O O K) SS
 COUNTY OF W I L L)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of TINLEY PARK, Counties of Cook and Will, and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-044: “AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM REDEVELOPMENT PROJECT AREA,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on the 18th day of August, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this _____ day of _____, 20____.

 KRISTIN A. THIRION, VILLAGE CLERK

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-045

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND
HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT
AREA REDEVELOPMENT PLAN AND PROJECT**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-045

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND
HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT
AREA REDEVELOPMENT PLAN AND PROJECT**

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**ORDINANCE
NO. 2020-O-045**

VILLAGE OF TINLEY PARK
Cook and Will Counties, Illinois

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND
HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT
AREA REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Village of Tinley Park (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village of Tinley Park views the area around the intersection of 159th Street and Harlem Avenue lies at the north border of the community and contains some of the community’s older commercial centers; and

WHEREAS, 159th Street (US Route 6) and Harlem Avenue (Illinois Route 43) are two of the most traveled roadways in the Village and is one of the busiest commercial areas of the community; and

WHEREAS, this area is a gateway to Tinley Park and can provide a first impression of the community to visitors and residents alike; and

WHEREAS, due to the age of these shopping areas, and a changing retail environment, some of these centers are suffering from high vacancy rates. The vacancies make it more challenging for the other businesses in these centers to thrive; and

WHEREAS, with changes in the retail environment, new retailers require different amenities that may not currently be available, and these centers many need to be improved both cosmetically and physically to entice new retailers to occupy space; and

WHEREAS, property owners and developers may seek additional assistance to be able to initiate or complete improvements to these retail centers; and

WHEREAS, the Village has also identified several public infrastructure improvements it would like to accomplish to enhance this commercial area, but has not been successful in identifying available resources to fund these improvements in the budget process due to other priorities and needs; and

WHEREAS, the Village has identified that Tax Increment Financing, as provided for under the Illinois Tax Increment Allocation Redevelopment Act could potentially assist in addressing these financial needs to enhance the commercial possibilities and service the needs of the Village and its residents; and

WHEREAS, it is desirable to increase employment opportunities in the Village, arrest decline in economic conditions existing in the Village, stimulate commercial growth, improve the aesthetics of the area, enhance accessibility to and within the commercial areas, and stabilize the tax base of the Village; and

WHEREAS, these goals and objectives are parallel with the intended purposes to be achieved through the Illinois Tax Increment Allocation Redevelopment Act; and

WHEREAS, the Village met with representatives of the elementary and high school districts, park district, and other overlapping governments to discuss the proposal of creating a commercial Tax Increment Financing District for the 159th Street and Harlem Avenue area and received preliminary support for the planned actions; and

WHEREAS, the Village has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the Redevelopment Plan and Project (hereafter referred to as the “TIF Plan”) in relation to the 159th and Harlem TIF District, in that the Village has taken the following actions:

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	March 3, 2020
2.	Notice sent to all taxing districts in the preparation of the Eligibility Report and TIF Plan.	March 17, 2020
3.	Adoption of 2020-R-031 a Resolution declaring the Village’s intent to reimburse expenditures related to the proposed TIF district.	March 17, 2020
2.	Published the TIF Interested Parties Registry notice in the newspaper (<i>Daily Southtown</i>)	March 26, 2020
3.	Filed and made available for public inspection the Eligibility Report and the TIF Plan in the Village Clerk’s Office and the Village website.	June 3, 2020

4.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	June 9, 2020
5.	Approved Ordinance No. 2020-O-020 calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	June 16, 2020
6.	Mailed notice of the Joint Review Board Meeting Public Hearing: to the Illinois Department of Commerce and Economic Opportunity (DCEO), all taxing districts (by Certified Mail, return receipt requested)	June 17, 2020
7.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	June 17, 2020
8.	Held the Joint Review Board meeting of all required representatives of impacted taxing districts per TIF Act.	July 14, 2020
9.	Published notice of the Public Hearing in the newspaper (<i>Daily Southtown</i>) twice	July 6, 2020 and July 23, 2020
10.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area, to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail), and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	July 21, 2020
11.	Held a Public Hearing	August 4, 2020

;and

WHEREAS, on July 14, 2020, the Joint Review Board, relative to the 159th and Harlem TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to act on this Ordinance approving the TIF Plan; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a “blighted area,” and the President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a “blighted area,” as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

WHEREAS, the President and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area without the adoption of the TIF Plan; and

WHEREAS, it is the intent of the President and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs); and

WHEREAS, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the President and Board of Trustees have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

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

Section 1. *Incorporation of Recitals.* 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 its entirety.

Section 2. *Redevelopment Project Area.* The area constituting the Redevelopment Project Area is described in **EXHIBIT A**, attached hereto. The map of the Redevelopment Project Area showing the street location is depicted in **EXHIBIT B**, attached hereto.

Section 3. *Redevelopment Plan and Project.*

- A. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “blighted area,” as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);
- B. The Redevelopment Project Area, as described in **EXHIBIT A** and depicted in **EXHIBIT B**, has not been subject to growth and redevelopment through private investment by private enterprise and would not be reasonably anticipated to be redeveloped without adoption of the TIF Plan;
- C. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs).

Section 4. *Conformity of the TIF Plan.* The TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole.

Section 5. *Contiguity of Redevelopment Project Area.* The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area.

Section 6. *Estimated Date of TIF Plan Completion.* The estimated date for completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the 159th and Harlem TIF District, is anticipated to be December 31, 2044.

Section 7. *Estimated Date for Retirement of TIF Obligations.* The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village Treasurer is made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the 159th and Harlem TIF District, is anticipated to be December 31, 2044.

Section 8. *Adoption of the TIF Plan.* That the TIF Plan which was the subject matter of the Public Hearing held on August 4, 2020, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as **EXHIBIT C** and made a part hereof.

Section 9. *Invalidity of Any Section.* 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 10. *Superseder.* All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 11. *Effective Date.* This Ordinance shall be in full force and effect following its passage and approval as provided by law.

PASSED this 18th day of August, 2020 on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 18th day of August, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT A

Legal Description and PIN list

Those parts of Section 24, Township 36 North, Range 12, Section 18, Township 36 North, Range 13, Section 19, Township 36 North, Range 13, all East of the Third Principal Meridian, Cook County, Illinois more particularly bounded and described as follows:

Beginning at the southwest corner of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence northerly along the west line of Lot 1 in said Super-K Subdivision and the west line of Lot 2 in said Super-K Subdivision, to the north line of said Lot 2;

Thence easterly along the north line of Lot 2 in said Super-K Subdivision, to a west line of Lot 3 in said Super-K Subdivision;

Thence northerly, northwesterly and northerly along the west lines of Lot 3 in said Super-K Subdivision, to the western most northwest corner of said Lot 3, also being the western most southwest corner of Lot 1 in Park Place Subdivision as per plat thereof recorded December 7, 1992 as document number 92914537;

Thence northerly along the west line of Lot 1 in said Park Place Subdivision to the north line of Lot 1 in said Park Place Subdivision and the south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along said west line, to the south line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number 22379900;

Thence easterly along said south line, to the east line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number;

Thence northerly along said east line, and the northerly prolongation thereof to the north line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along said north line, to the northeast corner of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly to the southwest corner of Section 18, also the northwest corner of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the south line of Section 18, also the north line of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the

east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to a point 15 feet north of the right of way of 159th Street as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence southeasterly to a point of intersection with the north right of way line of 159th Street and the east line of the west 65 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence easterly, southerly and easterly along the right of way of 159th Street, to the northerly prolongation of the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19,

Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning, to the southwest corner thereof and also the southeast corner of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last

said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning;

Thence continuing westerly on the south line of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning, to the western most northwest corner of Outlot C in Dun Raven Place Phase II as per plat thereof recorded September 28, 2001 as document number 0010908493;

Thence southwesterly to a point of tangency in the north line of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216 being the westerly terminus of an arc having a radius of 192.00 feet and an arc length of 300.13 feet;

Thence westerly and southwesterly along the northerly limits of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216, to the easterly prolongation of the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264, to the west line of

said Lot 3, also the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067;

Thence southerly along the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067, also the west line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558;

Thence southeasterly along the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the westerly line of Centennial Drive as dedicated by instrument recorded July 9, 1980 as document number 25509385;

Thence continuing southeasterly along the southeasterly prolongation of the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southerly on the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence northeasterly along the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic) and the southeast line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the

southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southeasterly along the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning;

Thence easterly along the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning, to the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the

north line of Lot 1 in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202;

Thence westerly along the north line of Lot 1, the westerly prolongation of the north line of Lot 1 and the north line of Lot 2 all in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202, to the south line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence westerly, southwesterly and southerly along the south line, southeast line and east line of Bremen Town Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northwesterly along the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northerly along the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778 to the north line of Lot 16 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 16 and the north line of Lot 15 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southerly prolongation of the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the southerly prolongation of the east line of Lot 17, and the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document

number T3056252, to the southeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly, westerly, northerly, easterly and northerly along the eastern limits of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the northeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21 and the north line of Lot 26 all in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the north line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning;

Thence northerly along the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence

North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning, to the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222;

Thence southwesterly and westerly along the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222, to the east line of Harlem Avenue existing as of May 25, 2020;

Thence southerly along the east line of Harlem Avenue existing as of May 25, 2020, to the easterly prolongation of the south line of the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence westerly along the easterly prolongation of the south line of Lot 1 and the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157, to the Point of Beginning.

Excepting from the above the following described parcels of land:

Lot 83 through Lot 89 (both inclusive) in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and T2419778.

Also,

Lot 1 through Lot 12 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase I as per plat thereof recorded December 21, 1990 as document number 90619247.

Also,

Lot 1 through Lot 5 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase II as per plat thereof recorded October 28, 1993 as document number 93870509.

Common Boundary Description:

The Redevelopment Project Area is generally bounded by:

North – 159th Street

(except for a few parcels west of Oak Park Avenue that are north of 159th Street)

South – the northern boundary of Siemsen Meadows (165th Street, extended)

East – Oak Park Avenue

West – Olcott Avenue

all in Tinley Park, Bremen and Orland Townships, Cook County, Illinois.

List of Tax Parcels

Orland Township			Bremen Township		
VOL	PROPERTY NUMBER	CODE	VOL	PROPERTY NUMBER	CODE
147	27-24-201-002-0000	28057	31	28-18-301-005-0000	13098
147	27-24-201-005-0000	28057	31	28-18-301-006-0000	13098
147	27-24-201-006-0000	28057	31	28-18-301-007-0000	13098
147	27-24-201-008-0000	28057	31	28-19-100-008-0000	13098
147	27-24-201-012-0000	28057	31	28-19-100-009-0000	13098
147	27-24-201-013-0000	28057	31	28-19-100-012-0000	13098
147	27-24-201-014-0000	28057	31	28-19-100-013-0000	13098
147	27-24-202-009-0000	28027	31	28-19-100-017-0000	13098
147	27-24-202-010-0000	28027	31	28-19-100-019-0000	13098
147	27-24-202-020-0000	28027	31	28-19-100-027-0000	13098
147	27-24-202-021-0000	28027	31	28-19-100-044-0000	13098
147	27-24-202-022-0000	28027	31	28-19-100-049-0000	13098
147	27-24-202-023-0000	28027	31	28-19-100-052-0000	13098
147	27-24-410-001-0000	28027	31	28-19-100-055-0000	13098
147	27-24-410-002-0000	28027	31	28-19-100-056-0000	13098
			31	28-19-100-057-0000	13098
			31	28-19-100-058-0000	13098
			31	28-19-101-002-0000	13098
			31	28-19-101-004-0000	13098
			31	28-19-101-005-0000	13098
			31	28-19-101-006-0000	13098
			31	28-19-105-003-0000	13098
			31	28-19-105-004-0000	13098
			31	28-19-200-021-0000	13098
			31	28-19-200-022-0000	13098
			31	28-19-300-027-0000	13039
			31	28-19-300-057-0000	13039
			31	28-19-300-071-0000	13039
			31	28-19-300-079-0000	13039
			31	28-19-300-082-0000	13039
			31	28-19-300-083-0000	13039
			31	28-19-300-084-0000	13039
			31	28-19-300-085-0000	13039
			31	28-19-300-086-0000	13039
			31	28-19-300-087-0000	13039
			31	28-19-300-088-0000	13039
			31	28-19-304-008-0000	13039

EXHIBIT B

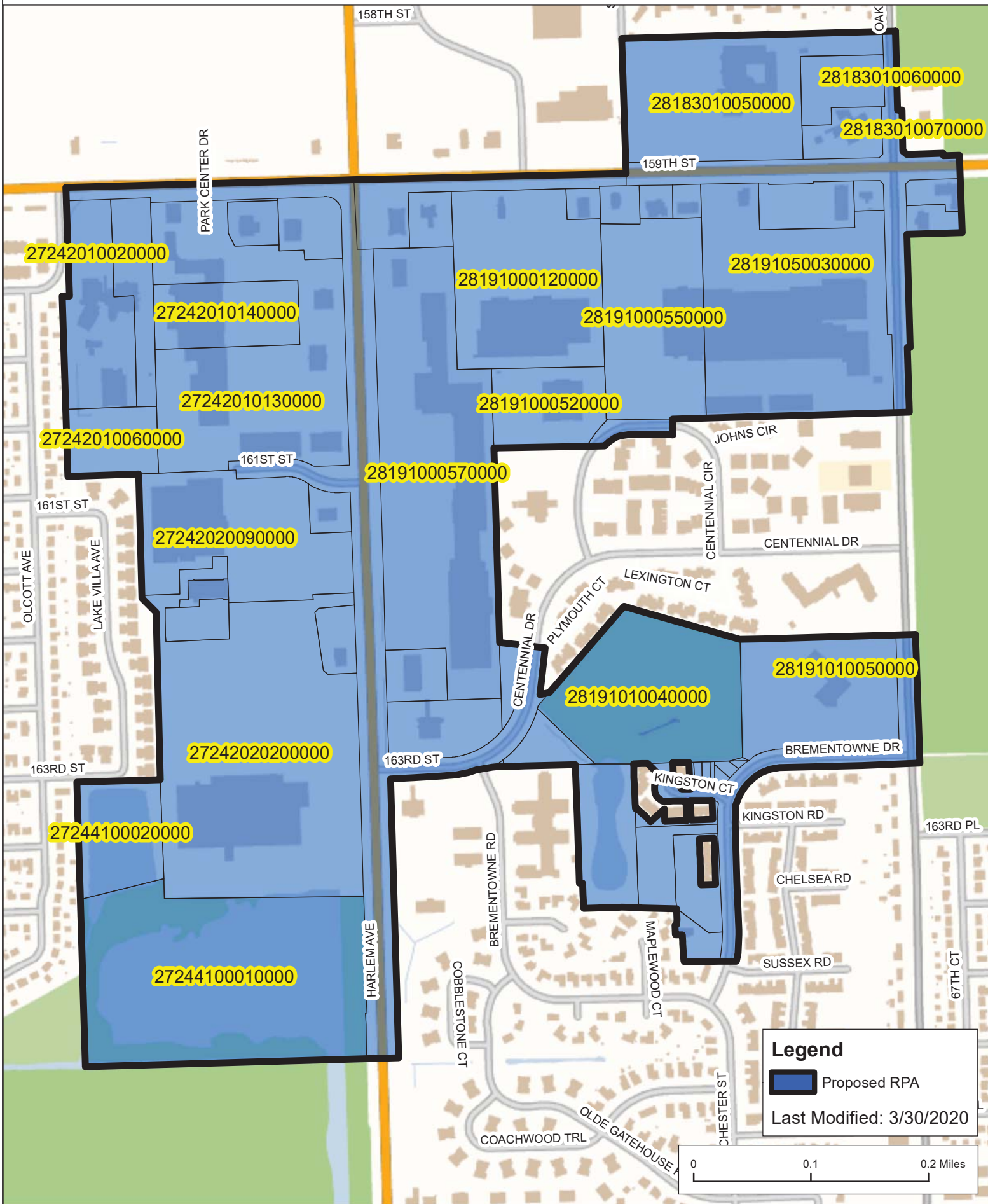
Maps of 159th and Harlem Tax Increment Financing District



Village of Tinley Park, Illinois



159th and Harlem Redevelopment Project Area Boundary Map





Village of Tinley Park, Illinois



159th and Harlem Redevelopment Project Area Boundary Map

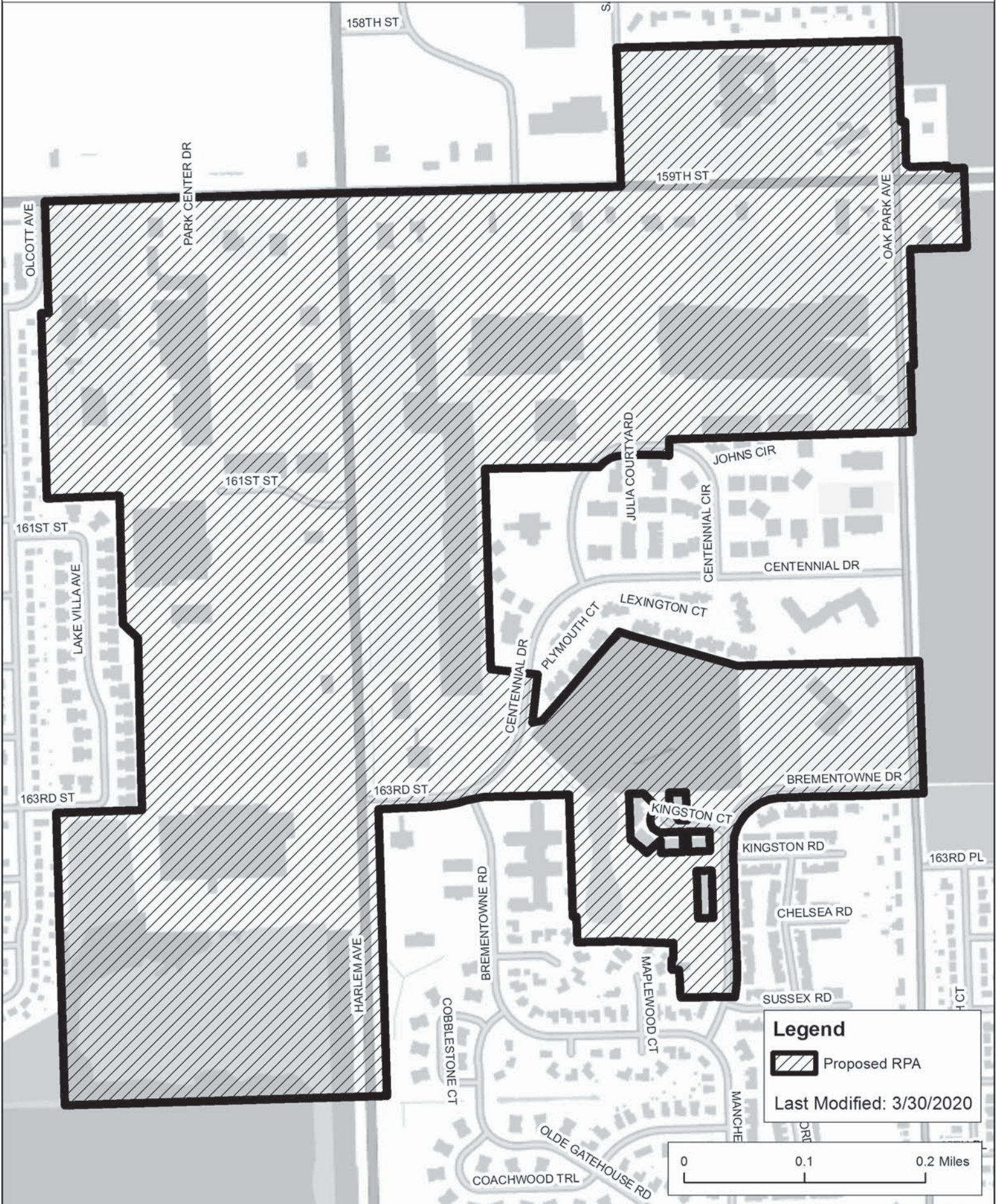


EXHIBIT C

159th and Harlem Tax Increment Financing District Redevelopment Plan and Project

Village of Tinley Park
159th and Harlem
Redevelopment Project Area

Tax Increment Financing
Redevelopment Plan and Project
June 2020



Prepared by

STERN
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Village of Tinley Park

159th and Harlem Redevelopment Project Area

Tax Increment Financing Redevelopment Plan and Project

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Executive Summary

In March of 2020, Stern Brothers & Co. (“Stern”) was engaged by the Village of Tinley Park (the “Village”) to prepare the Tax Increment Financing (“TIF”) Redevelopment Plan and Project (the “Plan”) for the 159th and Harlem Redevelopment Project Area (the “Redevelopment Project Area” or “RPA”). This Plan documents the TIF eligibility and qualifications of the 159th and Harlem Redevelopment Project Area in support of its designation as a “Blighted Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

The Redevelopment Project Area is generally bounded by: 159th Street on the north (except for a few parcels west of Oak Park Avenue that are north of 159th Street), the northern boundary of Siemsen Meadow (north of 167th Street) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west.

The RPA consists of 52 tax parcels, including adjacent rights-of-way, and encompasses approximately 252 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1½ acres). It includes 39 buildings.

Eligibility Findings

The eligibility study (“Eligibility Study”) of the RPA within this Plan concludes that the RPA meets the requirements of the Act for designation as a Blighted Area. This Plan concludes that the 159th and Harlem Redevelopment Project Area is eligible for Tax Increment Financing (“TIF”) designation as a Blighted Area for both Improved Land and for Vacant Land under the Act because the following eligibility factors have been found to be present to a meaningful extent and are reasonably distributed throughout the RPA:

For Improved Land within the RPA, the following six (6) Blighted Area eligibility factors apply:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

For Vacant Land within the RPA, the following four (4) Blighted Area eligibility factors apply:

- Obsolete Platting
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging Equalized Assessed Value

Redevelopment Plan and Redevelopment Project

In addition to the Eligibility Study, this Plan also contains the Redevelopment Plan and the Redevelopment Project for the RPA. The overarching goal of this Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a “Blighted Area”. To that end, this Redevelopment Plan provides strategies for supporting public and private development to strengthen the area. The Redevelopment Plan details specific objectives and strategies to accomplish the goals.

Certification and Findings

The Act requires that in order to adopt this Plan, certain certifications and findings must be found to be present within the RPA. Stern finds that the lack of growth and development is evidenced by the existence of Blighted Area factors, as documented in Section II, including, but not limited to, the following:

- Underutilized and vacant parcels
- Economic and functional obsolescence in buildings and parcels
- Deterioration of structures
- Non-conforming land use
- Lack of public infrastructure and services
- Declining EAV

The Village is required to find that, but for the designation of the TIF District and the use of TIF, it is unlikely that significant investment will occur in the RPA. The realization of the redevelopment goals and objectives require both public and private sector investment. Without the creation and use of a public economic incentive like TIF, the investment needed to rehabilitate the existing buildings and infrastructure is not likely to occur.

Finally, the proposed land uses described in this Plan are consistent with the approved land uses in the Village’s Comprehensive Plan, *The Village of Tinley Park, Illinois, Comprehensive Plan, 2000*.

I. Introduction

This Plan is comprised of the Eligibility Study and the Redevelopment Plan and Project for the RPA which is located in the Village of Tinley Park. The Village Board, authorized Stern to conduct a formal Eligibility Study and prepare a Redevelopment Plan and Project.

This Plan summarizes the analyses and findings of Stern’s work. The Village is entitled to rely on the findings and conclusions of this document in designating the RPA as a redevelopment project area under the Act. Stern has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: 1) the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the RPA and the adoption and implementation of the Plan; and 2) the fact that Stern has obtained the necessary information so that the Redevelopment Plan will comply with the Act.

The RPA and its proposed boundary are illustrated in **Map 1**. The legal description of the RPA is detailed in **Appendix 1**.

A. Discussion of TIF

The Village anticipates designating the RPA under the Act, prior to which the Village shall have adopted and approved this “Village of Tinley Park, 159th and Harlem Redevelopment Project Area, Tax Increment Financing, Redevelopment Plan and Project, June 2020” as a Redevelopment Plan and Project. Furthermore, the Village intends to use TIF in connection with the payment of qualifying “Redevelopment Project Costs” (“Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan for twenty-three years after the year in which the RPA is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the RPA, the Village engaged Stern as its TIF Consultant to assist the Village in determining whether the RPA qualifies for TIF. Under the Act, a RPA may be qualified as a "conservation redevelopment project area", a "blighted redevelopment project area", or a combination thereof and/or an “industrial conservation area”. In this case, the RPA qualifies as a Blighted Area for both Improved Land and Vacant Land.

B. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Act. This 1977 legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is currently found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan, designation of a RPA, and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance Redevelopment Project Costs with “incremental

property tax revenues" ("Incremental Property Taxes"). Incremental Property Taxes are derived from the increase in the EAV of taxable real property within the RPA over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted ("Initial EAV"). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and/or other sources.

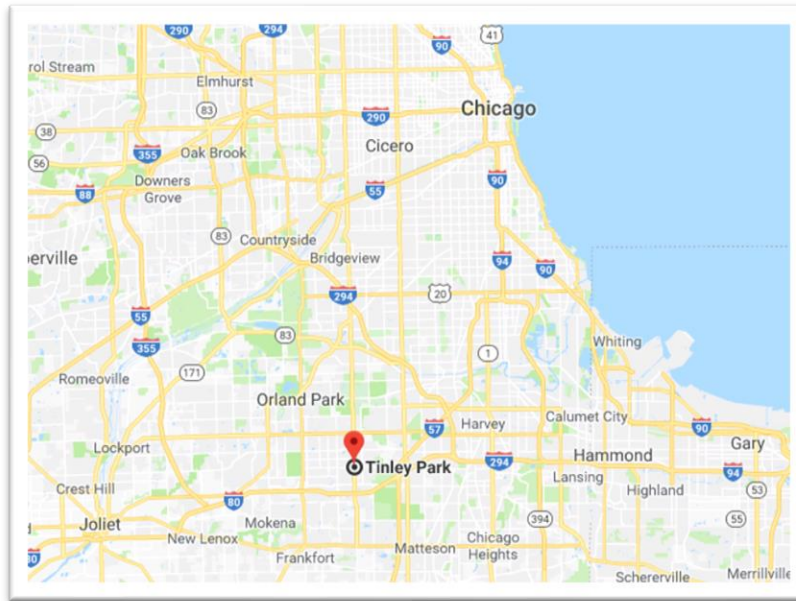
Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area, or the actual EAV, whichever is less. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the RPA, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

C. Village of Tinley Park

Development of the Village of Tinley Park started when the Chicago, Rock Island, and Pacific Railroad line was completed through this area in 1852. The "Village of Bremen" was platted on the path of the railroad in 1853 and marks the origins of what is today known as the Village of Tinley Park. The largely agriculturally based community served the trade and merchant needs of the region. In 1890, the local Post Office name was changed from New Bremen to Tinley Park to honor the community's first railroad station agent. The community incorporated as the Village of Tinley Park on June 27, 1892. The community's first factory was constructed in 1905, and the business community has continued to expand, providing a number of local employment opportunities.

As its early success was the result of its transportation options, so too is the continuing success of the community. The Village is located approximately 30 miles southwest of downtown Chicago. The Village is situated along the I-80 corridor and is linked to I-57, I-355, I-55, I-90, I-294 and I-94 via I-80. These interstate highways provide easy interstate and intrastate access to Wisconsin to the north, Indiana to the east, Iowa to the west, and downstate Illinois to the south.

The present incorporated boundary covers approximately 16 square miles and includes portions of Bremen, Orland, and Rich Townships in Cook County, and Frankfort Township in Will County.



Village of Tinley Park, Illinois

There are two train stations located along the Metra Rock Island line, the 80th Avenue Station and the Oak Park Avenue Station. Both stations offer multiple stops daily between Joliet to Chicago’s LaSalle Street station. Nearly 3,000 daily commuters take advantage of the Metra Rock Island Commuter Line to access jobs from the Village. (Approximately twelve freight railroads pass through the Village as well.) Pace Suburban Bus Service offers many local routes, making stops within the Village, including at the Metra stations.

Air travel is provided through Chicago Midway International Airport, located 13 miles from Tinley Park, and Chicago O’Hare International Airport, located 27 miles from Tinley Park.

According to the 2010 U.S. Census, the Village’s population at that time was 56,703 persons. The most current U.S. Census estimates are provided in the 2018 American Community Survey (ACS) 5-Year Estimates Data. The ACS indicates the estimated population is 56,898 persons, comprised of 21,351 households, with a median household income of \$76,183 for the period of 2014-2018.

The Village operates under the council-manager form of government, with a Mayor, Village Clerk, and six-member Board of Trustees, whom are elected on overlapping four-year terms. The Village has the following operating departments with professional staff: Village Clerk, Village Administration, Building, Code Compliance, Emergency Management, Finance, Fire, Economic Development, Planning, Police, and Public Works, among others. The Village Manager oversees the day-to-day operations of the Village. The Village automatically became a Home Rule unit of government in 1980 when its population exceeded 25,000 under the provisions of the Illinois Constitution.

The Village is served by six elementary school districts (Community Consolidated School District 146, Kirby School District 140, Arbor Park School District 145, Mokena School District 159, Country Club Hills School District 160, and Summit Hill School District 161); four high school districts (Bremen High School District 228, High School District 230, Rich Township High School District 227, and Lincoln-Way Community High School District 210); and four junior college districts (Moraine Valley Community College District 524, South Suburban Community College District 510, Prairie State Community College District 515 and Joliet Junior College District 525). In addition, there are several parochial and private schools serving the community.

Several colleges, technical schools and universities are located in or are a short driving distance from Tinley Park, including DeVry University, Fox College, Lewis University, Governors State University, Saint Xavier University, Robert Morris University, and University of Illinois Extension. Numerous other higher institutions are within a 45 minutes to one-hour drive, including University of Chicago, Northwestern University and University of Illinois at Chicago.

Health care services are provided at a number of hospitals within a short distance of the community including Palos Community and Advocate South Suburban hospitals. Additional hospitals that serve the area include Franciscan Health Olympia Fields Hospital, Ingalls Hospital, Franciscan Health St. James Hospital, Advocate Christ Hospital and Silver Cross Hospital. As with universities, the Village is 45 minutes to one-hour drive to research hospitals that are renowned in the nation for their quality care and research. The Advocate Medical Group and DuPage Medical Group provide extensive outpatient care services. Numerous health care professional offices are also found in Tinley Park.

Library services are provided by the Tinley Park Public Library.

There are three park districts that provide recreational services to residents of the community. The majority of the Village is served by the Tinley Park Park District, which operates and maintains 40 parks, 33 ball fields and several facilities. The District's centerpiece facility is the Tony Bettenhausen Recreation Center, with amenities that include a fitness center, indoor playground, indoor jogging/walking track, gymnasium with three basketball courts and six volleyball courts, indoor pool, museum, meeting rooms, program rooms, arts & crafts room, Teen/Senior Drop-In Center and teaching kitchen. The Park District also operates Tinley Fitness, Landmark Museum & Church, McCarthy Recreation Building, Tinley Junction Miniature Golf & Batting Cages, Vogt Visual Arts Center, The Extreme Skate Park, White Water Canyon Water Park & Spray Ground and the Tinley Park Performing Arts Center.

With respect to public safety, the Village has contracted for local ambulance services since 1978. Fire protection and prevention services are provided by Tinley Park Fire Department (a department of the Village). There are four neighborhood stations that are staffed 24 hours a day, 365 days a year with a paid-on-call/paid-in-place staff of over 125. Three engine companies and one truck company are manned daily. The Village also provides policing services to the community.

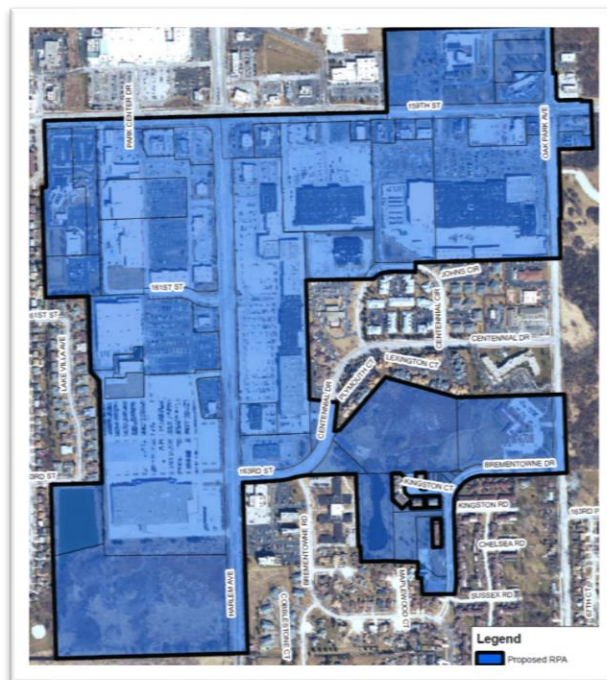
Tinley Park has seen a rapid growth in its industrial parks that provide jobs not only for its residents, but also for many others living within the region.

Tinley Park is home to the Tinley Park Convention Center, the Chicago Southland region’s largest convention venue, hosting a variety of large and small, public and private events throughout the year. A full-service hotel is adjacent to the venue and other high-profile hotels are in the immediate area to provide overnight accommodations for visitors to the area.

D. Redevelopment Project Area

The Redevelopment Project Area is generally bounded by: 159th Street on the north (except for a few parcels west of Oak Park Avenue that are north of 159th Street), the northern boundary of Siemsen Meadow (north of 167th Street) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west.

The RPA consists of 52 parcels and 39 buildings. It includes approximately 252 acres and adjacent rights-of-way. The land uses are primarily commercial (retail business), along with governmental, park/open space, religious, and vacant land uses. The RPA includes a primary commercial area within Tinley Park (Menard’s, Park Center Plaza and Tinley Park Plaza), as well as the Village Hall, Bicentennial Park, St. Julie Billiard Church, Trinity Lutheran Church/Cemetery, vacant land, and open water.



Redevelopment Project Area

II. Evaluation of Eligibility Conditions

Based upon the conditions found within the RPA during the course of and completion of Stern’s research and analysis for the Eligibility Study, it has been concluded that the 159th and Harlem RPA is eligible for TIF designation as a Blighted Area under the Act.

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exist in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project.

As set forth in the Act, to qualify as a Redevelopment Project Area:

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations concerns improved property. Two sets within the Blighted designation concern vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented.
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The Redevelopment Project Area must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the “but for” requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.
5. In the case of a Conservation Area, a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

A. Methodology

In March 2020, Stern conducted a survey and analysis of existing conditions within the RPA to determine whether the proposed RPA meets the eligibility requirements of the Act (the Eligibility Study). Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the RPA.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the Eligibility Study survey and analyses completed for each eligibility factor based on existing conditions within the RPA. To qualify the RPA for a TIF, the RPA must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the RPA, and the relative extent to which the factor is present.

For purposes of this Plan and due to the size of the RPA, the RPA has been broken down into blocks to more clearly illustrate the presence of eligibility factors and that these factors are distributed throughout the RPA, as required by the TIF Act. "Blocks" are identified by the portion of the Property Index Number, also known as a permanent real estate index number (or "PIN") that relates to the block (i.e., the block in which parcel 28-19-101-005 is located is identified as "Block 101" on the **Improved Land Eligibility Factors (Appendix 3)**, and the **Vacant Land Eligibility Factors (Appendix 4)**). As defined by Cook County in their tax map, "101" is the block number. On the **159th and Harlem Redevelopment Project Area Block Map, Map 4**, the blocks are identified by the block number in the circle.

C. Eligibility of Blighted Area

As defined in the Act, "blighted area" means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality, where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of specific factors as outlined

below. There are three sections that apply to Blighted Area eligibility conditions: one for improved land (“Improved Land”) and two for vacant land (“Vacant Land”) parts of the RPA.

The following is an analysis of the Blighted Area eligibility factors:

1. Improved Land

Under the provisions of the Act, if the land is improved it can be designated as a Blighted Area based on a finding of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined below, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the RPA.

The Improved Land in the RPA meets the requirements of 11.74.4-3(a) (1) (B), (C), (F), (H), (L) and (M) of the Act for designation as a Blighted Area (described in detail below), as these criteria are reasonably present and distributed.

The parcels constituting Improved Land in the RPA are listed in **Appendix 3, Improved Land Parcels (PINs) and Eligibility Factors**, which also indicates the blocks within the RPA in which the applied Improved Land factors are reasonably present. The geographic location of the block numbers are shown on **Map 4, Redevelopment Project Area Block Map**.

- a. **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Finding: This factor was not observed within RPA, and therefore, does not apply.

- b. **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Finding: Obsolescence, as a factor, is present throughout the RPA. Many factors can contribute to the functional and economic obsolescence of a building and/or parcel.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or adaptive reuse and marketability. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete buildings have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of an area.

The age of a building can often contribute to obsolescence. While a majority of the buildings in the retail area of the RPA are not more than 35 years old (the requirement for a Conservation Area), many of these buildings are aging, as 62% of RPA structures are over 30 years of age and 74% are over 25 years old. These buildings may not be suitable for current business needs, or for new businesses looking to occupy a space within the Village, particularly those that are vacant.

The former Super Kmart site (27-24-202-020) has been vacant since 2016 and is not likely to be occupied without major renovations, but is likely to be demolished. That parcel is large, however, and prominent within the RPA, casting a shadow on surrounding businesses. The site of the former Aldi store (parcel 27-24-202-023) will require renovations, as will the former Applebee's (27-24-202-022), and multiple spaces within the Park Center Plaza (27-24-201-013) and Tinley Park Plaza (28-19-100-057), which are also clearly ill-suited for any current uses within the current market.

Land uses that conflict with either the existing zoning and/or the Village's proposed land use maps contribute to obsolescence. All parcels east of Harlem Avenue and south of 159th Street, except for parcel 28-19-100-019 (currently occupied by Brown's Chicken) were thought to be Planned Unit Developments (PUDs) for many years since 1978, and although amendments and deviations were approved, the appropriate zoning changes were never adopted. Therefore, many of the uses and properties in this area, especially the added outlots, would be considered non-conforming with current codes, including architectural material/design, bulk, landscape, and subdivision/developments codes. This entire area appears to be challenged as well by the current configurations for drive-through use, parking, setbacks, and landscaping, in comparison to more newly developed, but similar types of, retail shopping centers. TIF revenues can be used to assist in these conversions.

The Village Hall was built in 1987, with the north wing added in 1995, and is in need of some improvements which could be paid with TIF funds. The main entryway area to the Village Hall has suffered considerable deterioration and the remaining retaining walls are delaminating and probably should just be removed entirely. Inside, the lobby, washrooms, council chambers and other public areas are showing their age as well. There are considerable amounts of bad soils through this general area, which has affected the Village Hall with abnormal settling and shifting, causing broken floor and baseboard tiles, and seasonal shifting of door openings. Near-term energy saving retrofits at Village Hall (LED lighting, etc.) are estimated to cost \$300,000 and other Village Hall facilities maintenance is expected to cost approximately \$750,000, according to the Village's capital plan.

As evidenced further later in this section (in "h., Inadequate Utilities"), the public utility infrastructure within the RPA is not adequate to support the current and future land use identified by the Village, or to meet more recently adopted requirements of the Metropolitan Water Reclamation District.

Applying the more conservative measurement, Obsolescence applies as a factor to 23 of the 33 Improved Area parcels (70%) without factoring in the Inadequate Utilities criterion. If the lack of sufficient public utility infrastructure is included in the calculation, 100% of the 33 Improved Land parcels are considered to be Obsolete. These parcels are reasonably distributed throughout the RPA, therefore, Obsolescence is considered a qualifying factor.

- c. **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling,

potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Finding: Deterioration, as a factor, is present in the RPA. Evidence of deterioration is identified throughout the buildings, particularly in the rear or on the sides of buildings. Signs of deterioration observed repeatedly include: dented or damaged fascia, soffits, gutters or downspouts; loose or missing shingles; wear and tear or dry rot on cornices and other ornamentation; cracked masonry; peeling or missing paint; and worn or damaged window and door frames.

Approximately 85% of the 39 buildings in the RPA are deteriorated. A number of the buildings in the RPA suffer from deferred and/or insufficient maintenance. Given that 39% of the buildings within the RPA are 35 years of age or older (62% of RPA structures are over 30 years of age and 74% are over 25 years old), this is consistent with conditions found in many aging commercial and/or retail areas. The detail on the commercial buildings and the Village Hall provided in the previous section “c., Deterioration” offers more detail on the type of deterioration often suffered in similarly aged structures.

Deterioration was also observed in the roadways, sidewalks, parking lots, pedestrian access ways and other paved areas of the RPA. Evidence of site deterioration includes cracked pavement and/or bumper guards, crumbling asphalt, loose paving material, potholes and depressions.

Deterioration as a factor was found to be present in 33 of the 39 primary buildings (85%) and in 70% of the improved land parcels. In addition, the deteriorated site improvements cited above are present throughout the RPA, making this a contributing factor to blighting conditions, and therefore, this factor applies.

- d. **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Finding: Structures below minimum code standards was not apparent. Therefore, this factor does not apply to the RPA.

- e. **Illegal use of individual structures.** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Finding: No illegal use of individual structures was apparent. Therefore, this factor does not apply to the RPA.

- f. **Excessive vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Finding: Excessive vacancies, as a factor, occurs in varying degrees within the individual parcels of the RPA, but is substantially present in the RPA as a whole. Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or to correcting their underutilization.

As of the time of the Consultant's survey, while only about 18% of the parcels with buildings have one or more vacant spaces, there are at least 28 unoccupied units within the RPA. Tinley Park Plaza (28-19-100-057) is at least 34-39% unoccupied, depending on the division of units and space. Units within Park Center Plaza (27-24-201-013) are approximately 26% vacant. Further, underutilized spaces, of which there appeared to be a number, especially within Tinley Park Plaza and Park Center Plaza, were not counted. Tenant turnover within these spaces has been significant. There are a number of successful businesses within these centers, which only make the vacancies stand out more starkly, discouraging customer traffic to struggling establishments.

The former Super Kmart site (27-24-202-020) has been vacant since 2016 and is not likely to be occupied without major renovations, but more than likely will need to be demolished due to the length of time it has been vacant, if for no other reason. That parcel is also large and very prominent within the RPA, casting a shadow on surrounding businesses.

Other notable vacancies within the RPA include: the former Applebee's Restaurant (27-24-202-022), vacant since 2013; the former Aldi grocery store (27-24-202-023); and a vacant space next to the current Aldi (27-24-201-014). Structures with excessive vacancies and/or underutilized structures have an adverse effect on the value, safety and desirability of nearby properties.

The six parcels cited above account for 69 acres of space within the RPA, 40% of a total of 174 acres of Improved Land parcels. While not a majority, the size and number of vacancies within the RPA are conspicuous and diminish the value of the property and other businesses at this important commercial center for the Village.

There is a significant presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Excessive vacancies, as a factor, is present and reasonably distributed throughout the RPA, and therefore this is considered to be a qualifying factor.

- g. Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Finding: Lack of ventilation, light, or sanitary facilities is not apparent. Therefore, this factor does not apply to the RPA.

- h. Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the RPA, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the RPA.

Finding: Inadequate utilities, as a factor, is present throughout the RPA.

The commercial properties along 159th between Harlem Avenue and Oak Park Avenue developed in the early 1970s, as did those in Tinley Park Plaza. Park Center was built in 1988, and the Park Place shopping area (former Super Kmart and north to Sam's Club) was developed in 1995. There is aging water, sanitary, and storm sewer infrastructure throughout the RPA, as well as gaps in the sidewalk network, lacking interior roadway and landscaping, and aging street lighting.

Water, Stormwater, and Sanitary Sewer Systems - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) adopted the Watershed Management Ordinance (WMO) in 2013, effective May 1, 2014. The ordinance requires both detention and volume control of stormwater in Cook County, excluding Chicago, and applies to all communities that are tributary to the MWRD's water reclamation facilities. The purpose of the WMO is to abate the negative impacts of stormwater runoff (e.g., flooding, erosion, water quality impairments, etc.) from new upstream developments or redevelopments. The proposed RPA boundary includes areas of impervious surfaces and does not meet the WMO requirements for off-site detention. These requirements place an extra burden on most developments, and redevelopment sites that may not have sufficient land mass to easily accommodate the on-site compensatory storage requirements are particularly impacted.

There is a Sanitary Sewer lift station directly across from the southeast corner of the Kmart property on the east side of Harlem that is part of the sanitary sewer infrastructure serving this area. This discharges into a force sewer main that the Village is currently rehabilitating after discovering a major failure downstream.

A good portion of the area near Bicentennial Park is a wetlands area and has significant issues with drainage that has resulted in the boardwalk bridge often being submerged and impassible, leading to accelerated deterioration. If the drainage issues cannot be corrected, the path and boardwalk will need to be raised to a higher level to remain accessible and usable. A detention pond (parcel 28-19-300-027) has likely never been dredged. Periodic maintenance should be performed to restore and maintain its intended holding capacities. A walking path network continues around this pond and interconnects with the other area paths. All the walking paths in this area are in need of maintenance.

The Village's near term cost estimates for water main and sanitary sewer infrastructure improvements (lining and replacement of aging utility infrastructure) are \$1,800,000. The maintenance of stormwater infrastructure (lining or replacement of storm sewers) is expected to run at least \$1,000,000. The dredging of retention ponds (between Bremontowne Road and

Bremontowne Drive and “Park Place Pond”/Kmart) are estimated at \$500,000. The restoration of naturalized wetlands (Bicentennial Park and South of former Kmart) are expected to cost \$1,200,000. These figures are only for improvements included in the Village’s current Capital Improvements Plan and do not include other costs likely to be incurred during the 23 year term of the RPA.

Roadways/Streets, Lighting, and Sidewalks – As cited later (under “Section I., Lack of Community Planning”), interior roadways within the various developments in the RPA can be difficult to navigate and need improvements. The Village adopted a “Complete Street” resolution in 2012 toward developing the street system for all modes of transportation and provides street-based linkages between path systems where required. Within the RPA, this would apply to the street along Centennial/163rd Street to Harlem.

The Village has established an LED-based standard for street lighting and is addressing the conversion of lighting in phases throughout the community. Improvements within the RPA to meet the standard will provide for better light coverage, improved monitoring and management, and reduced operating costs, as this area has not yet been addressed.

The installation of sidewalks along 159th Street and Harlem Avenue, both where earlier developments did not provide and for gaps between developments, are required within the RPA. Sidewalks are mandated in most developments today, although they were not at the time the area was developed. The installation of security cameras and other equipment might further improve public safety.

The Village’s capital plan includes the following upcoming projects related to these issues:

- Completion of gaps in sidewalk network to address public safety and ability to easily access the commercial centers within the TIF by pedestrians.
 - a. Within TIF – \$700,000
 - b. TIF adjacent – \$250,000 (with benefit to TIF properties)
- Roadway improvements – \$550,000
- Street lighting replacement – upgrade lighting to Village LED standards for long term energy and maintenance cost savings – \$200,000
- Walking Path – south side of Village Hall property to existing pathways – \$300,000
- Resurfacing of walking paths and bridge replacement Bicentennial Park – \$900,000

On the whole, inadequate utilities, as a factor, have a significant ill-effect throughout the RPA, and therefore, this factor applies to the area.

- i. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision

for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Finding: Excessive land coverage is not a factor within the RPA. While some of the outlot buildings appear somewhat crowded onto their sites with further setbacks and room for parking desired, this factor is not sufficiently present throughout the RPA. Therefore, this factor does not apply to the RPA.

- j. **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Finding: Deleterious land use or layout was not found to be present to a meaningful extent within the RPA. Therefore, this factor does not apply.

- k. **Environmental clean-up.** The proposed RPA has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the RPA.

Finding: Within the RPA, there is evidence that parcels have incurred costs for environmental remediation efforts according to the Illinois Environmental Protection Agency (Illinois EPA). In particular, three sites identified by the Illinois EPA Leaking Underground Storage Tank database (Parcels 28-18-301-007, 28-19-100-008, and 28-19-105-003), have incurred remediation costs. Two of these parcels have completed the Illinois EPA's Site Remediation Program requirements. There are currently two tanks on parcel 28-18-301-007 that require further remediation.

Environmental clean-up can only be applied as a factor to a limited extent in 3 of the 33 Improved Land parcels (9%) in the RPA. This factor was not found to be present to a meaningful extent and is not reasonably present throughout the RPA, therefore this factor will not be used as a qualifying factor. However, TIF funds can be used for any necessary environmental problem remediation within the RPA.

- l. **Lack of community planning.** The proposed RPA was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Finding: The Village of Tinley Park was developed prior to or without the benefit or guidance of a community plan. The first comprehensive plan for the Village was issued in 1973. This factor may be documented by “inadequate street layout” or “other evidence demonstrating an absence of effective community planning”.

While most of the current buildings within the RPA were constructed after 1973, this factor is evidenced by the same issues that are cited under the previous factor of “Obsolescence” (see that item for further detail). While “Excessive land coverage” has not been found to be a factor within the RPA, outlot buildings appear somewhat crowded onto some sites, with further setbacks and room for parking desired.

Planning for potential reuses of obsolete and improperly planned properties will need to be addressed with respect to issues such as internal traffic circulation, buffering, parking, etc. The coordination of ingress/egress is impeded by a lack of transitional roads that would separate slower-moving, approaching traffic from continuing, faster-moving traffic driving along 159th Street or Harlem Avenue. Many RPA properties were developed without adequate buffering or barriers between different types of adjacent uses. Sidewalks are lacking throughout the RPA and substantial planning improvements would be needed to make future redevelopment more pedestrian-oriented.

Most of the parcels south of 159th Street and east of Harlem Avenue do not meet the Village’s current zoning standards, and many of these also do not comply with the Village’s Landscaping and/or Architectural requirements in one way or another.

Lack of community planning was found to be present to a meaningful extent and is reasonably present throughout the RPA as a whole (approximately 30 of 33 parcels, or 90%), therefore this factor applies as a qualifying factor.

- m. The total equalized assessed value of the proposed RPA has declined for three (3) of the last five (5) calendar years** prior to the year in which the RPA is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the RPA is designated.

Finding: Lagging EAV, as a factor, applies to the improved land parcels of the RPA, specifically:

- a. The total EAV of the parcels has declined for three (3) of the last five (5) calendar years.
- b. The total EAV of the parcels has increased at a rate that was less than the balance of the Village for four (4) of the last five (5) years.
- c. The total EAV of the parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for three (3) of the last five (5) calendar years.

Table 1 - EAV Comparison of Parcels for Improved Land

IMPROVED LAND	TAX YEAR					
	2013	2014	2015	2016	2017	2018
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
Total EAV of Improved Land in RPA Has it declined for 3 of last 5 years?		YES	YES	no	no	YES
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
Village Wide EAV	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872	1,520,930,314	1,518,072,612
Balance of Village Wide EAV	1,344,433,398	1,291,892,718	1,269,043,009	1,316,215,532	1,466,463,866	1,464,942,377
Percent Change		-3.91%	-1.77%	3.72%	11.42%	-0.10%
Total EAV of Improved Land in RPA Was it LESS than balance of Village for 3 of 5 years?		no	YES	YES	YES	YES
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
CPI		1.6%	0.1%	1.3%	2.1%	2.4%
Total EAV of Improved Land in RPA Was is less than the CPI for 3 of last 5 years?		YES	YES	no	no	YES

All three of the three measurements of EAV indicate that EAV is lagging in the improved land parcels and is reasonably distributed throughout the RPA. Therefore, this criterion applies.

Appendix 2 lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

2. Vacant Land - Two Factors Test

Under provisions of the Act, there are two tests under which vacant land can be deemed “blighted” by the determination that the sound growth of the RPA is impaired.

Under either set of criteria, each factor found must be (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the RPA to which it pertains.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (C), (D) and (F) of the Act for designation as a Blighted Area for Vacant Land (described in detail below), as these criteria are reasonably present and distributed.

The parcels constituting Vacant Land in the RPA are listed in **Appendix 4, Vacant Land Parcels (PINs) and Eligibility Factors**, which also indicates the blocks within the RPA in which the applied

Vacant Land factors are reasonably present. The geographic location of the block numbers are shown on **Map 4, Redevelopment Project Area Block Map**.

The first test, the “Two Factors Test”, requires the presence of two (2) or more of the six (6) factors:

- a. **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

Finding: Obsolete Platting is found to be present in the vacant parcels in the Redevelopment Project Area. Some of the parcels of vacant land are of irregular shape and size and are not compatible with contemporary standards. Properties may need to be vacated, consolidated, and re-subdivided to accommodate future uses or allow for the expansion of existing uses.

Obsolete platting, as a factor, is found in 13 of 19 parcels (69%), and in 3 of 5 blocks (60%), therefore, this factor applies as a qualifying factor.

Appendix 4 lists the parcels in the RPA in which this factor is reasonably present (3 of 5 blocks, or 60%).

- b. **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

Finding: Diversity of ownership is present but is not found to be a qualifying factor in the RPA.

According to Cook County property tax records, diversity of ownership can be applied as a factor in at least 7 of 19 vacant parcels, or 37%. (There may actually be more parcels in which this factor applies but tax parcel data was insufficient to confirm.) The Village of Tinley Park and the Tinley Park District are two of the owners of vacant parcels. Eliminating the Village and the Park District from the analysis, there are only 5 different owners of 16 parcels (31%) for which property taxes are paid. However, incentives may be necessary to facilitate the sale of these taxable properties for redevelopment.

- c. **Tax and special assessment delinquencies** exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

Finding: Tax and special assessment delinquencies are found to be a qualifying factor. According to Cook County property tax records, there were tax delinquencies and/or tax liens found in 7 of 13 (54%) of the taxable vacant land parcels within the RPA. The Village is currently pursuing the purchase of several of these properties through a “scavenger sale” via the Cook County “No Cash Bid Program”, an economic development tool designed to assist municipalities, and other taxing

bodies, in acquiring tax delinquent property for reuse as private development and tax reactivation or for tax exempt municipal use.

Of the taxpaying PINs that are delinquent, 75% have delinquency for each of the past 4 Tax Years. 100% have delinquency in 3 of the 5 Tax Years.

Appendix 4 lists the parcels in the RPA in which this factor is reasonably present (2 of 5 blocks, or 40%).

d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

Finding: Deterioration of structures or site improvements is found to be a qualifying factor in the RPA. At least 33 of 39 structures (85%), impacting 70% of the parcels, in the improved land portion of the RPA exhibit signs of deterioration. As these structures age, deterioration has occurred. Property maintenance in these buildings has not kept pace with the wear and tear that has occurred over time. Some of these deterioration problems include: foundation cracks and/or deteriorated concrete/masonry, roofing, fascia, signage and windows and window frames which require repair or replacement.

In addition to structure deterioration, deterioration was also observed throughout the RPA in the surface areas, parking lots, driveways, streets and sidewalks. **Section II.C.1.c.** of this Plan describes this deterioration.

As mentioned previously, a good portion of the area near Bicentennial Park (including the Vacant Land parcels) is a wetlands area and has significant issues with drainage that has resulted in the boardwalk bridge often being submerged and impassible, leading to accelerated deterioration. If the drainage issues cannot be corrected, the path and boardwalk will need to be raised to a higher level to remain accessible and usable. A detention pond (parcel 28-19-300-027) has likely never been dredged. Periodic maintenance should be performed to restore and maintain its intended holding capacities. A walking path network continues around this pond and interconnects with the other area paths. All the walking paths are in need of maintenance.

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land can be applied as a factor to 10 of the 19 vacant land parcels (100%), in the RPA.

Appendix 4 lists the blocks in the RPA in which this factor is reasonably present (5 of 5 blocks, or 100%).

e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

Finding: There is no evidence that Vacant Land properties within the RPA have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency. No other environmental studies were provided to or found by the Consultant. Therefore, this factor does not apply.

- f. **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

Finding: Lagging EAV, as a factor, applies to the Vacant Land parcels of the RPA, specifically:

- a. The total EAV of the parcels has increased at a rate that was less than the balance of the Village for three (3) of the last five (5) years.
- b. The total EAV of the parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for three (3) of the last five (5) calendar years.

Table 2 - EAV Comparison of Parcels for Vacant Land

VACANT LAND	TAX YEAR					
	2013	2014	2015	2016	2017	2018
Total EAV of Vacant Land in RPA	404,367	413,990	405,359	425,821	426,877	397,095
Percent Change		2.38%	-2.08%	5.05%	0.25%	-6.98%
Village Wide EAV	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872	1,520,930,314	1,518,072,612
Balance of Village Wide EAV	1,397,908,191	1,343,867,974	1,319,813,113	1,368,476,051	1,520,503,437	1,517,675,517
Percent Change		-3.87%	-1.79%	3.69%	11.11%	-0.19%
Total EAV of Vacant Land in RPA Was it LESS than balance of Village for 3 of 5 years?		no	YES	no	YES	YES
Total EAV of Vacant Land in RPA	404,367	413,990	405,359	425,821	426,877	397,095
Percent Change		2.38%	-2.08%	5.05%	0.25%	-6.98%
CPI		1.6%	0.1%	1.3%	2.1%	2.4%
Total EAV of Vacant Land in RPA Was is less than the CPI for 3 of last 5 years?		no	YES	no	YES	YES

Two of the three measurements of EAV indicate that EAV is lagging in the vacant land parcels and is reasonably distributed throughout the RPA. Therefore, this criterion applies.

Appendix 2 lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

3. Vacant Land - One Factor Test

The second test, the “One Factor Test”, is a finding that at least one (1) of the six (6) factors listed below is present.

The RPA does not qualify under this section of the Act as a Blighted Area for Vacant Land, as described below in further detail:

a. The area consists of one or more unused quarries, mines, or strip mine ponds.

Finding: There are no quarries, mines, or strip mine ponds in the RPA. Therefore, this factor does not apply.

b. The area consists of unused rail yards, rail tracks, or rights-of-way.

Finding: There are no parcels with used rail yards, rail tracks right-of-way in the RPA. Therefore, this factor does not apply.

c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Finding: There are two parcels within the RPA that are entirely or almost entirely within the Federal Emergency Management Agency’s designated Flood Zone AE, 27-24-410-001 and 27-24-410-002. Both of these are Vacant Land parcels and are intended to be stormwater drainage and/or retention sites for nearby improved land parcels. One is a retention pond for the site formerly occupied by the Super Kmart, directly to the north.

While the RPA as a whole has inadequate storm water management utilities and infrastructure, chronic flooding, as a factor, is not reasonably distributed throughout the vacant land area. Therefore, this factor is not counted as a qualifying factor.

d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

Finding: There was no evidence of unused or illegal disposal sites in the RPA found during the survey of the area or during the course of any research. Therefore, this factor does not apply.

d. Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized

in paragraph (1) above, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Finding: This factor does not apply to the RPA.

- f. **The area qualified as a blighted improved area immediately prior to becoming vacant,** unless there has been substantial private investment in the immediately surrounding area.

Finding: There is no evidence that the RPA qualified as a blighted improved area prior to becoming vacant. Therefore, this factor does not apply.

D. Eligibility of Conservation Area

“Conservation Area” means any improved area within the boundaries of a RPA located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the conservation factors (as outlined in **Section II.C.1** “Blighted Area”, “Improved Land” previously in the Plan), it is defined in the Act as detrimental to the public safety, health, morals or welfare. Such an area may become a Blighted Area without intervention.

Finding: A review of information provided by the Village of Tinley Park and the Cook County Assessor’s data, and confirmed by visual inspection, indicate that not more than 50% of the structures in the Redevelopment Project Area are 35 years of age or older. Therefore, while the RPA does meet more than three (3) of the conservation factors, the area cannot be qualified as a Conservation Area.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a RPA located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the RPA, and which area includes both vacant land suitable for use as an industrial park and a Blighted Area or conservation area contiguous to such vacant land.

Finding: The RPA does not qualify as an Industrial Park Conservation Area.

F. Eligibility Conclusions

This Plan concludes that the 159th and Harlem RPA is eligible for TIF designation as a Blighted Area for both Improved Land and Vacant Land. The use of TIF is required to stimulate investment and eliminate the conditions that have caused the RPA to be considered a Blighted Area.

The Improved Land in the RPA meets the requirements of 11.74.4-3(a) (1) (B), (C), (F), (H), (L) and (M) of the Act for designation as a “Blighted Area”, as these criteria are reasonably present and

distributed. For Improved Land designation as a Blighted Area five (5) criteria are to be met, and in this case six (6) criteria have been met.

For Improved Land within the RPA, the following six (6) Blighted Area eligibility factors apply:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

The Vacant Land portion of the RPA is also eligible for designation as a “Blighted Area”. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for the first section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (C), (D) and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area.

For Vacant Land within the RPA, the following four (4) Blighted Area eligibility factors apply:

- Obsolete Platting
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging Equalized Assessed Value

The parcels constituting Improved Land in the Redevelopment Project Area are listed in **Appendix 3**. The parcels constituting Vacant Land in the Redevelopment Project Area are listed in **Appendix 4**.

There must be a reasonable presence of and distribution of these factors in the RPA, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the RPA and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Appendix 3 and Appendix 4** contain the results of various research, field surveys, and analysis of existing conditions in the RPA, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the RPA.

The RPA is approximately 252 acres, more than the minimum 1½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the RPA.

The RPA as a whole is adversely impacted by the presence of blighting factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities.

In addition, the RPA has not been subject to sound growth and development through investment by private enterprise and the RPA would not reasonably be anticipated to be developed without TIF assistance.

III. Redevelopment Plan

This Redevelopment Plan and Project is intended to identify the tools for the Village to use to support improvements and activities that facilitate the redevelopment of the RPA. The goal of the Village, through the implementation of this Redevelopment Plan, is that the RPA be developed to the extent possible in accordance with the Village's Comprehensive Plan and other recent area plans. For this to occur, the Village must foster private investment in the RPA through the strategic leveraging of public funds such as TIF.

Successful implementation of the Redevelopment Plan and Project requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the RPA will become an environment that will attract private investment.

The goal, objectives and implementation strategies included in this Plan provide a framework to guide the decisions and activities that will be undertaken to facilitate the revitalization of the RPA. These objectives and implementation strategies generally reflect existing Village policies affecting all or portions of the RPA as identified in the entitled *Tinley Park, Illinois, Comprehensive Plan, 2000* as well as other plans and studies previously undertaken for the area. TIF will provide a financing tool to facilitate the realization of the objectives of these earlier planning documents.

A. Goal

The overarching goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a "Blighted Area" and to redevelop the 159th and Harlem RPA with commercial, office/restricted industrial, and government/open space uses. To that end, this Redevelopment Plan and Project will provide a comprehensive strategy and guidance for supporting public and private investment to encourage and facilitate redevelopment. The following sections outline the objectives and implementation strategies envisioned to achieve the goal and provide a framework for guiding decisions during the implementation of this Redevelopment Plan.

B. Redevelopment Objectives

To achieve the overarching goal of the Redevelopment Plan and Project, the following objectives have been identified:

1. Retain and promote existing businesses, support expansion needs, and facilitate recruitment of new businesses.
2. Encourage private investment to facilitate rehabilitation and/or new construction of the existing buildings to encourage a high-quality appearance and design standard.

3. Provide the necessary public infrastructure improvement to service the RPA and create an environment that will induce private investment. Public infrastructure includes, but is not limited to water/sewer, streets, rights-of-way, sidewalks, wayfinding, parking, electricity and gas, and internet/technology.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Develop vacant parcels where appropriate and possible.
6. Create employment opportunities for the community and surrounding area.
7. Maintain the RPA in support of the goals and objectives of other overlapping plans, including, but not limited to, the Village's Comprehensive Plan and Economic Development Strategic Plan.
8. Coordinate design within the Redevelopment Project Area.
9. Encourage design standards that integrate pedestrian-oriented walkways into the currently auto-oriented commercial areas.
10. Support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances.
11. Provide adequate parking and loading facilities.

C. Redevelopment Program Implementation and Strategies

The Village proposes to achieve the redevelopment goal and objectives of this Redevelopment Plan for the RPA through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to implement the following specific and integrated strategies:

1. Support the Planning and Due Diligence Efforts Required for Underutilized Sites

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Facilitate Property Assembly, Demolition, and Site Preparation

The Village may acquire and assemble land for the purpose of development and redevelopment of vacant and underutilized sites. Such properties may be acquired by purchase, exchange, or long-term lease by private developers or the Village for new development. The Village may purchase or write down the purchase of land. Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan and the Redevelopment Project except as to any existing occupied residential dwelling

units. The Village may also assist in the preparation of land to include demolition, environmental remediation and flood mitigation. In addition, the Village may require written redevelopment agreements with developers before acquitting any properties and may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan.

3. Implement Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the RPA in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

- Certain infrastructure improvements, in connection with and adjacent to the RPA, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including, but not limited to, water/sewer, storm water, and any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.
- Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

4. Encourage Private Sector Activities

Engaging in written redevelopment agreements or supporting public-private partnerships, the Village may provide financial and other assistance to encourage the private sector, including local businesses and property owners, to invest in activities and improvements that support the goal and objectives of this Redevelopment Plan and Project. Financial assistance for job training of those working within the RPA may be provided by the Village to further encourage economic development through private investment in new development and enterprise and/or expansion of an existing business.

5. Construct, Acquire, Renovate or Rehabilitate Public Facilities

Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act.

IV. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The eligible cost activities and improvements are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the RPA, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this Redevelopment Plan and Project are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any Redevelopment Project.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the Village to finance all of these costs with TIF funds.

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1–1.5).
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act; as provided for by 65 ILCS 5/11-74.4-3(q)(4).
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).
8. To the extent the municipality by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the municipality may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).
10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a RPA; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).

12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).
- a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality pursuant to the Act;
 - e) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
 - f) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the municipality may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.
13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).
14. Contributions to Library as required by the Act for an increased library population as the result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.7).
15. Construction Costs for Affordable Housing, as provided for by 65 ILCS 5/11- 74.4-3(q)(11 and 11.5).
16. Contributions to/incremental revenues transferred to contiguous RPAs, as provided for by 65 ILCS 5/11- 74.4-4(q).

17. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost, as provided for by 65 ILCS 5/11-74.4-3(q)(12).
18. If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

(See notes below **Table 3** for additional information regarding Redevelopment Project Costs.)

Table 3 - Estimated Redevelopment Project Costs

	Project/Improvement Category	Estimated Project Costs
1.	Administrative Costs (incl. studies, surveys, etc.)	\$ 2,000,000
2.	Site Marketing Costs	\$ 500,000
3.	Property Assembly Costs	\$ 15,000,000
4.	Costs of Building Rehabilitation, Repair or Remodeling	\$ 30,000,000
5.	Costs of Construction or Improvements of Public Works	\$ 35,000,000
6.	Costs of Job Training (Businesses)	\$ 300,000
7.	Financing Costs	\$ 15,000,000
8.	Taxing District Capital Costs	\$ 5,000,000
9.	Relocation Costs	\$ 4,000,000
10.	Payments in Lieu of Taxes	\$ 5,000,000
11.	Costs of Job Training (Community College)	\$ 300,000
12.	Interest Costs (Developer or Property Owner)	\$ 7,000,000
13.	School District Increased Costs	\$ 200,000
14.	Construction Costs for Affordable Housing	\$ 1,000,000
15.	Transfer to contiguous TIF District(s)	\$ 750,000

Total Estimated Redevelopment Project Costs (see notes) **\$121,050,000**

Notes regarding Estimated Redevelopment Project Costs:

- a. All costs are in 2020 dollars and may be increased by up to five percent (5%) after annual adjustments for inflation (as reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor) from the date the plan was adopted, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.
- c. To the extent permitted by law, the Village reserves the right to adjust and transfer estimated amounts within the Total Estimated Redevelopment Project Costs among the categories of eligible Estimated Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Redevelopment Project Costs, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act.
- e. Total estimated budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Costs.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village reserves the right to collect reimbursement for funds extended in accordance with the Act.

- g. Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q) (1), (1.5), (1.6), (2), (3), (4), (5), (6), (7), (7.5), (7.7), (8), (9), (10), (11), and 65 ILCS 5/11-74.4-4(q).
- h. Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- i. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the RPA while terminating operations at another Illinois location within 10 miles of the RPA but outside the boundaries of the Village. See 65 ILCS 5/11-74.4-3(q) (13).

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one RPA in another RPA that is either contiguous to, or is separated only by a public right-of-way from, the RPA from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

V. Agreement with Comprehensive Plan

The RPA should be redeveloped primarily in a planned and cohesive manner providing sites for primarily commercial/retail, office/restricted industrial, and government/open space land uses. Future land uses should be arranged and located to minimize conflicts between neighboring land use activities. The intent of this Redevelopment Plan is also to enhance and support the existing, viable uses in the RPA by providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The Goals and Objectives of the Redevelopment Plan conform to the comprehensive plan of the municipality. The comprehensive plan of the Village is entitled *Tinley Park, Illinois, Comprehensive Plan, 2000*.

The following select “Goals, Objectives and Policies” as stated in the Comprehensive Plan (pages 8 - 11) are reflected in the goals, objectives, and implementation strategies in this Redevelopment Plan:

Land Use

- Control residential density as well as industrial and commercial land allocations in line with infrastructure and service facility development
 - Maintain balance among residential, commercial, office, cultural, industrial, and open space land allocations.
 - Provide land for industrial uses that are not intrusive on residential areas.
 - Require strict adherence to state and local environmental performance standards.
 - Encourage the continuous improvement of parks and the recreation system.

Transportation

- Provide a safe, efficient and balanced transportation system
 - Improve the system of thoroughfares to move people quickly, economically and conveniently.
 - Improve the system of minor roads to serve all areas of traffic generation.
 - Create safe and attractive bike and pedestrian ways within town and the forest preserves.
 - Improve the METRA Commuter Rail and the PACE Bus transportation system for the Tinley Park planning area.

Public Lands, Places and Structures

- Provide the Community with facilities that are safe, efficient and well located.
 - Plan and purchase locations for future municipal facilities as early as possible to achieve investment economies and proper planning.

- Plan facilities to provide sufficient capacities needed to accommodate long-term needs.

Appearance

- Enhance the appearance of the access points to the village, the major thoroughfares and the central business district.
 - Improve the architectural facades of buildings on the thoroughfares leading to, and in the central business district.
 - Landscape the thoroughfares and the central business district.
 - Develop and implement a uniform street furniture design and street scape plan for the thoroughfares and the central business district.

Economic Development

- Encourage business investment and increase employment opportunities in a variety of businesses and industries.
 - Encourage steady growth of business and commercial activities in balance with anticipated population growth.
 - Maintain and develop the Central Business District.
 - Encourage controlled growth of small business, light industry and office uses in order to diversify and strengthen the tax base and provide employment.
 - Provide sites and locations for growing businesses to remain in Tinley Park.
- In order to attract new business and industry, efforts are concentrated on the following areas: (1) retention of existing business and industry; (2) maintaining and improving public facilities; (3) providing tax abatement programs and other incentives to attract new prospects; (4) marketing.

Public Places and Utilities

- Develop municipal facilities and services that economically and adequately service existing and anticipated growth.
 - Eliminate or reduce flooding hazards and install retention/detention areas where possible.
 - Require new developments to pay for capital improvements necessary to serve the new developments.
 - Plan and estimate costs for infrastructure necessary for new development, and require the new development to pay for those improvements.

Intergovernmental Cooperation

- Continue and/or establish positive working relationships with all units of local, state and federal governments.
 - Establish effective communication with all units of government, utilizing those resources available from other government to further the goals and objectives of the community.

The Village's Future Land Use Map, as shown in **Map 3** of this Redevelopment Plan, shows properties in the Redevelopment Project Area as being designated for commercial, office/restricted industrial, government/schools/open space/institution, and water features uses.

The Village's Comprehensive Plan goals and Future Land Uses generally correspond to the land uses and goals outlined in this Redevelopment Plan, as well as with the goals and objectives for the parcels within the RPA according to the Village's *Economic Development Strategic Plan, 2019*, written by the Village's Economic and Commercial Commission (ECC). The Economic Development Strategic Plan states that "local economic development requires ongoing efforts and flexibility to adapt and respond to regional, national, and global changes." The Economic Development Strategic Plan notes three main goals for the Village: Resource Development, Business Development, and Prospect Development, and details objectives for each of these. More specifically, Strategy #3, "159th Harlem Retail", notes an objective to "sell Tinley" and assigns the Economic Development Department of the Village to "work with brokers to recruit tenants to fill vacancies." The plan further states: "Retail is one of Tinley Park's main economic drivers. The Harlem retail corridor south of 159th has suffered higher than normal vacancy rates due to Kmart's closure. The ECC recommends working with brokers and retail site selectors to recruit retailers to the corridor."

In summary, the above statements and objectives in the Village's Comprehensive Plan, and within other Village planning and development documents, and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Redevelopment Plan.

VI. Redevelopment Project Certifications and Findings

This section reviews the Redevelopment Plan and provides appropriate responses to certifications and findings required in the Act.

Certifications

For each of the certifications below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. Redevelopment Project Costs

The Redevelopment Project Costs are detailed in **Section IV. Estimated Redevelopment Project Costs**.

B. Lack of Growth and Development

As described in **Section II**, the RPA as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the RPA. The RPA on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the RPA.

The lack of growth and investment by the private sector in the Redevelopment Project Area is evidenced by the existence of blighting area factors including and not limited to the following:

- Underutilized and vacant parcels
- Economic and functional obsolescence in buildings and parcels
- Deterioration of structures
- Non-conforming land use
- Lack of public infrastructure and services
- Declining EAV

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the blighting area conditions that currently exist. The RPA is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of the Redevelopment Plan and Project.

C. Financial Impacts on Taxing Districts

Redevelopment within the RPA may result in additional demands on services provided by taxing districts. At this time, no special programs or projects are proposed that would result in an increased demand for services or capital improvements by any other taxing districts.

The Village intends to monitor development in the RPA, and in cooperation with the other taxing districts, will endeavor to ensure that any increased needs that may arise as a result of a particular development are addressed. The nature of the redevelopment that is anticipated in the area as a result of this Redevelopment Plan and Project consists primarily of renovation and rehabilitation, or replacement, of existing buildings, redevelopment of underutilized properties, and infrastructure improvements.

While redevelopment activities may have some impact on other taxing districts, no significant impacts are anticipated. Should service needs increase as a result of redevelopment activity, the Village will work with the impacted district(s) to determine which programs are necessary to provide adequate services, if any.

The following entities currently levy taxes on properties located within the RPA:

- Cook County
- Cook County Consolidated Elections
- Cook County Forest Preserve District
- Metropolitan Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District
- Moraine Valley Community College District 524
- South Suburban Community College District 510
- Consolidated High School District 230
- Community High School District 228
- Community Consolidated School District 146
- Bremen Township
- Bremen Township General Assistance
- Bremen Township Road & Bridge
- Orland Township
- Orland Township General Assistance
- Orland Township Road & Bridge
- Tinley Park Park District
- Village of Tinley Park
- (Tinley Park Public Library) Village of Tinley Park Library Fund
- Village of Tinley Park Special Service Area No. 3

D. Sources of Funds to Pay Costs

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous RPAs. The Village may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal

grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

E. Nature and Term of Obligations

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA and Redevelopment Plan and Project.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the RPA in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. Recent Equalized Assessed Valuation

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2018 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$53,527,332. This total EAV amount, by PIN, is summarized in **Appendix 2**.

The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2018 tax year.

G. Estimate as to the Equalized Assessed Valuation

The estimated EAV of real property within the RPA, by tax year 2043 (collection year 2044), is anticipated to be between \$115,000,000 and \$145,000,000. The estimates are based on several key assumptions including the following: (1) the most recent State Multiplier of 1.000 applied to 2018 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2018 level; and (3)

growth from reassessments of existing properties in the RPA will be at a rate of 1% per year with a reassessment every three years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from estimated redevelopment activity within the RPA over a 23-year period. Anticipated future development includes but is not limited to, commercial/retail, office/restricted industrial, government/open space and mixed uses. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

H. Commitment to Fair Employment Practices/Affirmative Action Plan

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and the Redevelopment Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

I. Industrial Park Conservation Redevelopment Project Area

This Redevelopment Plan does not concern an Industrial Park Conservation RPA.

J. Annexation of Property

All of the property within the RPA is annexed to the municipality or shall be prior to the adoption of the RPA and Redevelopment Plan and Project.

K. Estimated Date of Completion

The Act sets the latest date as December 31st of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved. The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired by December 31, 2045, assuming this Redevelopment Plan and Redevelopment Project is adopted in 2020.

L. Incremental Tax Revenue

Based on the historical lack of private investment without assistance and the documented problems in the RPA, the Village finds that the RPA would not reasonably be developed “but for” the use of incremental tax revenue. This is also noted previously in this section under **Redevelopment Project Certification B.**

Findings

For each of the findings below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

The Village makes the following findings as described in the Act:

1. Use of Incremental Tax Revenues

The Village hereby certifies that incremental revenues will be exclusively utilized for the development of the RPA or in a contiguous RPA as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act. Incremental Property Taxes will be used according to the total estimated budget costs and as set forth in this Plan for the development of the RPA.

2. Housing Impact Study, Relocation and Displacement

There are currently fewer than ten residential units in the RPA. The Village hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, a housing impact study and a relocation plan is not required as a part of this Plan.

3. Contiguous Parcels of Real Property and Improvements

The boundary map of the RPA is **Map 1** and is made part of this document by reference hereto. It illustrates that all parcels in the RPA are contiguous.

The RPA was found to qualify as a Blighted Area according to the Act. The Redevelopment Plan Program (**Section III. C.** of this document) and **Redevelopment Project Costs Section IV** are specifically geared to remediation of Blighted Area factors. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

4. Land Use Restrictions

The Redevelopment Plan does not include the development of vacant land: (i) with a golf course, or; (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the Redevelopment Plan.

5. Historic Resource

This Redevelopment Plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act. There are no historic resources, as defined by the Act, currently existing within this RPA, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Redevelopment Project during its term.

6. Regional Transportation Authority STAR

This Redevelopment Plan hereby certifies that no part of the proposed RPA is within one-half mile of an existing or proposed Regional Transportation Authority STAR line station.

VII. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the Act.

Maps

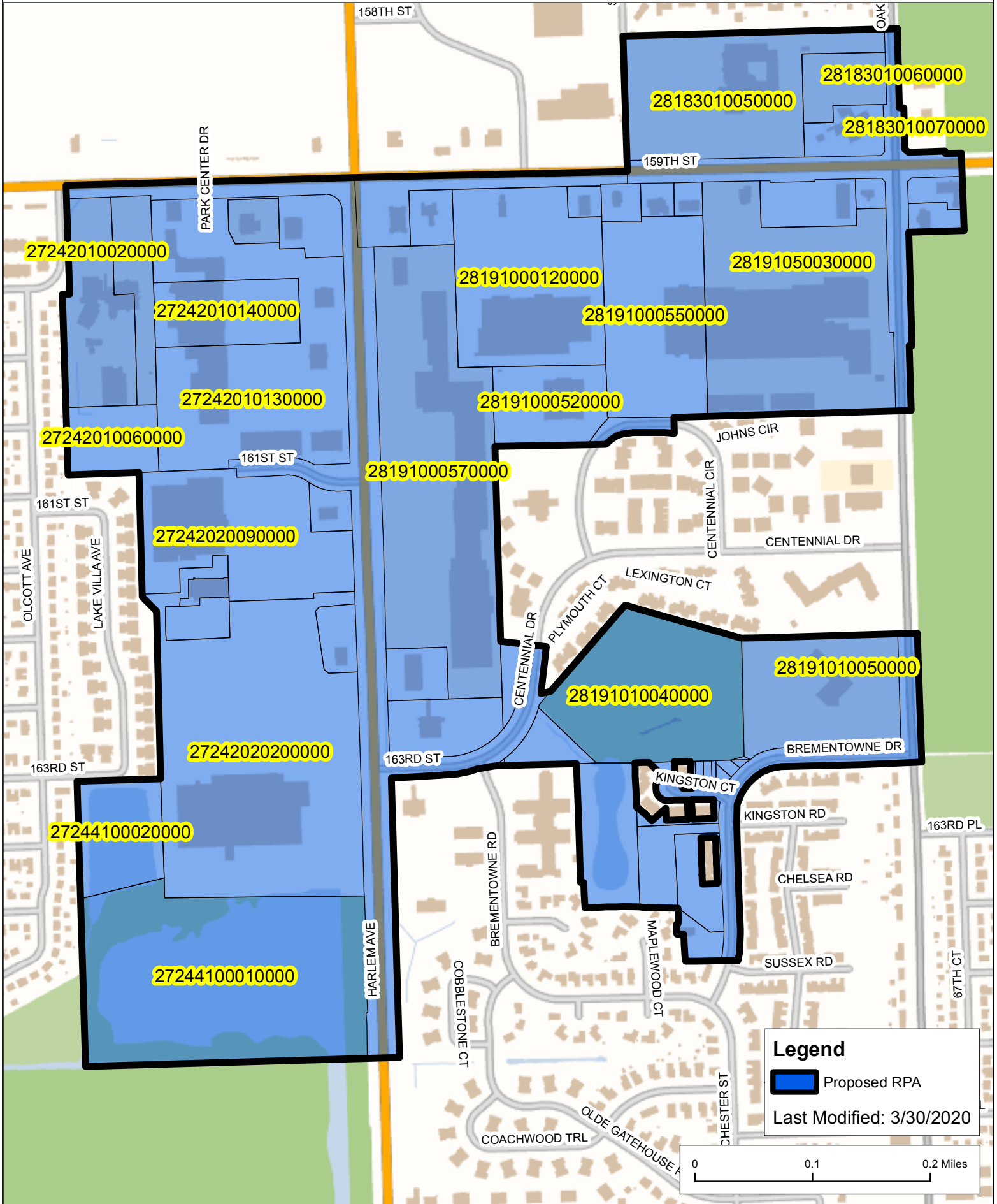
Map 1: Redevelopment Project Area Boundary



Village of Tinley Park, Illinois



159th and Harlem Redevelopment Project Area Boundary Map



27242010020000

27242010140000

27242010130000

27242010060000

27242020090000

27242020200000

27244100020000

27244100010000

28183010050000

28183010060000

28183010070000

28191000120000

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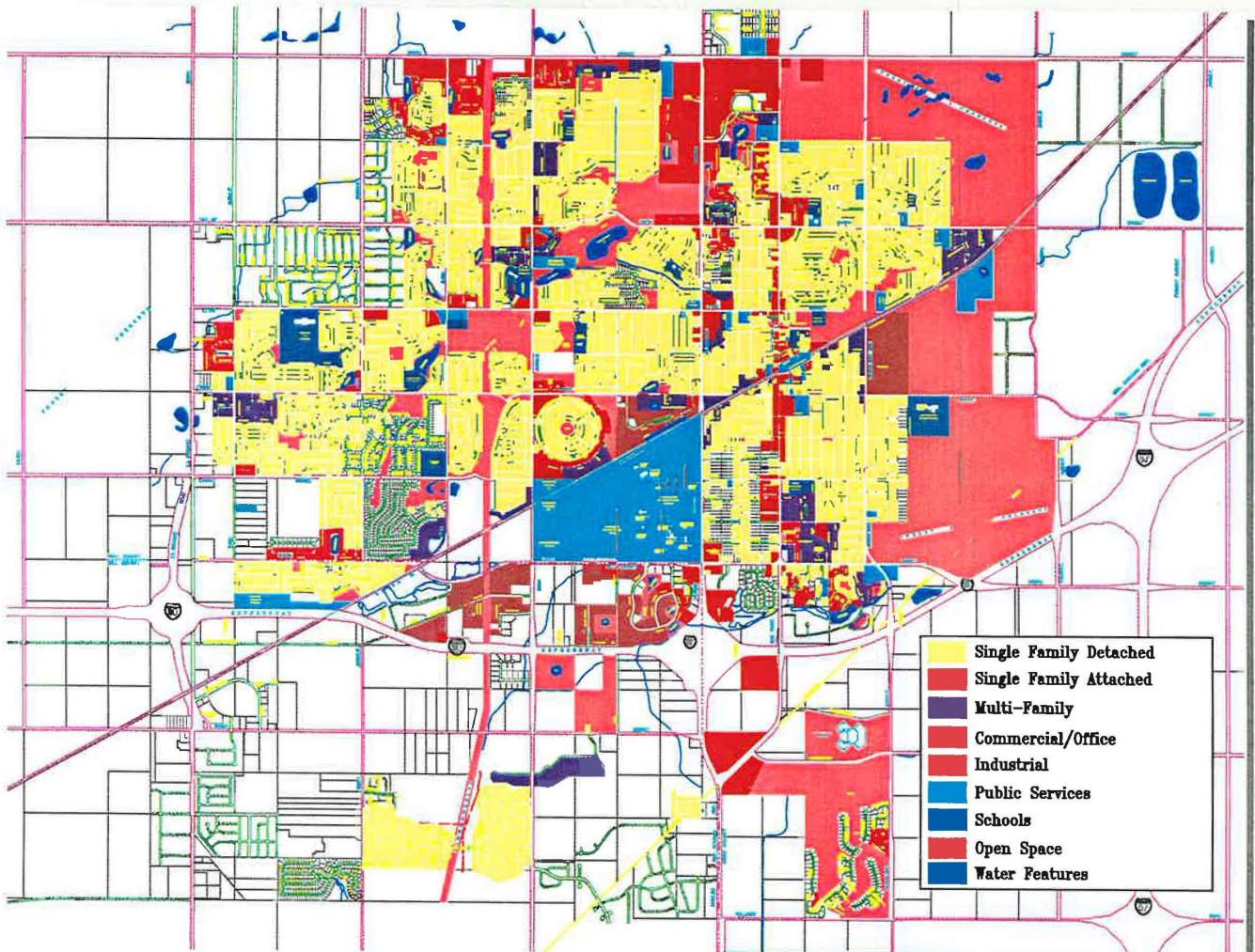
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28191010050000

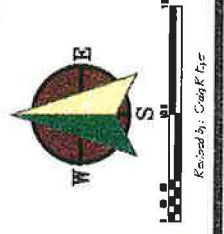
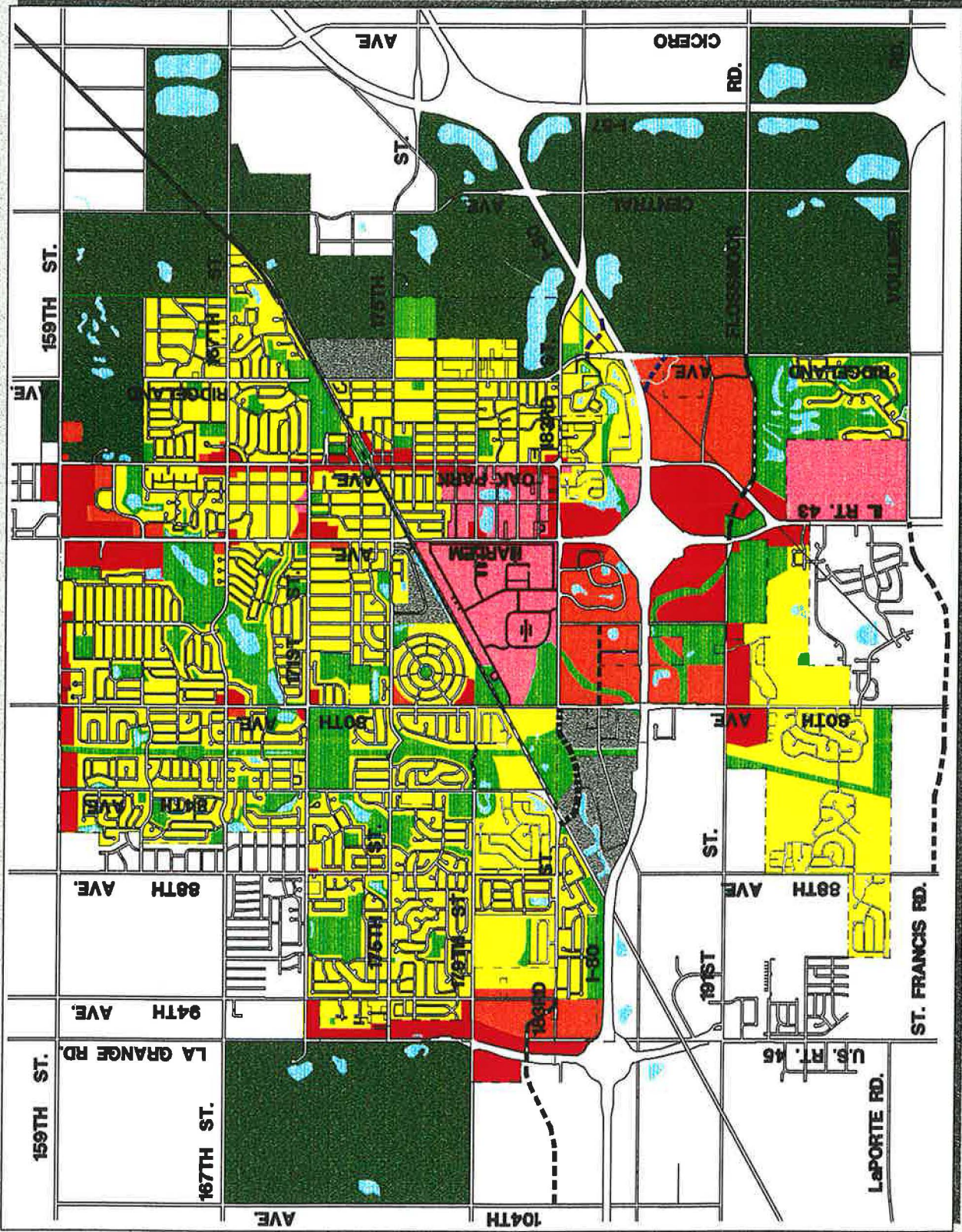
Map 2: Existing Land Use



EXISTING LAND USE
JULY 1999



Map 3: Future Land Use



Tinley Park
LAND USE PLAN
2000

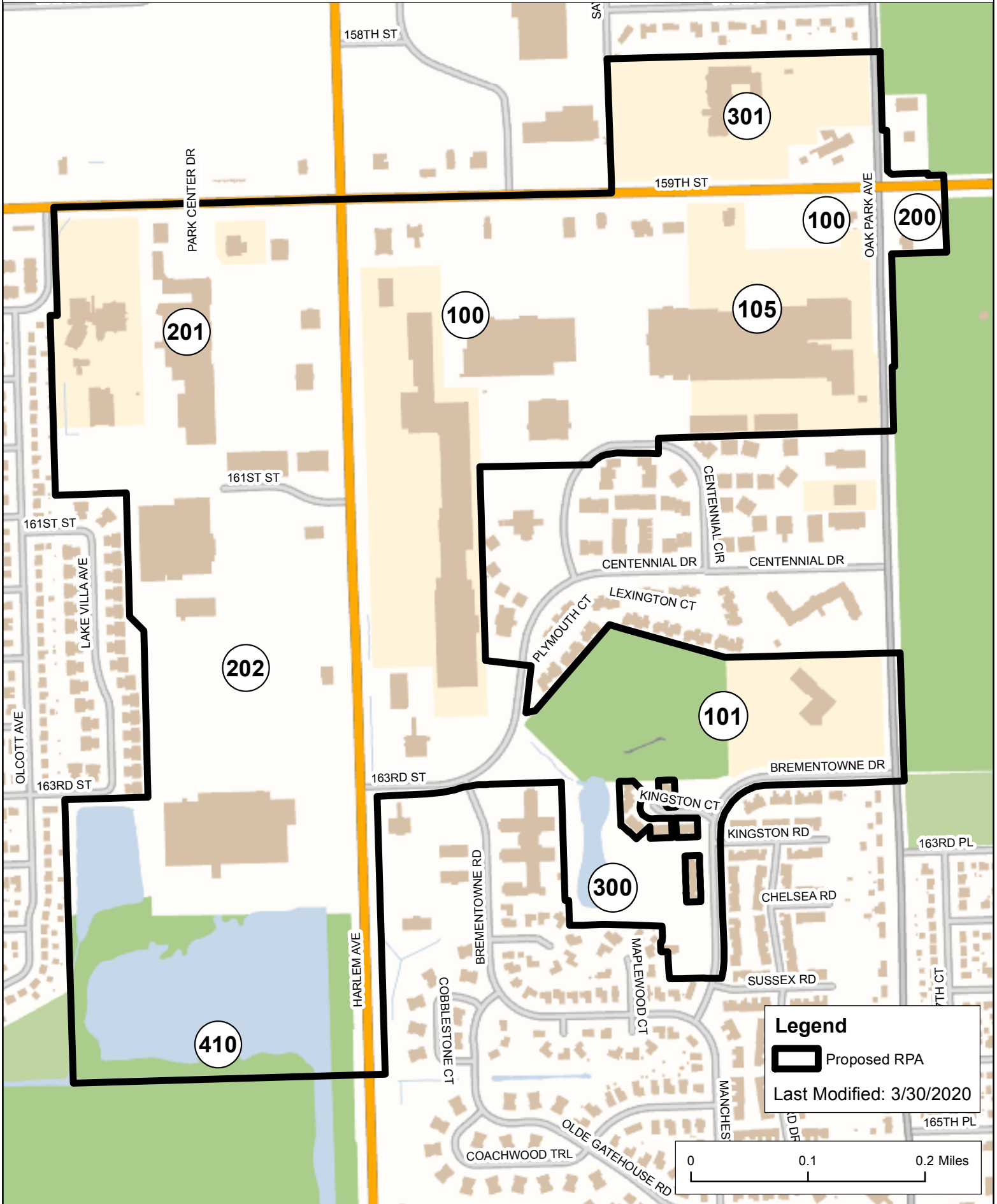


- RESIDENTIAL
- COMMERCIAL
- OFFICE/RESTRICTED INDUSTRIAL
- LIGHT INDUSTRIAL
- GOVERNMENT/SCHOOLS/OPEN SPACE/INSTITUTION
- WATER FEATURES
- FOREST PRESERVE
- MIXED USE PLD
- PROPOSED ROADS
- PROPOSED INTERCHANGE


Map 4: Redevelopment Project Area Block Map

Village of Tinley Park, Illinois

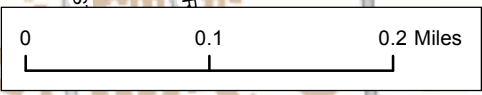
159th and Harlem Redevelopment Project Area Block Map



Legend

 Proposed RPA

Last Modified: 3/30/2020



Appendices

Appendix 1: Redevelopment Project Area Legal Description

Those parts of Section 24, Township 36 North, Range 12, Section 18, Township 36 North, Range 13, Section 19, Township 36 North, Range 13, all East of the Third Principal Meridian, Cook County, Illinois more particularly bounded and described as follows:

Beginning at the southwest corner of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence northerly along the west line of Lot 1 in said Super-K Subdivision and the west line of Lot 2 in said Super-K Subdivision, to the north line of said Lot 2;

Thence easterly along the north line of Lot 2 in said Super-K Subdivision, to a west line of Lot 3 in said Super-K Subdivision;

Thence northerly, northwesterly and northerly along the west lines of Lot 3 in said Super-K Subdivision, to the western most northwest corner of said Lot 3, also being the western most southwest corner of Lot 1 in Park Place Subdivision as per plat thereof recorded December 7, 1992 as document number 92914537;

Thence northerly along the west line of Lot 1 in said Park Place Subdivision to the north line of Lot 1 in said Park Place Subdivision and the south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along said west line, to the south line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number 22379900;

Thence easterly along said south line, to the east line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number;

Thence northerly along said east line, and the northerly prolongation thereof to the north line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along said north line, to the northeast corner of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly to the southwest corner of Section 18, also the northwest corner of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the south line of Section 18, also the north line of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to a point 15 feet north of the right of way of 159th Street as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence southeasterly to a point of intersection with the north right of way line of 159th Street and the east line of the west 65 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence easterly, southerly and easterly along the right of way of 159th Street, to the northerly prolongation of the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a

distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning, to the southwest corner thereof and also the southeast corner of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning;

Thence continuing westerly on the south line of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning, to the western most northwest corner of Outlot C in Dun Raven Place Phase II as per plat thereof recorded September 28, 2001 as document number 0010908493;

Thence southwesterly to a point of tangency in the north line of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216 being the westerly terminus of an arc having a radius of 192.00 feet and an arc length of 300.13 feet;

Thence westerly and southwesterly along the northerly limits of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216, to the easterly prolongation of the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along

said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264, to the west line of said Lot 3, also the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067;

Thence southerly along the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067, also the west line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558;

Thence southeasterly along the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the westerly line of Centennial Drive as dedicated by instrument recorded July 9, 1980 as document number 25509385;

Thence continuing southeasterly along the southeasterly prolongation of the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southerly on the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence northeasterly along the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic) and the southeast line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the

southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southeasterly along the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning;

Thence easterly along the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning, to the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the north line of Lot 1 in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202;

Thence westerly along the north line of Lot 1, the westerly prolongation of the north line of Lot 1 and the north line of Lot 2 all in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202, to the south line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence westerly, southwesterly and southerly along the south line, southeast line and east line of Bremen Town Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northwesterly along the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northerly along the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778 to the north line of Lot 16 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 16 and the north line of Lot 15 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southerly prolongation of the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the southerly prolongation of the east line of Lot 17, and the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly, westerly, northerly, easterly and northerly along the eastern limits of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the northeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21 and the north line of Lot 26 all in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the north line of Lot 27 in Bremen

Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning;

Thence northerly along the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning, to the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222;

Thence southwesterly and westerly along the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222, to the east line of Harlem Avenue existing as of May 25, 2020;

Thence southerly along the east line of Harlem Avenue existing as of May 25, 2020, to the easterly prolongation of the south line of the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence westerly along the easterly prolongation of the south line of Lot 1 and the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157, to the Point of Beginning.

Excepting from the above the following described parcels of land:

Lot 83 through Lot 89 (both inclusive) in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and T2419778.

Also,

Lot 1 through Lot 12 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase I as per plat thereof recorded December 21, 1990 as document number 90619247.

Also,

Lot 1 through Lot 5 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase II as per plat thereof recorded October 28, 1993 as document number 93870509.

Appendix 2: PIN and EAV List

PIN	2018
27-24-201-002-0000	Exempt
27-24-201-005-0000	Exempt
27-24-201-006-0000	Exempt
27-24-201-008-0000	1,018,323
27-24-201-012-0000	1,015,272
27-24-201-013-0000	8,266,217
27-24-201-014-0000	1,583,757
27-24-202-009-0000	5,105,270
27-24-202-010-0000	528,410
27-24-202-020-0000	5,322,310
27-24-202-021-0000	83,383
27-24-202-022-0000	392,724
27-24-202-023-0000	255,167
27-24-410-001-0000	138,905
27-24-410-002-0000	26,836
28-18-301-005-0000	Exempt
28-18-301-006-0000	Exempt
28-18-301-007-0000	1,193,702
28-19-100-008-0000	967,557
28-19-100-009-0000	630,850
28-19-100-012-0000	3,716,104
28-19-100-013-0000	328,917
28-19-100-017-0000	370,822
28-19-100-019-0000	174,651
28-19-100-027-0000	409,724
28-19-100-044-0000	311,233
28-19-100-049-0000	Exempt
28-19-100-052-0000	1,164,360
28-19-100-055-0000	2,225,316
28-19-100-056-0000	399,501
28-19-100-057-0000	10,288,314
28-19-100-058-0000	814,819
28-19-101-002-0000	11,210
28-19-101-004-0000	Exempt
28-19-101-005-0000	Exempt
28-19-101-006-0000	1,039

PIN and EAV List (continued)

PIN	2018
28-19-105-003-0000	5,323,163
28-19-105-004-0000	684,524
28-19-200-021-0000	310,584
28-19-200-022-0000	328,644
28-19-300-027-0000	Exempt
28-19-300-057-0000	29
28-19-300-071-0000	2,428
28-19-300-079-0000	62,416
28-19-300-082-0000	6,922
28-19-300-083-0000	12,805
28-19-300-084-0000	12,805
28-19-300-085-0000	6,908
28-19-300-086-0000	12,272
28-19-300-087-0000	14,039
28-19-300-088-0000	5,097
28-19-304-008-0000	3
Total EAV of RPA	53,527,332

Appendix 3: Improved Land Parcels (PINs) and Eligibility Factors

The table below documents the parcels considered to be Improved Land parcels within this RPA and the Blighted Area qualifying factors for Improved Land present within the 159th and Harlem Redevelopment Project Area at the time of this Plan.

Improved Land Parcels (by PIN)			
27-24-201-002-0000	27-24-202-020-0000	28-19-100-013-0000	28-19-100-058-0000
27-24-201-005-0000	27-24-202-022-0000	28-19-100-017-0000	28-19-101-005-0000
27-24-201-006-0000	27-24-202-023-0000	28-19-100-019-0000	28-19-105-003-0000
27-24-201-008-0000	28-18-301-005-0000	28-19-100-027-0000	28-19-105-004-0000
27-24-201-012-0000	28-18-301-006-0000	28-19-100-044-0000	28-19-200-021-0000
27-24-201-013-0000	28-18-301-007-0000	28-19-100-052-0000	28-19-200-022-0000
27-24-201-014-0000	28-19-100-008-0000	28-19-100-055-0000	
27-24-202-009-0000	28-19-100-009-0000	28-19-100-056-0000	
27-24-202-010-0000	28-19-100-012-0000	28-19-100-057-0000	

Improved Land - Blighted Area Parcel Factors by Block						
Block	Obsolescence	Deterioration	Excessive Vacancies	Inadequate Utilities	Lack of Community Planning*	Lagging EAV*
100	✓	✓	✓	✓	✓	✓
101	✓	✓		✓	✓	✓
105	✓			✓	✓	✓
200	✓	✓		✓	✓	✓
201			✓	✓	✓	✓
202	✓	✓	✓	✓	✓	✓
301	✓	✓		✓	✓	✓

* Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by block or parcel.

Appendix 4: Vacant Land Parcels (PINs) and Eligibility Factors

The table below documents the parcels considered to be Vacant Land parcels within this RPA and the Blighted Area qualifying factors for Vacant Land present within the 159th and Harlem Redevelopment Project Area at the time of this Plan.

Improved Land Parcels (by PIN)		
27-24-202-021-0000	28-19-300-027-0000	28-19-300-085-0000
27-24-410-001-0000	28-19-300-057-0000	28-19-300-086-0000
27-24-410-002-0000	28-19-300-071-0000	28-19-300-087-0000
28-19-100-049-0000	28-19-300-079-0000	28-19-300-088-0000
28-19-101-002-0000	28-19-300-082-0000	28-19-304-008-0000
28-19-101-004-0000	28-19-300-083-0000	
28-19-101-006-0000	28-19-300-084-0000	

Improved Land - Blighted Area Parcel Factors by Block				
Block	Obsolete Platting	Tax Delinquencies	Adjacent Deterioration	Lagging EAV*
100	✓		✓	✓
101	✓	✓	✓	✓
202		✓	✓	✓
300	✓	✓	✓	✓
410			✓	✓

* Lagging EAV is measured for the Redevelopment Project Area as a whole rather than by block or parcel.

About Stern Brothers & Co.

Founded in 1917, Stern has been advising public and private decision makers on the best ways to fund their capital projects for more than 100 years.

Stern Brothers is a 100% wholly owned WBE financial services firm whose sole focus is public and infrastructure finance. Throughout our history, we have prided ourselves on creating and developing meaningful, value-added and cost-effective solutions to the challenges that our clients face in executing capital project plans in the financial markets. Headquartered in St. Louis, Stern has 11 locations across the U.S. Stern Municipal Advisors provide an array of financial consulting services to governmental clients of all sizes and types.

For more information about our organization, please visit sternbrothers.com.

Legal Disclaimers

This information is provided solely for the use of the Village of Tinley Park, Illinois in determining that the proposed Redevelopment Project Area meets the requirements of the State of Illinois to be designated as a Tax Increment Financing District and in setting forth the goals, strategies and parameters for the Redevelopment Plan.

While we have made every attempt to ensure that the information contained in this report has been obtained from reliable sources and is accurate at the time of release, Stern Brothers & Co. is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided in this document is provided "as is", with no guarantee of completeness, timeliness, or of the results obtained from the use of this information, and without warranty of any kind, express or implied.

Stern Brothers & Co. and the Village of Tinley Park are not responsible in any way for any other party's use of this information. Given the changing nature of laws, rules, property values and economic conditions, this information should not be construed as financial, legal, accounting, tax, or other professional advice. Other parties should consult with their own professional advisors before making any decisions or taking any action relative to this Redevelopment Plan.

STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF W I L L)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of TINLEY PARK, Counties of Cook and Will, and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-045: “ AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on the 18th day of August, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this _____ day of _____, 20__.

KRISTIN A. THIRION, VILLAGE CLERK

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-046

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE
OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

**ORDINANCE
NO. 2020-O-046**

VILLAGE OF TINLEY PARK
Cook and Will Counties, Illinois

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE
OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the Village of Tinley Park (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village of Tinley Park views the area around the intersection of 159th Street and Harlem Avenue lies at the north border of the community and contains some of the community’s older commercial centers; and

WHEREAS, 159th Street (US Route 6) and Harlem Avenue (Illinois Route 43) are two of the most traveled roadways in the Village and is one of the busiest commercial areas of the community; and

WHEREAS, this area is a gateway to Tinley Park and can provide a first impression of the community to visitors and residents alike; and

WHEREAS, due to the age of these shopping areas, and a changing retail environment, some of these centers are suffering from high vacancy rates. The vacancies make it more challenging for the other businesses in these centers to thrive; and

WHEREAS, with changes in the retail environment, new retailers require different amenities that may not currently be available, and these centers many need to be improved both cosmetically and physically to entice new retailers to occupy space; and

WHEREAS, property owners and developers may seek additional assistance to be able to initiate or complete improvements to these retail centers; and

WHEREAS, the Village has also identified several public infrastructure improvements it would like to accomplish to enhance this commercial area, but has not been successful in identifying available resources to fund these improvements in the budget process due to other priorities and needs; and

WHEREAS, the Village has identified that Tax Increment Financing, as provided for under the Illinois Tax Increment Allocation Redevelopment Act could potentially assist in addressing these financial needs to enhance the commercial possibilities and service the needs of the Village and its residents; and

WHEREAS, it is desirable to increase employment opportunities in the Village, arrest decline in economic conditions existing in the Village, stimulate commercial growth, improve the aesthetics of the area, enhance accessibility to and within the commercial areas, and stabilize the tax base of the Village; and

WHEREAS, these goals and objectives are parallel with the intended purposes to be achieved through the Illinois Tax Increment Allocation Redevelopment Act; and

WHEREAS, the Village met with representatives of the elementary and high school districts, park district, and other overlapping governments to discuss the proposal of creating a commercial Tax Increment Financing District for the 159th Street and Harlem Avenue area and received preliminary support for the plan; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act"}, on March 3, 2020, the Village authorized a study regarding the feasibility of designating a redevelopment project area for the Village's 159th and Harlem Tax Increment Financing District (hereinafter referred to as the "159th and Harlem TIF District") and developing a Redevelopment Plan and Project; and

WHEREAS, on June 3, 2020, the Village filed the Redevelopment Plan and Project (hereinafter referred to as the "TIF Plan") for the proposed 252 acre 159th and Harlem TIF District in the Village Clerk's office and made available on the Village's website (www.tinleypark.org) for public inspection. The availability of the Redevelopment Plan and Project for public inspection was also announced at the Village board meeting held on June 9, 2020. Said TIF Plan containing an eligibility study of the area proposed for designation as the redevelopment project area for said 159th and Harlem TIF District; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "blighted area," and the President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a "blighted area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

WHEREAS, on July 14, 2020, the 159th and Harlem TIF District Joint Review Board met and gave a favorable recommendation of the TIF Plan; and

WHEREAS, the Village has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the 159th and Harlem TIF District; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to act on this ordinance approving TIF Financing; and

WHEREAS, the President and Board of Trustees desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the President and Board of Trustees of the Village have designated the Redevelopment Project Area and approved the TIF Plan pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

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

Section 1. *Incorporation of Recitals.* 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 its entirety.

Section 2. *Adopt TIF Increment Financing.* Tax increment financing is hereby adopted with respect to the 159th and Harlem TIF District.

Section 3. *Exhibits Incorporated by Reference.*

- (a) The Project Area is legally described in **EXHIBIT A** and depicted in **EXHIBIT B**, attached hereto and made a part hereof, was approved, adopted and so designated pursuant to an ordinance adopted by the President and Board of Trustees on August 18, 2020.
- (b) The TIF Plan relation to the 159th and Harlem TIF District, attached hereto and made a part hereof as **EXHIBIT C**, was approved and adopted pursuant to an ordinance adopted by the President and Board of Trustees of the Village on August 18, 2020

Section 4. *Ad Valorem Taxes.* That the ad valorem taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all

municipal obligations financing redevelopment project costs 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 which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (the 2019 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook 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; and
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (the 2019 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County Collector to, the Village Treasurer who shall deposit said funds in a special fund called the "159th and Harlem Tax Increment Allocation Fund" of the Village for the development of the TIF Plan.

Section 5. *Utilization of Incremental Taxes.* That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

Section 6. *Invalidity of Any Section.* 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 7. *Superseder.* All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8. *Effective Date.* This Ordinance shall be in full force and effect following its passage and approval as provided by law.

PASSED this 18th day of August, 2020 on a roll call vote as follow:

AYES:

NAYS:

ABSENT:

APPROVED this 18th day of August, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT A

Legal Description and PIN list

Those parts of Section 24, Township 36 North, Range 12, Section 18, Township 36 North, Range 13, Section 19, Township 36 North, Range 13, all East of the Third Principal Meridian, Cook County, Illinois more particularly bounded and described as follows:

Beginning at the southwest corner of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence northerly along the west line of Lot 1 in said Super-K Subdivision and the west line of Lot 2 in said Super-K Subdivision, to the north line of said Lot 2;

Thence easterly along the north line of Lot 2 in said Super-K Subdivision, to a west line of Lot 3 in said Super-K Subdivision;

Thence northerly, northwesterly and northerly along the west lines of Lot 3 in said Super-K Subdivision, to the western most northwest corner of said Lot 3, also being the western most southwest corner of Lot 1 in Park Place Subdivision as per plat thereof recorded December 7, 1992 as document number 92914537;

Thence northerly along the west line of Lot 1 in said Park Place Subdivision to the north line of Lot 1 in said Park Place Subdivision and the south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along said west line, to the south line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number 22379900;

Thence easterly along said south line, to the east line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number;

Thence northerly along said east line, and the northerly prolongation thereof to the north line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along said north line, to the northeast corner of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly to the southwest corner of Section 18, also the northwest corner of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the south line of Section 18, also the north line of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the

east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to a point 15 feet north of the right of way of 159th Street as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence southeasterly to a point of intersection with the north right of way line of 159th Street and the east line of the west 65 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence easterly, southerly and easterly along the right of way of 159th Street, to the northerly prolongation of the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19,

Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning, to the southwest corner thereof and also the southeast corner of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last

said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning;

Thence continuing westerly on the south line of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning, to the western most northwest corner of Outlot C in Dun Raven Place Phase II as per plat thereof recorded September 28, 2001 as document number 0010908493;

Thence southwesterly to a point of tangency in the north line of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216 being the westerly terminus of an arc having a radius of 192.00 feet and an arc length of 300.13 feet;

Thence westerly and southwesterly along the northerly limits of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216, to the easterly prolongation of the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264, to the west line of

said Lot 3, also the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067;

Thence southerly along the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067, also the west line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558;

Thence southeasterly along the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the westerly line of Centennial Drive as dedicated by instrument recorded July 9, 1980 as document number 25509385;

Thence continuing southeasterly along the southeasterly prolongation of the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southerly on the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence northeasterly along the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic) and the southeast line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the

southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southeasterly along the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning;

Thence easterly along the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning, to the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the

north line of Lot 1 in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202;

Thence westerly along the north line of Lot 1, the westerly prolongation of the north line of Lot 1 and the north line of Lot 2 all in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202, to the south line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence westerly, southwesterly and southerly along the south line, southeast line and east line of Bremen Town Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northwesterly along the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northerly along the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778 to the north line of Lot 16 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 16 and the north line of Lot 15 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southerly prolongation of the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the southerly prolongation of the east line of Lot 17, and the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document

number T3056252, to the southeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly, westerly, northerly, easterly and northerly along the eastern limits of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the northeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21 and the north line of Lot 26 all in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the north line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning;

Thence northerly along the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence

North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning, to the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222;

Thence southwesterly and westerly along the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222, to the east line of Harlem Avenue existing as of May 25, 2020;

Thence southerly along the east line of Harlem Avenue existing as of May 25, 2020, to the easterly prolongation of the south line of the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence westerly along the easterly prolongation of the south line of Lot 1 and the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157, to the Point of Beginning.

Excepting from the above the following described parcels of land:

Lot 83 through Lot 89 (both inclusive) in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and T2419778.

Also,

Lot 1 through Lot 12 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase I as per plat thereof recorded December 21, 1990 as document number 90619247.

Also,

Lot 1 through Lot 5 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase II as per plat thereof recorded October 28, 1993 as document number 93870509.

Common Boundary Description:

The Redevelopment Project Area is generally bounded by:

North – 159th Street

(except for a few parcels west of Oak Park Avenue that are north of 159th Street)

South – the northern boundary of Siemsen Meadows (165th Street, extended)

East – Oak Park Avenue

West – Olcott Avenue

all in Tinley Park, Bremen and Orland Townships, Cook County, Illinois.

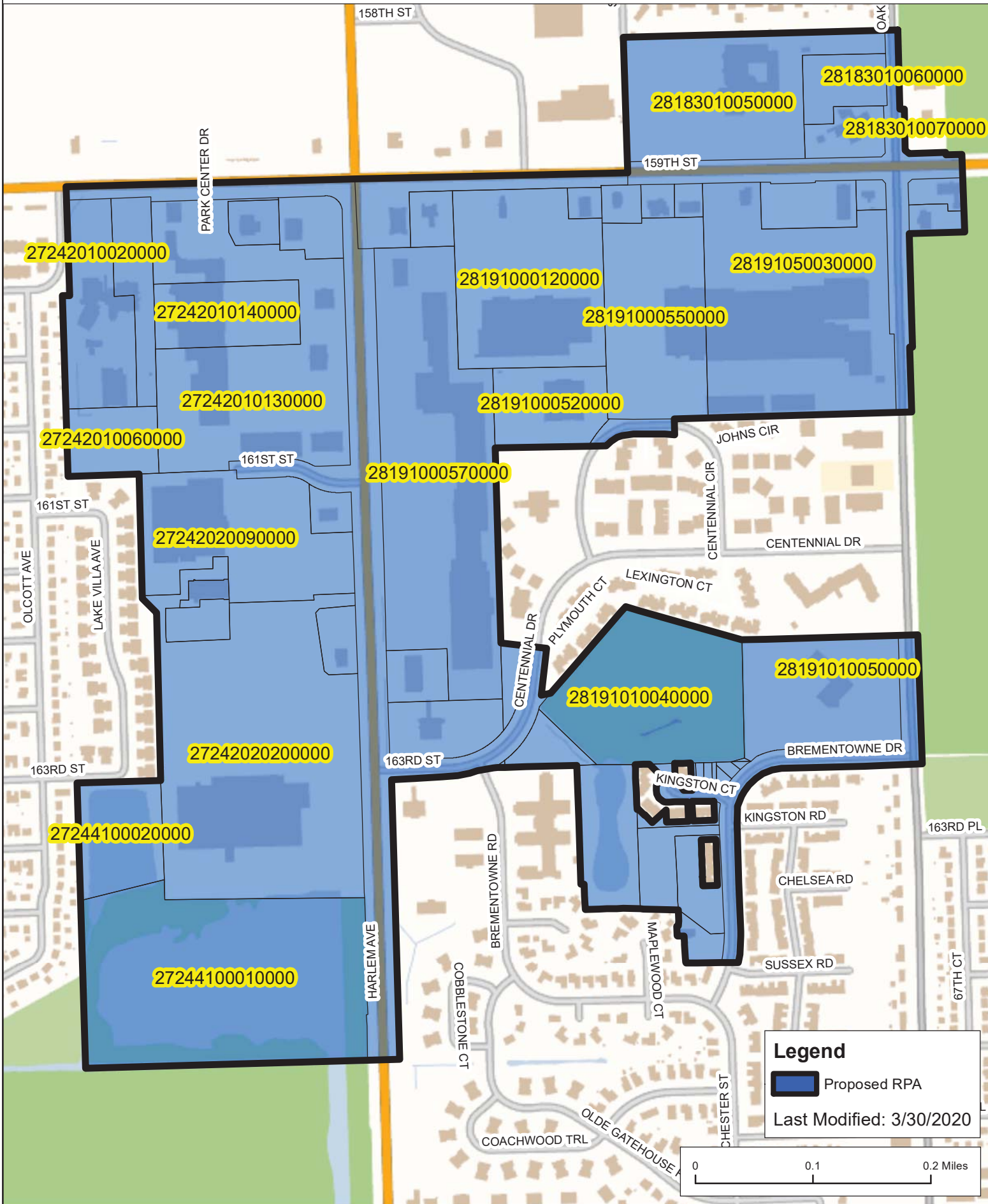
List of Tax Parcels

Orland Township			Bremen Township		
VOL	PROPERTY NUMBER	CODE	VOL	PROPERTY NUMBER	CODE
147	27-24-201-002-0000	28057	31	28-18-301-005-0000	13098
147	27-24-201-005-0000	28057	31	28-18-301-006-0000	13098
147	27-24-201-006-0000	28057	31	28-18-301-007-0000	13098
147	27-24-201-008-0000	28057	31	28-19-100-008-0000	13098
147	27-24-201-012-0000	28057	31	28-19-100-009-0000	13098
147	27-24-201-013-0000	28057	31	28-19-100-012-0000	13098
147	27-24-201-014-0000	28057	31	28-19-100-013-0000	13098
147	27-24-202-009-0000	28027	31	28-19-100-017-0000	13098
147	27-24-202-010-0000	28027	31	28-19-100-019-0000	13098
147	27-24-202-020-0000	28027	31	28-19-100-027-0000	13098
147	27-24-202-021-0000	28027	31	28-19-100-044-0000	13098
147	27-24-202-022-0000	28027	31	28-19-100-049-0000	13098
147	27-24-202-023-0000	28027	31	28-19-100-052-0000	13098
147	27-24-410-001-0000	28027	31	28-19-100-055-0000	13098
147	27-24-410-002-0000	28027	31	28-19-100-056-0000	13098
			31	28-19-100-057-0000	13098
			31	28-19-100-058-0000	13098
			31	28-19-101-002-0000	13098
			31	28-19-101-004-0000	13098
			31	28-19-101-005-0000	13098
			31	28-19-101-006-0000	13098
			31	28-19-105-003-0000	13098
			31	28-19-105-004-0000	13098
			31	28-19-200-021-0000	13098
			31	28-19-200-022-0000	13098
			31	28-19-300-027-0000	13039
			31	28-19-300-057-0000	13039
			31	28-19-300-071-0000	13039
			31	28-19-300-079-0000	13039
			31	28-19-300-082-0000	13039
			31	28-19-300-083-0000	13039
			31	28-19-300-084-0000	13039
			31	28-19-300-085-0000	13039
			31	28-19-300-086-0000	13039
			31	28-19-300-087-0000	13039
			31	28-19-300-088-0000	13039
			31	28-19-304-008-0000	13039

EXHIBIT B

Maps of 159th and Harlem Tax Increment Financing District

159th and Harlem Redevelopment Project Area Boundary Map





159th and Harlem Redevelopment Project Area Boundary Map

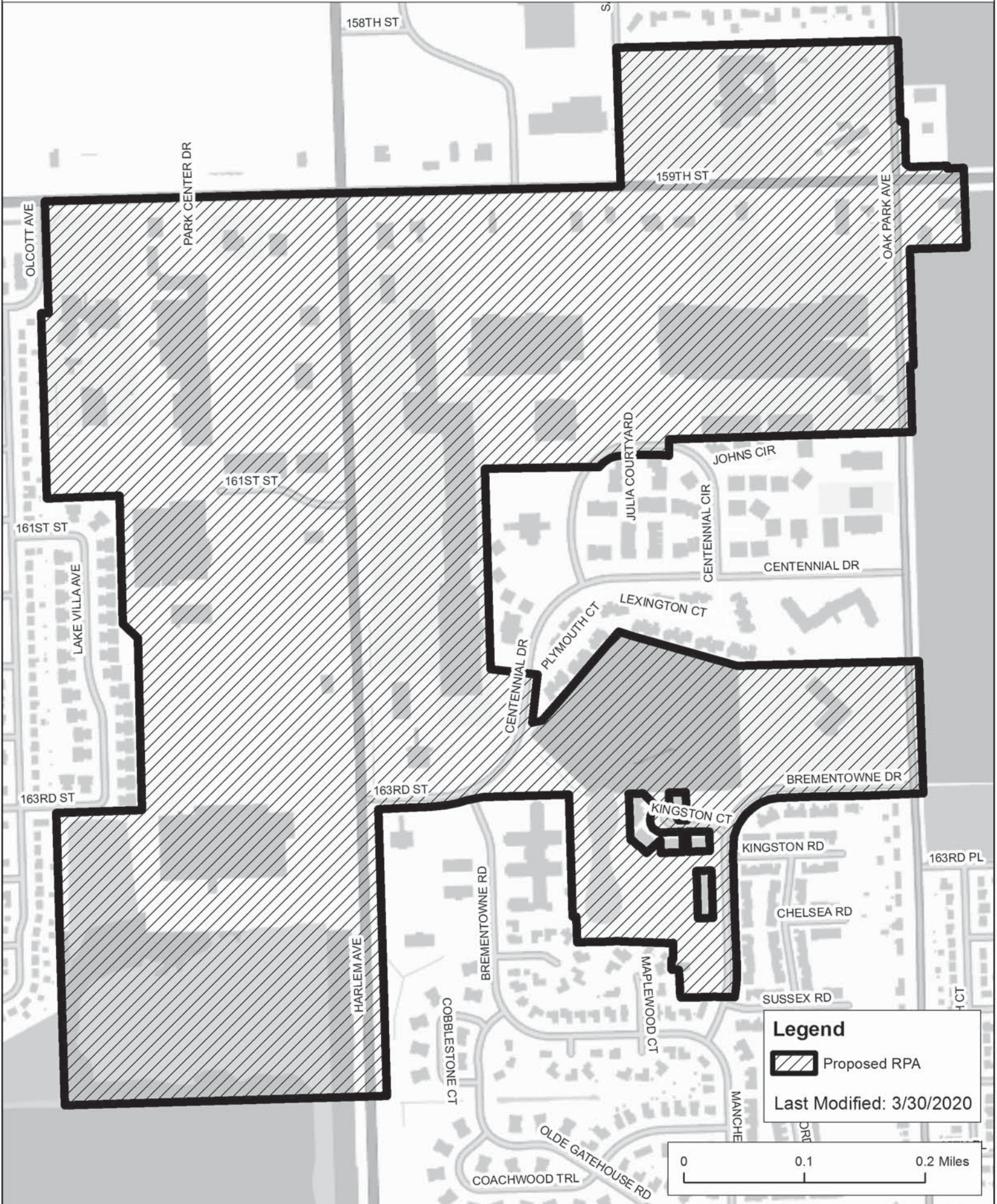


EXHIBIT C

159th and Harlem Tax Increment Financing District Redevelopment Plan and Project

Village of Tinley Park
159th and Harlem
Redevelopment Project Area

Tax Increment Financing
Redevelopment Plan and Project
June 2020



Prepared by

STERN
BROTHERS

Village of Tinley Park

159th and Harlem Redevelopment Project Area

Tax Increment Financing Redevelopment Plan and Project

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Executive Summary

In March of 2020, Stern Brothers & Co. (“Stern”) was engaged by the Village of Tinley Park (the “Village”) to prepare the Tax Increment Financing (“TIF”) Redevelopment Plan and Project (the “Plan”) for the 159th and Harlem Redevelopment Project Area (the “Redevelopment Project Area” or “RPA”). This Plan documents the TIF eligibility and qualifications of the 159th and Harlem Redevelopment Project Area in support of its designation as a “Blighted Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

The Redevelopment Project Area is generally bounded by: 159th Street on the north (except for a few parcels west of Oak Park Avenue that are north of 159th Street), the northern boundary of Siemsen Meadow (north of 167th Street) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west.

The RPA consists of 52 tax parcels, including adjacent rights-of-way, and encompasses approximately 252 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1½ acres). It includes 39 buildings.

Eligibility Findings

The eligibility study (“Eligibility Study”) of the RPA within this Plan concludes that the RPA meets the requirements of the Act for designation as a Blighted Area. This Plan concludes that the 159th and Harlem Redevelopment Project Area is eligible for Tax Increment Financing (“TIF”) designation as a Blighted Area for both Improved Land and for Vacant Land under the Act because the following eligibility factors have been found to be present to a meaningful extent and are reasonably distributed throughout the RPA:

For Improved Land within the RPA, the following six (6) Blighted Area eligibility factors apply:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

For Vacant Land within the RPA, the following four (4) Blighted Area eligibility factors apply:

- Obsolete Platting
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging Equalized Assessed Value

Redevelopment Plan and Redevelopment Project

In addition to the Eligibility Study, this Plan also contains the Redevelopment Plan and the Redevelopment Project for the RPA. The overarching goal of this Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a “Blighted Area”. To that end, this Redevelopment Plan provides strategies for supporting public and private development to strengthen the area. The Redevelopment Plan details specific objectives and strategies to accomplish the goals.

Certification and Findings

The Act requires that in order to adopt this Plan, certain certifications and findings must be found to be present within the RPA. Stern finds that the lack of growth and development is evidenced by the existence of Blighted Area factors, as documented in Section II, including, but not limited to, the following:

- Underutilized and vacant parcels
- Economic and functional obsolescence in buildings and parcels
- Deterioration of structures
- Non-conforming land use
- Lack of public infrastructure and services
- Declining EAV

The Village is required to find that, but for the designation of the TIF District and the use of TIF, it is unlikely that significant investment will occur in the RPA. The realization of the redevelopment goals and objectives require both public and private sector investment. Without the creation and use of a public economic incentive like TIF, the investment needed to rehabilitate the existing buildings and infrastructure is not likely to occur.

Finally, the proposed land uses described in this Plan are consistent with the approved land uses in the Village’s Comprehensive Plan, *The Village of Tinley Park, Illinois, Comprehensive Plan, 2000*.

I. Introduction

This Plan is comprised of the Eligibility Study and the Redevelopment Plan and Project for the RPA which is located in the Village of Tinley Park. The Village Board, authorized Stern to conduct a formal Eligibility Study and prepare a Redevelopment Plan and Project.

This Plan summarizes the analyses and findings of Stern's work. The Village is entitled to rely on the findings and conclusions of this document in designating the RPA as a redevelopment project area under the Act. Stern has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: 1) the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the RPA and the adoption and implementation of the Plan; and 2) the fact that Stern has obtained the necessary information so that the Redevelopment Plan will comply with the Act.

The RPA and its proposed boundary are illustrated in **Map 1**. The legal description of the RPA is detailed in **Appendix 1**.

A. Discussion of TIF

The Village anticipates designating the RPA under the Act, prior to which the Village shall have adopted and approved this "Village of Tinley Park, 159th and Harlem Redevelopment Project Area, Tax Increment Financing, Redevelopment Plan and Project, June 2020" as a Redevelopment Plan and Project. Furthermore, the Village intends to use TIF in connection with the payment of qualifying "Redevelopment Project Costs" ("Redevelopment Project Costs") under the Act and implementation of this Redevelopment Plan for twenty-three years after the year in which the RPA is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the RPA, the Village engaged Stern as its TIF Consultant to assist the Village in determining whether the RPA qualifies for TIF. Under the Act, a RPA may be qualified as a "conservation redevelopment project area", a "blighted redevelopment project area", or a combination thereof and/or an "industrial conservation area". In this case, the RPA qualifies as a Blighted Area for both Improved Land and Vacant Land.

B. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Act. This 1977 legislation was the initial authorization of "tax increment financing" (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is currently found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan, designation of a RPA, and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance Redevelopment Project Costs with "incremental

property tax revenues" ("Incremental Property Taxes"). Incremental Property Taxes are derived from the increase in the EAV of taxable real property within the RPA over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted ("Initial EAV"). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and/or other sources.

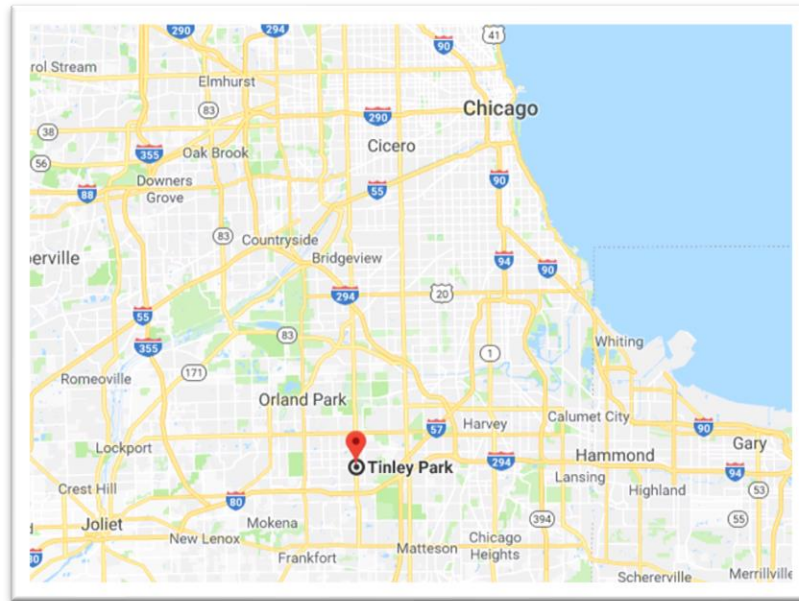
Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area, or the actual EAV, whichever is less. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the RPA, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

C. Village of Tinley Park

Development of the Village of Tinley Park started when the Chicago, Rock Island, and Pacific Railroad line was completed through this area in 1852. The "Village of Bremen" was platted on the path of the railroad in 1853 and marks the origins of what is today known as the Village of Tinley Park. The largely agriculturally based community served the trade and merchant needs of the region. In 1890, the local Post Office name was changed from New Bremen to Tinley Park to honor the community's first railroad station agent. The community incorporated as the Village of Tinley Park on June 27, 1892. The community's first factory was constructed in 1905, and the business community has continued to expand, providing a number of local employment opportunities.

As its early success was the result of its transportation options, so too is the continuing success of the community. The Village is located approximately 30 miles southwest of downtown Chicago. The Village is situated along the I-80 corridor and is linked to I-57, I-355, I-55, I-90, I-294 and I-94 via I-80. These interstate highways provide easy interstate and intrastate access to Wisconsin to the north, Indiana to the east, Iowa to the west, and downstate Illinois to the south.

The present incorporated boundary covers approximately 16 square miles and includes portions of Bremen, Orland, and Rich Townships in Cook County, and Frankfort Township in Will County.



Village of Tinley Park, Illinois

There are two train stations located along the Metra Rock Island line, the 80th Avenue Station and the Oak Park Avenue Station. Both stations offer multiple stops daily between Joliet to Chicago's LaSalle Street station. Nearly 3,000 daily commuters take advantage of the Metra Rock Island Commuter Line to access jobs from the Village. (Approximately twelve freight railroads pass through the Village as well.) Pace Suburban Bus Service offers many local routes, making stops within the Village, including at the Metra stations.

Air travel is provided through Chicago Midway International Airport, located 13 miles from Tinley Park, and Chicago O'Hare International Airport, located 27 miles from Tinley Park.

According to the 2010 U.S. Census, the Village's population at that time was 56,703 persons. The most current U.S. Census estimates are provided in the 2018 American Community Survey (ACS) 5-Year Estimates Data. The ACS indicates the estimated population is 56,898 persons, comprised of 21,351 households, with a median household income of \$76,183 for the period of 2014-2018.

The Village operates under the council-manager form of government, with a Mayor, Village Clerk, and six-member Board of Trustees, whom are elected on overlapping four-year terms. The Village has the following operating departments with professional staff: Village Clerk, Village Administration, Building, Code Compliance, Emergency Management, Finance, Fire, Economic Development, Planning, Police, and Public Works, among others. The Village Manager oversees the day-to-day operations of the Village. The Village automatically became a Home Rule unit of government in 1980 when its population exceeded 25,000 under the provisions of the Illinois Constitution.

The Village is served by six elementary school districts (Community Consolidated School District 146, Kirby School District 140, Arbor Park School District 145, Mokena School District 159, Country Club Hills School District 160, and Summit Hill School District 161); four high school districts (Bremen High School District 228, High School District 230, Rich Township High School District 227, and Lincoln-Way Community High School District 210); and four junior college districts (Moraine Valley Community College District 524, South Suburban Community College District 510, Prairie State Community College District 515 and Joliet Junior College District 525). In addition, there are several parochial and private schools serving the community.

Several colleges, technical schools and universities are located in or are a short driving distance from Tinley Park, including DeVry University, Fox College, Lewis University, Governors State University, Saint Xavier University, Robert Morris University, and University of Illinois Extension. Numerous other higher institutions are within a 45 minutes to one-hour drive, including University of Chicago, Northwestern University and University of Illinois at Chicago.

Health care services are provided at a number of hospitals within a short distance of the community including Palos Community and Advocate South Suburban hospitals. Additional hospitals that serve the area include Franciscan Health Olympia Fields Hospital, Ingalls Hospital, Franciscan Health St. James Hospital, Advocate Christ Hospital and Silver Cross Hospital. As with universities, the Village is 45 minutes to one-hour drive to research hospitals that are renowned in the nation for their quality care and research. The Advocate Medical Group and DuPage Medical Group provide extensive outpatient care services. Numerous health care professional offices are also found in Tinley Park.

Library services are provided by the Tinley Park Public Library.

There are three park districts that provide recreational services to residents of the community. The majority of the Village is served by the Tinley Park Park District, which operates and maintains 40 parks, 33 ball fields and several facilities. The District's centerpiece facility is the Tony Bettenhausen Recreation Center, with amenities that include a fitness center, indoor playground, indoor jogging/walking track, gymnasium with three basketball courts and six volleyball courts, indoor pool, museum, meeting rooms, program rooms, arts & crafts room, Teen/Senior Drop-In Center and teaching kitchen. The Park District also operates Tinley Fitness, Landmark Museum & Church, McCarthy Recreation Building, Tinley Junction Miniature Golf & Batting Cages, Vogt Visual Arts Center, The Extreme Skate Park, White Water Canyon Water Park & Spray Ground and the Tinley Park Performing Arts Center.

With respect to public safety, the Village has contracted for local ambulance services since 1978. Fire protection and prevention services are provided by Tinley Park Fire Department (a department of the Village). There are four neighborhood stations that are staffed 24 hours a day, 365 days a year with a paid-on-call/paid-in-place staff of over 125. Three engine companies and one truck company are manned daily. The Village also provides policing services to the community.

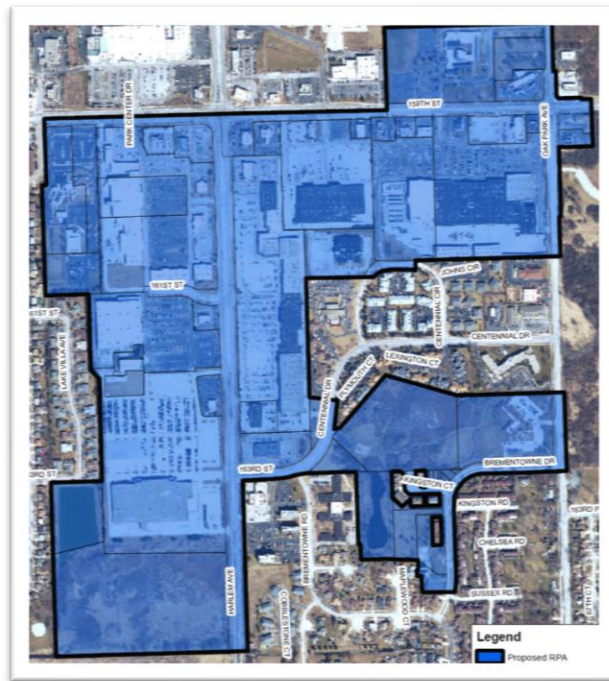
Tinley Park has seen a rapid growth in its industrial parks that provide jobs not only for its residents, but also for many others living within the region.

Tinley Park is home to the Tinley Park Convention Center, the Chicago Southland region’s largest convention venue, hosting a variety of large and small, public and private events throughout the year. A full-service hotel is adjacent to the venue and other high-profile hotels are in the immediate area to provide overnight accommodations for visitors to the area.

D. Redevelopment Project Area

The Redevelopment Project Area is generally bounded by: 159th Street on the north (except for a few parcels west of Oak Park Avenue that are north of 159th Street), the northern boundary of Siemsen Meadow (north of 167th Street) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west.

The RPA consists of 52 parcels and 39 buildings. It includes approximately 252 acres and adjacent rights-of-way. The land uses are primarily commercial (retail business), along with governmental, park/open space, religious, and vacant land uses. The RPA includes a primary commercial area within Tinley Park (Menard’s, Park Center Plaza and Tinley Park Plaza), as well as the Village Hall, Bicentennial Park, St. Julie Billiard Church, Trinity Lutheran Church/Cemetery, vacant land, and open water.



Redevelopment Project Area

II. Evaluation of Eligibility Conditions

Based upon the conditions found within the RPA during the course of and completion of Stern's research and analysis for the Eligibility Study, it has been concluded that the 159th and Harlem RPA is eligible for TIF designation as a Blighted Area under the Act.

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exist in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project.

As set forth in the Act, to qualify as a Redevelopment Project Area:

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations concerns improved property. Two sets within the Blighted designation concern vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented.
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The Redevelopment Project Area must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the "but for" requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.
5. In the case of a Conservation Area, a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

A. Methodology

In March 2020, Stern conducted a survey and analysis of existing conditions within the RPA to determine whether the proposed RPA meets the eligibility requirements of the Act (the Eligibility Study). Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the RPA.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the Eligibility Study survey and analyses completed for each eligibility factor based on existing conditions within the RPA. To qualify the RPA for a TIF, the RPA must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the RPA, and the relative extent to which the factor is present.

For purposes of this Plan and due to the size of the RPA, the RPA has been broken down into blocks to more clearly illustrate the presence of eligibility factors and that these factors are distributed throughout the RPA, as required by the TIF Act. "Blocks" are identified by the portion of the Property Index Number, also known as a permanent real estate index number (or "PIN") that relates to the block (i.e., the block in which parcel 28-19-101-005 is located is identified as "Block 101" on the **Improved Land Eligibility Factors (Appendix 3)**, and the **Vacant Land Eligibility Factors (Appendix 4)**). As defined by Cook County in their tax map, "101" is the block number. On the **159th and Harlem Redevelopment Project Area Block Map, Map 4**, the blocks are identified by the block number in the circle.

C. Eligibility of Blighted Area

As defined in the Act, "blighted area" means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality, where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of specific factors as outlined

below. There are three sections that apply to Blighted Area eligibility conditions: one for improved land (“Improved Land”) and two for vacant land (“Vacant Land”) parts of the RPA.

The following is an analysis of the Blighted Area eligibility factors:

1. Improved Land

Under the provisions of the Act, if the land is improved it can be designated as a Blighted Area based on a finding of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined below, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the RPA.

The Improved Land in the RPA meets the requirements of 11.74.4-3(a) (1) (B), (C), (F), (H), (L) and (M) of the Act for designation as a Blighted Area (described in detail below), as these criteria are reasonably present and distributed.

The parcels constituting Improved Land in the RPA are listed in **Appendix 3, Improved Land Parcels (PINs) and Eligibility Factors**, which also indicates the blocks within the RPA in which the applied Improved Land factors are reasonably present. The geographic location of the block numbers are shown on **Map 4, Redevelopment Project Area Block Map**.

- a. Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Finding: This factor was not observed within RPA, and therefore, does not apply.

- b. Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Finding: Obsolescence, as a factor, is present throughout the RPA. Many factors can contribute to the functional and economic obsolescence of a building and/or parcel.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or adaptive reuse and marketability. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete buildings have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of an area.

The age of a building can often contribute to obsolescence. While a majority of the buildings in the retail area of the RPA are not more than 35 years old (the requirement for a Conservation Area), many of these buildings are aging, as 62% of RPA structures are over 30 years of age and 74% are over 25 years old. These buildings may not be suitable for current business needs, or for new businesses looking to occupy a space within the Village, particularly those that are vacant.

The former Super Kmart site (27-24-202-020) has been vacant since 2016 and is not likely to be occupied without major renovations, but is likely to be demolished. That parcel is large, however, and prominent within the RPA, casting a shadow on surrounding businesses. The site of the former Aldi store (parcel 27-24-202-023) will require renovations, as will the former Applebee's (27-24-202-022), and multiple spaces within the Park Center Plaza (27-24-201-013) and Tinley Park Plaza (28-19-100-057), which are also clearly ill-suited for any current uses within the current market.

Land uses that conflict with either the existing zoning and/or the Village's proposed land use maps contribute to obsolescence. All parcels east of Harlem Avenue and south of 159th Street, except for parcel 28-19-100-019 (currently occupied by Brown's Chicken) were thought to be Planned Unit Developments (PUDs) for many years since 1978, and although amendments and deviations were approved, the appropriate zoning changes were never adopted. Therefore, many of the uses and properties in this area, especially the added outlots, would be considered non-conforming with current codes, including architectural material/design, bulk, landscape, and subdivision/developments codes. This entire area appears to be challenged as well by the current configurations for drive-through use, parking, setbacks, and landscaping, in comparison to more newly developed, but similar types of, retail shopping centers. TIF revenues can be used to assist in these conversions.

The Village Hall was built in 1987, with the north wing added in 1995, and is in need of some improvements which could be paid with TIF funds. The main entryway area to the Village Hall has suffered considerable deterioration and the remaining retaining walls are delaminating and probably should just be removed entirely. Inside, the lobby, washrooms, council chambers and other public areas are showing their age as well. There are considerable amounts of bad soils through this general area, which has affected the Village Hall with abnormal settling and shifting, causing broken floor and baseboard tiles, and seasonal shifting of door openings. Near-term energy saving retrofits at Village Hall (LED lighting, etc.) are estimated to cost \$300,000 and other Village Hall facilities maintenance is expected to cost approximately \$750,000, according to the Village's capital plan.

As evidenced further later in this section (in "h., Inadequate Utilities"), the public utility infrastructure within the RPA is not adequate to support the current and future land use identified by the Village, or to meet more recently adopted requirements of the Metropolitan Water Reclamation District.

Applying the more conservative measurement, Obsolescence applies as a factor to 23 of the 33 Improved Area parcels (70%) without factoring in the Inadequate Utilities criterion. If the lack of sufficient public utility infrastructure is included in the calculation, 100% of the 33 Improved Land parcels are considered to be Obsolete. These parcels are reasonably distributed throughout the RPA, therefore, Obsolescence is considered a qualifying factor.

- c. **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling,

potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Finding: Deterioration, as a factor, is present in the RPA. Evidence of deterioration is identified throughout the buildings, particularly in the rear or on the sides of buildings. Signs of deterioration observed repeatedly include: dented or damaged fascia, soffits, gutters or downspouts; loose or missing shingles; wear and tear or dry rot on cornices and other ornamentation; cracked masonry; peeling or missing paint; and worn or damaged window and door frames.

Approximately 85% of the 39 buildings in the RPA are deteriorated. A number of the buildings in the RPA suffer from deferred and/or insufficient maintenance. Given that 39% of the buildings within the RPA are 35 years of age or older (62% of RPA structures are over 30 years of age and 74% are over 25 years old), this is consistent with conditions found in many aging commercial and/or retail areas. The detail on the commercial buildings and the Village Hall provided in the previous section “c., Deterioration” offers more detail on the type of deterioration often suffered in similarly aged structures.

Deterioration was also observed in the roadways, sidewalks, parking lots, pedestrian access ways and other paved areas of the RPA. Evidence of site deterioration includes cracked pavement and/or bumper guards, crumbling asphalt, loose paving material, potholes and depressions.

Deterioration as a factor was found to be present in 33 of the 39 primary buildings (85%) and in 70% of the improved land parcels. In addition, the deteriorated site improvements cited above are present throughout the RPA, making this a contributing factor to blighting conditions, and therefore, this factor applies.

- d. Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Finding: Structures below minimum code standards was not apparent. Therefore, this factor does not apply to the RPA.

- e. Illegal use of individual structures.** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Finding: No illegal use of individual structures was apparent. Therefore, this factor does not apply to the RPA.

- f. Excessive vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Finding: Excessive vacancies, as a factor, occurs in varying degrees within the individual parcels of the RPA, but is substantially present in the RPA as a whole. Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or to correcting their underutilization.

As of the time of the Consultant's survey, while only about 18% of the parcels with buildings have one or more vacant spaces, there are at least 28 unoccupied units within the RPA. Tinley Park Plaza (28-19-100-057) is at least 34-39% unoccupied, depending on the division of units and space. Units within Park Center Plaza (27-24-201-013) are approximately 26% vacant. Further, underutilized spaces, of which there appeared to be a number, especially within Tinley Park Plaza and Park Center Plaza, were not counted. Tenant turnover within these spaces has been significant. There are a number of successful businesses within these centers, which only make the vacancies stand out more starkly, discouraging customer traffic to struggling establishments.

The former Super Kmart site (27-24-202-020) has been vacant since 2016 and is not likely to be occupied without major renovations, but more than likely will need to be demolished due to the length of time it has been vacant, if for no other reason. That parcel is also large and very prominent within the RPA, casting a shadow on surrounding businesses.

Other notable vacancies within the RPA include: the former Applebee's Restaurant (27-24-202-022), vacant since 2013; the former Aldi grocery store (27-24-202-023); and a vacant space next to the current Aldi (27-24-201-014). Structures with excessive vacancies and/or underutilized structures have an adverse effect on the value, safety and desirability of nearby properties.

The six parcels cited above account for 69 acres of space within the RPA, 40% of a total of 174 acres of Improved Land parcels. While not a majority, the size and number of vacancies within the RPA are conspicuous and diminish the value of the property and other businesses at this important commercial center for the Village.

There is a significant presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Excessive vacancies, as a factor, is present and reasonably distributed throughout the RPA, and therefore this is considered to be a qualifying factor.

- g. Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Finding: Lack of ventilation, light, or sanitary facilities is not apparent. Therefore, this factor does not apply to the RPA.

- h. Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the RPA, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the RPA.

Finding: Inadequate utilities, as a factor, is present throughout the RPA.

The commercial properties along 159th between Harlem Avenue and Oak Park Avenue developed in the early 1970s, as did those in Tinley Park Plaza. Park Center was built in 1988, and the Park Place shopping area (former Super Kmart and north to Sam's Club) was developed in 1995. There is aging water, sanitary, and storm sewer infrastructure throughout the RPA, as well as gaps in the sidewalk network, lacking interior roadway and landscaping, and aging street lighting.

Water, Stormwater, and Sanitary Sewer Systems - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) adopted the Watershed Management Ordinance (WMO) in 2013, effective May 1, 2014. The ordinance requires both detention and volume control of stormwater in Cook County, excluding Chicago, and applies to all communities that are tributary to the MWRD's water reclamation facilities. The purpose of the WMO is to abate the negative impacts of stormwater runoff (e.g., flooding, erosion, water quality impairments, etc.) from new upstream developments or redevelopments. The proposed RPA boundary includes areas of impervious surfaces and does not meet the WMO requirements for off-site detention. These requirements place an extra burden on most developments, and redevelopment sites that may not have sufficient land mass to easily accommodate the on-site compensatory storage requirements are particularly impacted.

There is a Sanitary Sewer lift station directly across from the southeast corner of the Kmart property on the east side of Harlem that is part of the sanitary sewer infrastructure serving this area. This discharges into a force sewer main that the Village is currently rehabilitating after discovering a major failure downstream.

A good portion of the area near Bicentennial Park is a wetlands area and has significant issues with drainage that has resulted in the boardwalk bridge often being submerged and impassible, leading to accelerated deterioration. If the drainage issues cannot be corrected, the path and boardwalk will need to be raised to a higher level to remain accessible and usable. A detention pond (parcel 28-19-300-027) has likely never been dredged. Periodic maintenance should be performed to restore and maintain its intended holding capacities. A walking path network continues around this pond and interconnects with the other area paths. All the walking paths in this area are in need of maintenance.

The Village's near term cost estimates for water main and sanitary sewer infrastructure improvements (lining and replacement of aging utility infrastructure) are \$1,800,000. The maintenance of stormwater infrastructure (lining or replacement of storm sewers) is expected to run at least \$1,000,000. The dredging of retention ponds (between Bremontowne Road and

Bremontowne Drive and “Park Place Pond”/Kmart) are estimated at \$500,000. The restoration of naturalized wetlands (Bicentennial Park and South of former Kmart) are expected to cost \$1,200,000. These figures are only for improvements included in the Village’s current Capital Improvements Plan and do not include other costs likely to be incurred during the 23 year term of the RPA.

Roadways/Streets, Lighting, and Sidewalks – As cited later (under “Section I., Lack of Community Planning”), interior roadways within the various developments in the RPA can be difficult to navigate and need improvements. The Village adopted a “Complete Street” resolution in 2012 toward developing the street system for all modes of transportation and provides street-based linkages between path systems where required. Within the RPA, this would apply to the street along Centennial/163rd Street to Harlem.

The Village has established an LED-based standard for street lighting and is addressing the conversion of lighting in phases throughout the community. Improvements within the RPA to meet the standard will provide for better light coverage, improved monitoring and management, and reduced operating costs, as this area has not yet been addressed.

The installation of sidewalks along 159th Street and Harlem Avenue, both where earlier developments did not provide and for gaps between developments, are required within the RPA. Sidewalks are mandated in most developments today, although they were not at the time the area was developed. The installation of security cameras and other equipment might further improve public safety.

The Village’s capital plan includes the following upcoming projects related to these issues:

- Completion of gaps in sidewalk network to address public safety and ability to easily access the commercial centers within the TIF by pedestrians.
 - a. Within TIF – \$700,000
 - b. TIF adjacent – \$250,000 (with benefit to TIF properties)
- Roadway improvements – \$550,000
- Street lighting replacement – upgrade lighting to Village LED standards for long term energy and maintenance cost savings – \$200,000
- Walking Path – south side of Village Hall property to existing pathways – \$300,000
- Resurfacing of walking paths and bridge replacement Bicentennial Park – \$900,000

On the whole, inadequate utilities, as a factor, have a significant ill-effect throughout the RPA, and therefore, this factor applies to the area.

- i. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision

for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Finding: Excessive land coverage is not a factor within the RPA. While some of the outlot buildings appear somewhat crowded onto their sites with further setbacks and room for parking desired, this factor is not sufficiently present throughout the RPA. Therefore, this factor does not apply to the RPA.

- j. Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Finding: Deleterious land use or layout was not found to be present to a meaningful extent within the RPA. Therefore, this factor does not apply.

- k. Environmental clean-up.** The proposed RPA has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the RPA.

Finding: Within the RPA, there is evidence that parcels have incurred costs for environmental remediation efforts according to the Illinois Environmental Protection Agency (Illinois EPA). In particular, three sites identified by the Illinois EPA Leaking Underground Storage Tank database (Parcels 28-18-301-007, 28-19-100-008, and 28-19-105-003), have incurred remediation costs. Two of these parcels have completed the Illinois EPA's Site Remediation Program requirements. There are currently two tanks on parcel 28-18-301-007 that require further remediation.

Environmental clean-up can only be applied as a factor to a limited extent in 3 of the 33 Improved Land parcels (9%) in the RPA. This factor was not found to be present to a meaningful extent and is not reasonably present throughout the RPA, therefore this factor will not be used as a qualifying factor. However, TIF funds can be used for any necessary environmental problem remediation within the RPA.

- l. Lack of community planning.** The proposed RPA was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Finding: The Village of Tinley Park was developed prior to or without the benefit or guidance of a community plan. The first comprehensive plan for the Village was issued in 1973. This factor may be documented by “inadequate street layout” or “other evidence demonstrating an absence of effective community planning”.

While most of the current buildings within the RPA were constructed after 1973, this factor is evidenced by the same issues that are cited under the previous factor of “Obsolescence” (see that item for further detail). While “Excessive land coverage” has not been found to be a factor within the RPA, outlot buildings appear somewhat crowded onto some sites, with further setbacks and room for parking desired.

Planning for potential reuses of obsolete and improperly planned properties will need to be addressed with respect to issues such as internal traffic circulation, buffering, parking, etc. The coordination of ingress/egress is impeded by a lack of transitional roads that would separate slower-moving, approaching traffic from continuing, faster-moving traffic driving along 159th Street or Harlem Avenue. Many RPA properties were developed without adequate buffering or barriers between different types of adjacent uses. Sidewalks are lacking throughout the RPA and substantial planning improvements would be needed to make future redevelopment more pedestrian-oriented.

Most of the parcels south of 159th Street and east of Harlem Avenue do not meet the Village’s current zoning standards, and many of these also do not comply with the Village’s Landscaping and/or Architectural requirements in one way or another.

Lack of community planning was found to be present to a meaningful extent and is reasonably present throughout the RPA as a whole (approximately 30 of 33 parcels, or 90%), therefore this factor applies as a qualifying factor.

- m. The total equalized assessed value of the proposed RPA has declined for three (3) of the last five (5) calendar years** prior to the year in which the RPA is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the RPA is designated.

Finding: Lagging EAV, as a factor, applies to the improved land parcels of the RPA, specifically:

- a. The total EAV of the parcels has declined for three (3) of the last five (5) calendar years.
- b. The total EAV of the parcels has increased at a rate that was less than the balance of the Village for four (4) of the last five (5) years.
- c. The total EAV of the parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for three (3) of the last five (5) calendar years.

Table 1 - EAV Comparison of Parcels for Improved Land

IMPROVED LAND	TAX YEAR					
	2013	2014	2015	2016	2017	2018
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
Total EAV of Improved Land in RPA Has it declined for 3 of last 5 years?		YES	YES	no	no	YES
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
Village Wide EAV	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872	1,520,930,314	1,518,072,612
Balance of Village Wide EAV	1,344,433,398	1,291,892,718	1,269,043,009	1,316,215,532	1,466,463,866	1,464,942,377
Percent Change		-3.91%	-1.77%	3.72%	11.42%	-0.10%
Total EAV of Improved Land in RPA Was it LESS than balance of Village for 3 of 5 years?		no	YES	YES	YES	YES
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
CPI		1.6%	0.1%	1.3%	2.1%	2.4%
Total EAV of Improved Land in RPA Was is less than the CPI for 3 of last 5 years?		YES	YES	no	no	YES

All three of the three measurements of EAV indicate that EAV is lagging in the improved land parcels and is reasonably distributed throughout the RPA. Therefore, this criterion applies.

Appendix 2 lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

2. Vacant Land - Two Factors Test

Under provisions of the Act, there are two tests under which vacant land can be deemed “blighted” by the determination that the sound growth of the RPA is impaired.

Under either set of criteria, each factor found must be (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the RPA to which it pertains.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (C), (D) and (F) of the Act for designation as a Blighted Area for Vacant Land (described in detail below), as these criteria are reasonably present and distributed.

The parcels constituting Vacant Land in the RPA are listed in **Appendix 4, Vacant Land Parcels (PINs) and Eligibility Factors**, which also indicates the blocks within the RPA in which the applied

Vacant Land factors are reasonably present. The geographic location of the block numbers are shown on **Map 4, Redevelopment Project Area Block Map**.

The first test, the “Two Factors Test”, requires the presence of two (2) or more of the six (6) factors:

- a. **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

Finding: Obsolete Platting is found to be present in the vacant parcels in the Redevelopment Project Area. Some of the parcels of vacant land are of irregular shape and size and are not compatible with contemporary standards. Properties may need to be vacated, consolidated, and re-subdivided to accommodate future uses or allow for the expansion of existing uses.

Obsolete platting, as a factor, is found in 13 of 19 parcels (69%), and in 3 of 5 blocks (60%), therefore, this factor applies as a qualifying factor.

Appendix 4 lists the parcels in the RPA in which this factor is reasonably present (3 of 5 blocks, or 60%).

- b. **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

Finding: Diversity of ownership is present but is not found to be a qualifying factor in the RPA.

According to Cook County property tax records, diversity of ownership can be applied as a factor in at least 7 of 19 vacant parcels, or 37%. (There may actually be more parcels in which this factor applies but tax parcel data was insufficient to confirm.) The Village of Tinley Park and the Tinley Park District are two of the owners of vacant parcels. Eliminating the Village and the Park District from the analysis, there are only 5 different owners of 16 parcels (31%) for which property taxes are paid. However, incentives may be necessary to facilitate the sale of these taxable properties for redevelopment.

- c. **Tax and special assessment delinquencies** exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

Finding: Tax and special assessment delinquencies are found to be a qualifying factor. According to Cook County property tax records, there were tax delinquencies and/or tax liens found in 7 of 13 (54%) of the taxable vacant land parcels within the RPA. The Village is currently pursuing the purchase of several of these properties through a “scavenger sale” via the Cook County “No Cash Bid Program”, an economic development tool designed to assist municipalities, and other taxing

bodies, in acquiring tax delinquent property for reuse as private development and tax reactivation or for tax exempt municipal use.

Of the taxpaying PINs that are delinquent, 75% have delinquency for each of the past 4 Tax Years. 100% have delinquency in 3 of the 5 Tax Years.

Appendix 4 lists the parcels in the RPA in which this factor is reasonably present (2 of 5 blocks, or 40%).

d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

Finding: Deterioration of structures or site improvements is found to be a qualifying factor in the RPA. At least 33 of 39 structures (85%), impacting 70% of the parcels, in the improved land portion of the RPA exhibit signs of deterioration. As these structures age, deterioration has occurred. Property maintenance in these buildings has not kept pace with the wear and tear that has occurred over time. Some of these deterioration problems include: foundation cracks and/or deteriorated concrete/masonry, roofing, fascia, signage and windows and window frames which require repair or replacement.

In addition to structure deterioration, deterioration was also observed throughout the RPA in the surface areas, parking lots, driveways, streets and sidewalks. **Section II.C.1.c.** of this Plan describes this deterioration.

As mentioned previously, a good portion of the area near Bicentennial Park (including the Vacant Land parcels) is a wetlands area and has significant issues with drainage that has resulted in the boardwalk bridge often being submerged and impassible, leading to accelerated deterioration. If the drainage issues cannot be corrected, the path and boardwalk will need to be raised to a higher level to remain accessible and usable. A detention pond (parcel 28-19-300-027) has likely never been dredged. Periodic maintenance should be performed to restore and maintain its intended holding capacities. A walking path network continues around this pond and interconnects with the other area paths. All the walking paths are in need of maintenance.

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land can be applied as a factor to 10 of the 19 vacant land parcels (100%), in the RPA.

Appendix 4 lists the blocks in the RPA in which this factor is reasonably present (5 of 5 blocks, or 100%).

e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

Finding: There is no evidence that Vacant Land properties within the RPA have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency. No other environmental studies were provided to or found by the Consultant. Therefore, this factor does not apply.

- f. **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

Finding: Lagging EAV, as a factor, applies to the Vacant Land parcels of the RPA, specifically:

- a. The total EAV of the parcels has increased at a rate that was less than the balance of the Village for three (3) of the last five (5) years.
- b. The total EAV of the parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for three (3) of the last five (5) calendar years.

Table 2 - EAV Comparison of Parcels for Vacant Land

VACANT LAND	TAX YEAR					
	2013	2014	2015	2016	2017	2018
Total EAV of Vacant Land in RPA	404,367	413,990	405,359	425,821	426,877	397,095
Percent Change		2.38%	-2.08%	5.05%	0.25%	-6.98%
Village Wide EAV	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872	1,520,930,314	1,518,072,612
Balance of Village Wide EAV	1,397,908,191	1,343,867,974	1,319,813,113	1,368,476,051	1,520,503,437	1,517,675,517
Percent Change		-3.87%	-1.79%	3.69%	11.11%	-0.19%
Total EAV of Vacant Land in RPA Was it LESS than balance of Village for 3 of 5 years?		no	YES	no	YES	YES
Total EAV of Vacant Land in RPA	404,367	413,990	405,359	425,821	426,877	397,095
Percent Change		2.38%	-2.08%	5.05%	0.25%	-6.98%
CPI		1.6%	0.1%	1.3%	2.1%	2.4%
Total EAV of Vacant Land in RPA Was is less than the CPI for 3 of last 5 years?		no	YES	no	YES	YES

Two of the three measurements of EAV indicate that EAV is lagging in the vacant land parcels and is reasonably distributed throughout the RPA. Therefore, this criterion applies.

Appendix 2 lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

3. Vacant Land - One Factor Test

The second test, the “One Factor Test”, is a finding that at least one (1) of the six (6) factors listed below is present.

The RPA does not qualify under this section of the Act as a Blighted Area for Vacant Land, as described below in further detail:

a. The area consists of one or more unused quarries, mines, or strip mine ponds.

Finding: There are no quarries, mines, or strip mine ponds in the RPA. Therefore, this factor does not apply.

b. The area consists of unused rail yards, rail tracks, or rights-of-way.

Finding: There are no parcels with used rail yards, rail tracks right-of-way in the RPA. Therefore, this factor does not apply.

c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Finding: There are two parcels within the RPA that are entirely or almost entirely within the Federal Emergency Management Agency’s designated Flood Zone AE, 27-24-410-001 and 27-24-410-002. Both of these are Vacant Land parcels and are intended to be stormwater drainage and/or retention sites for nearby improved land parcels. One is a retention pond for the site formerly occupied by the Super Kmart, directly to the north.

While the RPA as a whole has inadequate storm water management utilities and infrastructure, chronic flooding, as a factor, is not reasonably distributed throughout the vacant land area. Therefore, this factor is not counted as a qualifying factor.

d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

Finding: There was no evidence of unused or illegal disposal sites in the RPA found during the survey of the area or during the course of any research. Therefore, this factor does not apply.

d. Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized

in paragraph (1) above, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Finding: This factor does not apply to the RPA.

- f. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.**

Finding: There is no evidence that the RPA qualified as a blighted improved area prior to becoming vacant. Therefore, this factor does not apply.

D. Eligibility of Conservation Area

“Conservation Area” means any improved area within the boundaries of a RPA located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the conservation factors (as outlined in **Section II.C.1** “Blighted Area”, “Improved Land” previously in the Plan), it is defined in the Act as detrimental to the public safety, health, morals or welfare. Such an area may become a Blighted Area without intervention.

Finding: A review of information provided by the Village of Tinley Park and the Cook County Assessor’s data, and confirmed by visual inspection, indicate that not more than 50% of the structures in the Redevelopment Project Area are 35 years of age or older. Therefore, while the RPA does meet more than three (3) of the conservation factors, the area cannot be qualified as a Conservation Area.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a RPA located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the RPA, and which area includes both vacant land suitable for use as an industrial park and a Blighted Area or conservation area contiguous to such vacant land.

Finding: The RPA does not qualify as an Industrial Park Conservation Area.

F. Eligibility Conclusions

This Plan concludes that the 159th and Harlem RPA is eligible for TIF designation as a Blighted Area for both Improved Land and Vacant Land. The use of TIF is required to stimulate investment and eliminate the conditions that have caused the RPA to be considered a Blighted Area.

The Improved Land in the RPA meets the requirements of 11.74.4-3(a) (1) (B), (C), (F), (H), (L) and (M) of the Act for designation as a “Blighted Area”, as these criteria are reasonably present and

distributed. For Improved Land designation as a Blighted Area five (5) criteria are to be met, and in this case six (6) criteria have been met.

For Improved Land within the RPA, the following six (6) Blighted Area eligibility factors apply:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

The Vacant Land portion of the RPA is also eligible for designation as a “Blighted Area”. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for the first section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (C), (D) and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area.

For Vacant Land within the RPA, the following four (4) Blighted Area eligibility factors apply:

- Obsolete Platting
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging Equalized Assessed Value

The parcels constituting Improved Land in the Redevelopment Project Area are listed in **Appendix 3**. The parcels constituting Vacant Land in the Redevelopment Project Area are listed in **Appendix 4**.

There must be a reasonable presence of and distribution of these factors in the RPA, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the RPA and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Appendix 3 and Appendix 4** contain the results of various research, field surveys, and analysis of existing conditions in the RPA, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the RPA.

The RPA is approximately 252 acres, more than the minimum 1½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the RPA.

The RPA as a whole is adversely impacted by the presence of blighting factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities.

In addition, the RPA has not been subject to sound growth and development through investment by private enterprise and the RPA would not reasonably be anticipated to be developed without TIF assistance.

III. Redevelopment Plan

This Redevelopment Plan and Project is intended to identify the tools for the Village to use to support improvements and activities that facilitate the redevelopment of the RPA. The goal of the Village, through the implementation of this Redevelopment Plan, is that the RPA be developed to the extent possible in accordance with the Village's Comprehensive Plan and other recent area plans. For this to occur, the Village must foster private investment in the RPA through the strategic leveraging of public funds such as TIF.

Successful implementation of the Redevelopment Plan and Project requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the RPA will become an environment that will attract private investment.

The goal, objectives and implementation strategies included in this Plan provide a framework to guide the decisions and activities that will be undertaken to facilitate the revitalization of the RPA. These objectives and implementation strategies generally reflect existing Village policies affecting all or portions of the RPA as identified in the entitled *Tinley Park, Illinois, Comprehensive Plan, 2000* as well as other plans and studies previously undertaken for the area. TIF will provide a financing tool to facilitate the realization of the objectives of these earlier planning documents.

A. Goal

The overarching goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a "Blighted Area" and to redevelop the 159th and Harlem RPA with commercial, office/restricted industrial, and government/open space uses. To that end, this Redevelopment Plan and Project will provide a comprehensive strategy and guidance for supporting public and private investment to encourage and facilitate redevelopment. The following sections outline the objectives and implementation strategies envisioned to achieve the goal and provide a framework for guiding decisions during the implementation of this Redevelopment Plan.

B. Redevelopment Objectives

To achieve the overarching goal of the Redevelopment Plan and Project, the following objectives have been identified:

1. Retain and promote existing businesses, support expansion needs, and facilitate recruitment of new businesses.
2. Encourage private investment to facilitate rehabilitation and/or new construction of the existing buildings to encourage a high-quality appearance and design standard.

3. Provide the necessary public infrastructure improvement to service the RPA and create an environment that will induce private investment. Public infrastructure includes, but is not limited to water/sewer, streets, rights-of-way, sidewalks, wayfinding, parking, electricity and gas, and internet/technology.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Develop vacant parcels where appropriate and possible.
6. Create employment opportunities for the community and surrounding area.
7. Maintain the RPA in support of the goals and objectives of other overlapping plans, including, but not limited to, the Village's Comprehensive Plan and Economic Development Strategic Plan.
8. Coordinate design within the Redevelopment Project Area.
9. Encourage design standards that integrate pedestrian-oriented walkways into the currently auto-oriented commercial areas.
10. Support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances.
11. Provide adequate parking and loading facilities.

C. Redevelopment Program Implementation and Strategies

The Village proposes to achieve the redevelopment goal and objectives of this Redevelopment Plan for the RPA through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to implement the following specific and integrated strategies:

1. Support the Planning and Due Diligence Efforts Required for Underutilized Sites

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Facilitate Property Assembly, Demolition, and Site Preparation

The Village may acquire and assemble land for the purpose of development and redevelopment of vacant and underutilized sites. Such properties may be acquired by purchase, exchange, or long-term lease by private developers or the Village for new development. The Village may purchase or write down the purchase of land. Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan and the Redevelopment Project except as to any existing occupied residential dwelling

units. The Village may also assist in the preparation of land to include demolition, environmental remediation and flood mitigation. In addition, the Village may require written redevelopment agreements with developers before acquitting any properties and may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan.

3. Implement Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the RPA in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

- Certain infrastructure improvements, in connection with and adjacent to the RPA, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including, but not limited to, water/sewer, storm water, and any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.
- Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

4. Encourage Private Sector Activities

Engaging in written redevelopment agreements or supporting public-private partnerships, the Village may provide financial and other assistance to encourage the private sector, including local businesses and property owners, to invest in activities and improvements that support the goal and objectives of this Redevelopment Plan and Project. Financial assistance for job training of those working within the RPA may be provided by the Village to further encourage economic development through private investment in new development and enterprise and/or expansion of an existing business.

5. Construct, Acquire, Renovate or Rehabilitate Public Facilities

Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act.

IV. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The eligible cost activities and improvements are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the RPA, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this Redevelopment Plan and Project are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any Redevelopment Project.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the Village to finance all of these costs with TIF funds.

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5).
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act; as provided for by 65 ILCS 5/11-74.4-3(q)(4).
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).
8. To the extent the municipality by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the municipality may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).
10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a RPA; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).

12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).
 - a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality pursuant to the Act;
 - e) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
 - f) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the municipality may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.
13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).
14. Contributions to Library as required by the Act for an increased library population as the result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.7).
15. Construction Costs for Affordable Housing, as provided for by 65 ILCS 5/11- 74.4-3(q)(11 and 11.5).
16. Contributions to/incremental revenues transferred to contiguous RPAs, as provided for by 65 ILCS 5/11- 74.4-4(q).

17. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost, as provided for by 65 ILCS 5/11-74.4-3(q)(12).
18. If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

(See notes below **Table 3** for additional information regarding Redevelopment Project Costs.)

Table 3 - Estimated Redevelopment Project Costs

	Project/Improvement Category	Estimated Project Costs
1.	Administrative Costs (incl. studies, surveys, etc.)	\$ 2,000,000
2.	Site Marketing Costs	\$ 500,000
3.	Property Assembly Costs	\$ 15,000,000
4.	Costs of Building Rehabilitation, Repair or Remodeling	\$ 30,000,000
5.	Costs of Construction or Improvements of Public Works	\$ 35,000,000
6.	Costs of Job Training (Businesses)	\$ 300,000
7.	Financing Costs	\$ 15,000,000
8.	Taxing District Capital Costs	\$ 5,000,000
9.	Relocation Costs	\$ 4,000,000
10.	Payments in Lieu of Taxes	\$ 5,000,000
11.	Costs of Job Training (Community College)	\$ 300,000
12.	Interest Costs (Developer or Property Owner)	\$ 7,000,000
13.	School District Increased Costs	\$ 200,000
14.	Construction Costs for Affordable Housing	\$ 1,000,000
15.	Transfer to contiguous TIF District(s)	\$ 750,000

Total Estimated Redevelopment Project Costs (see notes) **\$121,050,000**

Notes regarding Estimated Redevelopment Project Costs:

- a. All costs are in 2020 dollars and may be increased by up to five percent (5%) after annual adjustments for inflation (as reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor) from the date the plan was adopted, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.
- c. To the extent permitted by law, the Village reserves the right to adjust and transfer estimated amounts within the Total Estimated Redevelopment Project Costs among the categories of eligible Estimated Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Redevelopment Project Costs, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act.
- e. Total estimated budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Costs.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village reserves the right to collect reimbursement for funds extended in accordance with the Act.

- g. Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q) (1), (1.5), (1.6), (2), (3), (4), (5), (6), (7), (7.5), (7.7), (8), (9), (10), (11), and 65 ILCS 5/11-74.4-4(q).
- h. Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- i. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the RPA while terminating operations at another Illinois location within 10 miles of the RPA but outside the boundaries of the Village. See 65 ILCS 5/11-74.4-3(q) (13).

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one RPA in another RPA that is either contiguous to, or is separated only by a public right-of-way from, the RPA from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

V. Agreement with Comprehensive Plan

The RPA should be redeveloped primarily in a planned and cohesive manner providing sites for primarily commercial/retail, office/restricted industrial, and government/open space land uses. Future land uses should be arranged and located to minimize conflicts between neighboring land use activities. The intent of this Redevelopment Plan is also to enhance and support the existing, viable uses in the RPA by providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The Goals and Objectives of the Redevelopment Plan conform to the comprehensive plan of the municipality. The comprehensive plan of the Village is entitled *Tinley Park, Illinois, Comprehensive Plan, 2000*.

The following select “Goals, Objectives and Policies” as stated in the Comprehensive Plan (pages 8 - 11) are reflected in the goals, objectives, and implementation strategies in this Redevelopment Plan:

Land Use

- Control residential density as well as industrial and commercial land allocations in line with infrastructure and service facility development
 - Maintain balance among residential, commercial, office, cultural, industrial, and open space land allocations.
 - Provide land for industrial uses that are not intrusive on residential areas.
 - Require strict adherence to state and local environmental performance standards.
 - Encourage the continuous improvement of parks and the recreation system.

Transportation

- Provide a safe, efficient and balanced transportation system
 - Improve the system of thoroughfares to move people quickly, economically and conveniently.
 - Improve the system of minor roads to serve all areas of traffic generation.
 - Create safe and attractive bike and pedestrian ways within town and the forest preserves.
 - Improve the METRA Commuter Rail and the PACE Bus transportation system for the Tinley Park planning area.

Public Lands, Places and Structures

- Provide the Community with facilities that are safe, efficient and well located.
 - Plan and purchase locations for future municipal facilities as early as possible to achieve investment economies and proper planning.

- Plan facilities to provide sufficient capacities needed to accommodate long-term needs.

Appearance

- Enhance the appearance of the access points to the village, the major thoroughfares and the central business district.
 - Improve the architectural facades of buildings on the thoroughfares leading to, and in the central business district.
 - Landscape the thoroughfares and the central business district.
 - Develop and implement a uniform street furniture design and street scape plan for the thoroughfares and the central business district.

Economic Development

- Encourage business investment and increase employment opportunities in a variety of businesses and industries.
 - Encourage steady growth of business and commercial activities in balance with anticipated population growth.
 - Maintain and develop the Central Business District.
 - Encourage controlled growth of small business, light industry and office uses in order to diversify and strengthen the tax base and provide employment.
 - Provide sites and locations for growing businesses to remain in Tinley Park.
- In order to attract new business and industry, efforts are concentrated on the following areas: (1) retention of existing business and industry; (2) maintaining and improving public facilities; (3) providing tax abatement programs and other incentives to attract new prospects; (4) marketing.

Public Places and Utilities

- Develop municipal facilities and services that economically and adequately service existing and anticipated growth.
 - Eliminate or reduce flooding hazards and install retention/detention areas where possible.
 - Require new developments to pay for capital improvements necessary to serve the new developments.
 - Plan and estimate costs for infrastructure necessary for new development, and require the new development to pay for those improvements.

Intergovernmental Cooperation

- Continue and/or establish positive working relationships with all units of local, state and federal governments.
 - Establish effective communication with all units of government, utilizing those resources available from other government to further the goals and objectives of the community.

The Village's Future Land Use Map, as shown in **Map 3** of this Redevelopment Plan, shows properties in the Redevelopment Project Area as being designated for commercial, office/restricted industrial, government/schools/open space/institution, and water features uses.

The Village's Comprehensive Plan goals and Future Land Uses generally correspond to the land uses and goals outlined in this Redevelopment Plan, as well as with the goals and objectives for the parcels within the RPA according to the Village's *Economic Development Strategic Plan, 2019*, written by the Village's Economic and Commercial Commission (ECC). The Economic Development Strategic Plan states that "local economic development requires ongoing efforts and flexibility to adapt and respond to regional, national, and global changes." The Economic Development Strategic Plan notes three main goals for the Village: Resource Development, Business Development, and Prospect Development, and details objectives for each of these. More specifically, Strategy #3, "159th Harlem Retail", notes an objective to "sell Tinley" and assigns the Economic Development Department of the Village to "work with brokers to recruit tenants to fill vacancies." The plan further states: "Retail is one of Tinley Park's main economic drivers. The Harlem retail corridor south of 159th has suffered higher than normal vacancy rates due to Kmart's closure. The ECC recommends working with brokers and retail site selectors to recruit retailers to the corridor."

In summary, the above statements and objectives in the Village's Comprehensive Plan, and within other Village planning and development documents, and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Redevelopment Plan.

VI. Redevelopment Project Certifications and Findings

This section reviews the Redevelopment Plan and provides appropriate responses to certifications and findings required in the Act.

Certifications

For each of the certifications below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. Redevelopment Project Costs

The Redevelopment Project Costs are detailed in **Section IV. Estimated Redevelopment Project Costs**.

B. Lack of Growth and Development

As described in **Section II**, the RPA as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the RPA. The RPA on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the RPA.

The lack of growth and investment by the private sector in the Redevelopment Project Area is evidenced by the existence of blighting area factors including and not limited to the following:

- Underutilized and vacant parcels
- Economic and functional obsolescence in buildings and parcels
- Deterioration of structures
- Non-conforming land use
- Lack of public infrastructure and services
- Declining EAV

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the blighting area conditions that currently exist. The RPA is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of the Redevelopment Plan and Project.

C. Financial Impacts on Taxing Districts

Redevelopment within the RPA may result in additional demands on services provided by taxing districts. At this time, no special programs or projects are proposed that would result in an increased demand for services or capital improvements by any other taxing districts.

The Village intends to monitor development in the RPA, and in cooperation with the other taxing districts, will endeavor to ensure that any increased needs that may arise as a result of a particular development are addressed. The nature of the redevelopment that is anticipated in the area as a result of this Redevelopment Plan and Project consists primarily of renovation and rehabilitation, or replacement, of existing buildings, redevelopment of underutilized properties, and infrastructure improvements.

While redevelopment activities may have some impact on other taxing districts, no significant impacts are anticipated. Should service needs increase as a result of redevelopment activity, the Village will work with the impacted district(s) to determine which programs are necessary to provide adequate services, if any.

The following entities currently levy taxes on properties located within the RPA:

- Cook County
- Cook County Consolidated Elections
- Cook County Forest Preserve District
- Metropolitan Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District
- Moraine Valley Community College District 524
- South Suburban Community College District 510
- Consolidated High School District 230
- Community High School District 228
- Community Consolidated School District 146
- Bremen Township
- Bremen Township General Assistance
- Bremen Township Road & Bridge
- Orland Township
- Orland Township General Assistance
- Orland Township Road & Bridge
- Tinley Park Park District
- Village of Tinley Park
- (Tinley Park Public Library) Village of Tinley Park Library Fund
- Village of Tinley Park Special Service Area No. 3

D. Sources of Funds to Pay Costs

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous RPAs. The Village may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal

grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

E. Nature and Term of Obligations

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA and Redevelopment Plan and Project.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the RPA in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. Recent Equalized Assessed Valuation

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2018 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$53,527,332. This total EAV amount, by PIN, is summarized in **Appendix 2**.

The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2018 tax year.

G. Estimate as to the Equalized Assessed Valuation

The estimated EAV of real property within the RPA, by tax year 2043 (collection year 2044), is anticipated to be between \$115,000,000 and \$145,000,000. The estimates are based on several key assumptions including the following: (1) the most recent State Multiplier of 1.000 applied to 2018 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2018 level; and (3)

growth from reassessments of existing properties in the RPA will be at a rate of 1% per year with a reassessment every three years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from estimated redevelopment activity within the RPA over a 23-year period. Anticipated future development includes but is not limited to, commercial/retail, office/restricted industrial, government/open space and mixed uses. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

H. Commitment to Fair Employment Practices/Affirmative Action Plan

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and the Redevelopment Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

I. Industrial Park Conservation Redevelopment Project Area

This Redevelopment Plan does not concern an Industrial Park Conservation RPA.

J. Annexation of Property

All of the property within the RPA is annexed to the municipality or shall be prior to the adoption of the RPA and Redevelopment Plan and Project.

K. Estimated Date of Completion

The Act sets the latest date as December 31st of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved. The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired by December 31, 2045, assuming this Redevelopment Plan and Redevelopment Project is adopted in 2020.

L. Incremental Tax Revenue

Based on the historical lack of private investment without assistance and the documented problems in the RPA, the Village finds that the RPA would not reasonably be developed “but for” the use of incremental tax revenue. This is also noted previously in this section under **Redevelopment Project Certification B.**

Findings

For each of the findings below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

The Village makes the following findings as described in the Act:

1. Use of Incremental Tax Revenues

The Village hereby certifies that incremental revenues will be exclusively utilized for the development of the RPA or in a contiguous RPA as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act. Incremental Property Taxes will be used according to the total estimated budget costs and as set forth in this Plan for the development of the RPA.

2. Housing Impact Study, Relocation and Displacement

There are currently fewer than ten residential units in the RPA. The Village hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, a housing impact study and a relocation plan is not required as a part of this Plan.

3. Contiguous Parcels of Real Property and Improvements

The boundary map of the RPA is **Map 1** and is made part of this document by reference hereto. It illustrates that all parcels in the RPA are contiguous.

The RPA was found to qualify as a Blighted Area according to the Act. The Redevelopment Plan Program (**Section III. C.** of this document) and **Redevelopment Project Costs Section IV** are specifically geared to remediation of Blighted Area factors. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

4. Land Use Restrictions

The Redevelopment Plan does not include the development of vacant land: (i) with a golf course, or; (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the Redevelopment Plan.

5. Historic Resource

This Redevelopment Plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act. There are no historic resources, as defined by the Act, currently existing within this RPA, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Redevelopment Project during its term.

6. Regional Transportation Authority STAR

This Redevelopment Plan hereby certifies that no part of the proposed RPA is within one-half mile of an existing or proposed Regional Transportation Authority STAR line station.

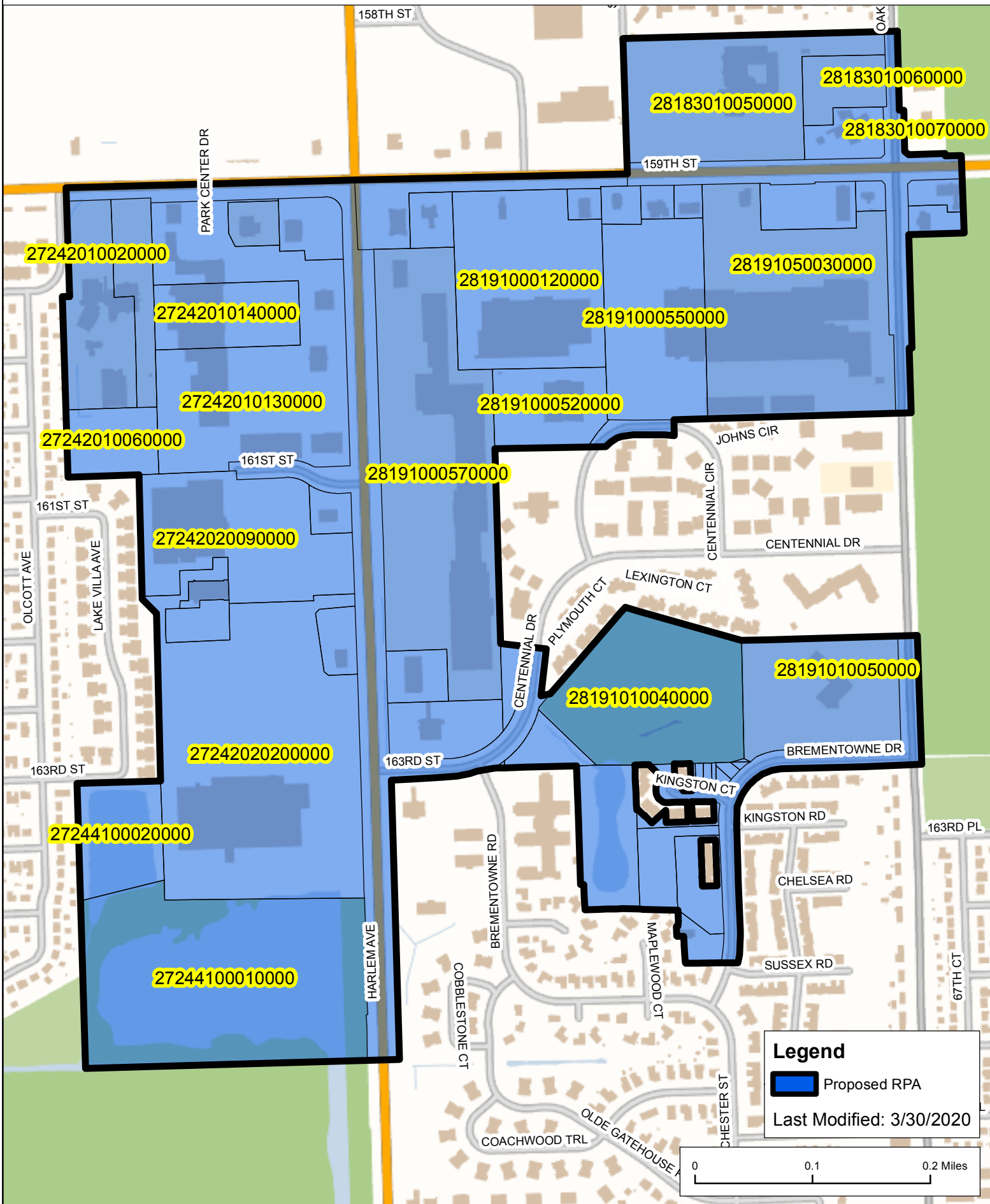
VII. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the Act.

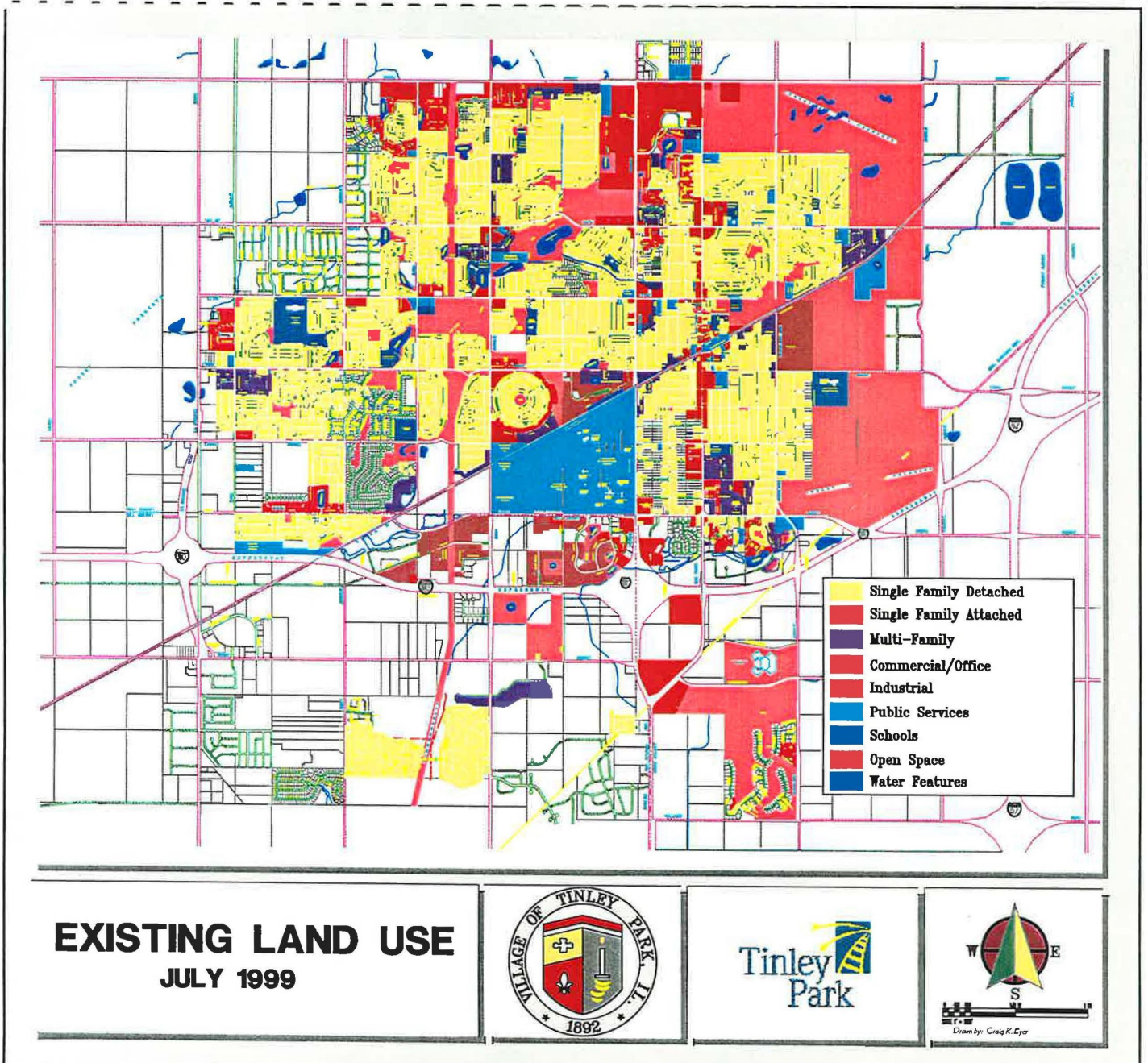
Maps

Map 1: Redevelopment Project Area Boundary

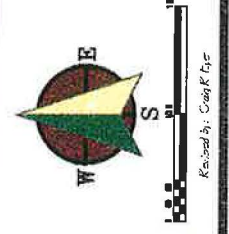
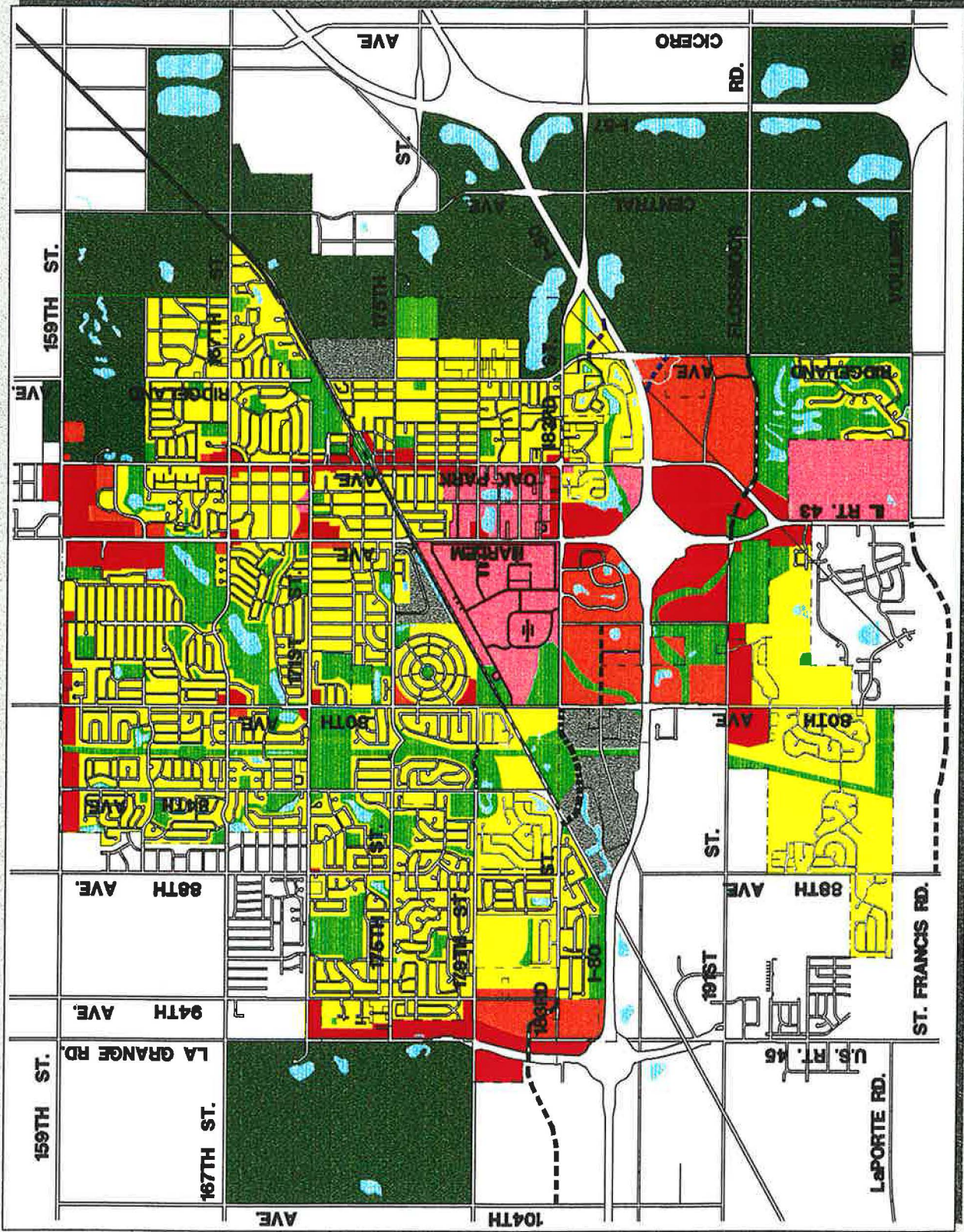
159th and Harlem Redevelopment Project Area Boundary Map



Map 2: Existing Land Use



Map 3: Future Land Use



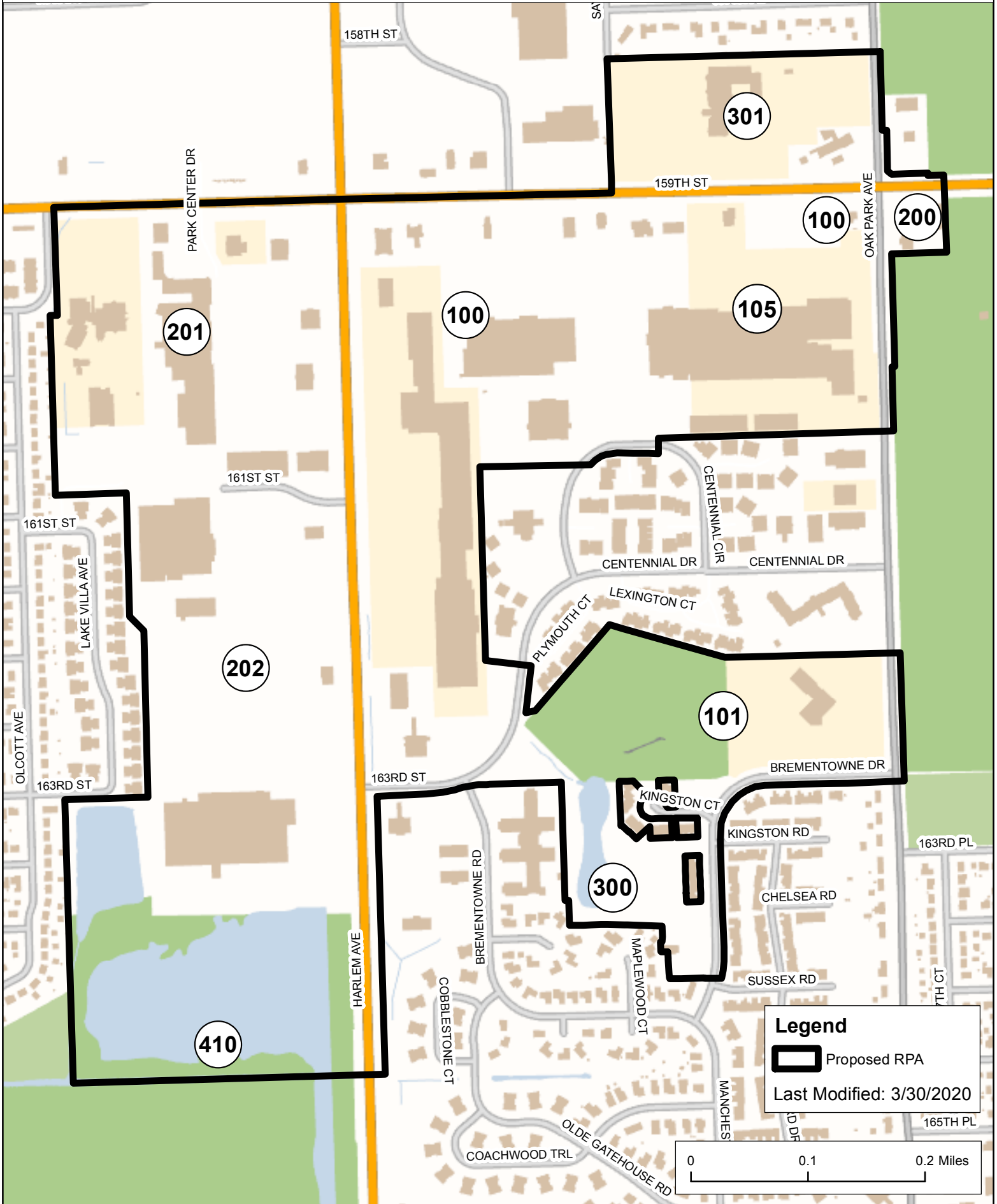
Tinley Park
LAND USE PLAN
2000



- RESIDENTIAL
- COMMERCIAL
- OFFICE/RESTRICTED INDUSTRIAL
- LIGHT INDUSTRIAL
- GOVERNMENT/SCHOOLS/OPEN SPACE/INSTITUTION
- WATER FEATURES
- FOREST PRESERVE
- MIXED USE PUD
- PROPOSED ROADS
- PROPOSED INTERCHANGE

Map 4: Redevelopment Project Area Block Map

159th and Harlem Redevelopment Project Area Block Map



Appendices

Appendix 1: Redevelopment Project Area Legal Description

Those parts of Section 24, Township 36 North, Range 12, Section 18, Township 36 North, Range 13, Section 19, Township 36 North, Range 13, all East of the Third Principal Meridian, Cook County, Illinois more particularly bounded and described as follows:

Beginning at the southwest corner of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence northerly along the west line of Lot 1 in said Super-K Subdivision and the west line of Lot 2 in said Super-K Subdivision, to the north line of said Lot 2;

Thence easterly along the north line of Lot 2 in said Super-K Subdivision, to a west line of Lot 3 in said Super-K Subdivision;

Thence northerly, northwesterly and northerly along the west lines of Lot 3 in said Super-K Subdivision, to the western most northwest corner of said Lot 3, also being the western most southwest corner of Lot 1 in Park Place Subdivision as per plat thereof recorded December 7, 1992 as document number 92914537;

Thence northerly along the west line of Lot 1 in said Park Place Subdivision to the north line of Lot 1 in said Park Place Subdivision and the south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along said west line, to the south line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number 22379900;

Thence easterly along said south line, to the east line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number;

Thence northerly along said east line, and the northerly prolongation thereof to the north line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along said north line, to the northeast corner of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly to the southwest corner of Section 18, also the northwest corner of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the south line of Section 18, also the north line of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to a point 15 feet north of the right of way of 159th Street as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence southeasterly to a point of intersection with the north right of way line of 159th Street and the east line of the west 65 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence easterly, southerly and easterly along the right of way of 159th Street, to the northerly prolongation of the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a

distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning, to the southwest corner thereof and also the southeast corner of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning;

Thence continuing westerly on the south line of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning, to the western most northwest corner of Outlot C in Dun Raven Place Phase II as per plat thereof recorded September 28, 2001 as document number 0010908493;

Thence southwesterly to a point of tangency in the north line of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216 being the westerly terminus of an arc having a radius of 192.00 feet and an arc length of 300.13 feet;

Thence westerly and southwesterly along the northerly limits of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216, to the easterly prolongation of the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along

said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264, to the west line of said Lot 3, also the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067;

Thence southerly along the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067, also the west line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558;

Thence southeasterly along the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the westerly line of Centennial Drive as dedicated by instrument recorded July 9, 1980 as document number 25509385;

Thence continuing southeasterly along the southeasterly prolongation of the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southerly on the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence northeasterly along the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic) and the southeast line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the

southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southeasterly along the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning;

Thence easterly along the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning, to the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the north line of Lot 1 in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202;

Thence westerly along the north line of Lot 1, the westerly prolongation of the north line of Lot 1 and the north line of Lot 2 all in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202, to the south line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence westerly, southwesterly and southerly along the south line, southeast line and east line of Bremen Town Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northwesterly along the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northerly along the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778 to the north line of Lot 16 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 16 and the north line of Lot 15 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southerly prolongation of the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the southerly prolongation of the east line of Lot 17, and the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly, westerly, northerly, easterly and northerly along the eastern limits of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the northeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21 and the north line of Lot 26 all in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the north line of Lot 27 in Bremen

Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning;

Thence northerly along the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning, to the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222;

Thence southwesterly and westerly along the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222, to the east line of Harlem Avenue existing as of May 25, 2020;

Thence southerly along the east line of Harlem Avenue existing as of May 25, 2020, to the easterly prolongation of the south line of the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence westerly along the easterly prolongation of the south line of Lot 1 and the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157, to the Point of Beginning.

Excepting from the above the following described parcels of land:

Lot 83 through Lot 89 (both inclusive) in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and T2419778.

Also,

Lot 1 through Lot 12 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase I as per plat thereof recorded December 21, 1990 as document number 90619247.

Also,

Lot 1 through Lot 5 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase II as per plat thereof recorded October 28, 1993 as document number 93870509.

Appendix 2: PIN and EAV List

PIN	2018
27-24-201-002-0000	Exempt
27-24-201-005-0000	Exempt
27-24-201-006-0000	Exempt
27-24-201-008-0000	1,018,323
27-24-201-012-0000	1,015,272
27-24-201-013-0000	8,266,217
27-24-201-014-0000	1,583,757
27-24-202-009-0000	5,105,270
27-24-202-010-0000	528,410
27-24-202-020-0000	5,322,310
27-24-202-021-0000	83,383
27-24-202-022-0000	392,724
27-24-202-023-0000	255,167
27-24-410-001-0000	138,905
27-24-410-002-0000	26,836
28-18-301-005-0000	Exempt
28-18-301-006-0000	Exempt
28-18-301-007-0000	1,193,702
28-19-100-008-0000	967,557
28-19-100-009-0000	630,850
28-19-100-012-0000	3,716,104
28-19-100-013-0000	328,917
28-19-100-017-0000	370,822
28-19-100-019-0000	174,651
28-19-100-027-0000	409,724
28-19-100-044-0000	311,233
28-19-100-049-0000	Exempt
28-19-100-052-0000	1,164,360
28-19-100-055-0000	2,225,316
28-19-100-056-0000	399,501
28-19-100-057-0000	10,288,314
28-19-100-058-0000	814,819
28-19-101-002-0000	11,210
28-19-101-004-0000	Exempt
28-19-101-005-0000	Exempt
28-19-101-006-0000	1,039

PIN and EAV List (continued)

PIN	2018
28-19-105-003-0000	5,323,163
28-19-105-004-0000	684,524
28-19-200-021-0000	310,584
28-19-200-022-0000	328,644
28-19-300-027-0000	Exempt
28-19-300-057-0000	29
28-19-300-071-0000	2,428
28-19-300-079-0000	62,416
28-19-300-082-0000	6,922
28-19-300-083-0000	12,805
28-19-300-084-0000	12,805
28-19-300-085-0000	6,908
28-19-300-086-0000	12,272
28-19-300-087-0000	14,039
28-19-300-088-0000	5,097
28-19-304-008-0000	3
Total EAV of RPA	53,527,332

Appendix 3: Improved Land Parcels (PINs) and Eligibility Factors

The table below documents the parcels considered to be Improved Land parcels within this RPA and the Blighted Area qualifying factors for Improved Land present within the 159th and Harlem Redevelopment Project Area at the time of this Plan.

Improved Land Parcels (by PIN)			
27-24-201-002-0000	27-24-202-020-0000	28-19-100-013-0000	28-19-100-058-0000
27-24-201-005-0000	27-24-202-022-0000	28-19-100-017-0000	28-19-101-005-0000
27-24-201-006-0000	27-24-202-023-0000	28-19-100-019-0000	28-19-105-003-0000
27-24-201-008-0000	28-18-301-005-0000	28-19-100-027-0000	28-19-105-004-0000
27-24-201-012-0000	28-18-301-006-0000	28-19-100-044-0000	28-19-200-021-0000
27-24-201-013-0000	28-18-301-007-0000	28-19-100-052-0000	28-19-200-022-0000
27-24-201-014-0000	28-19-100-008-0000	28-19-100-055-0000	
27-24-202-009-0000	28-19-100-009-0000	28-19-100-056-0000	
27-24-202-010-0000	28-19-100-012-0000	28-19-100-057-0000	

Improved Land - Blighted Area Parcel Factors by Block						
Block	Obsolescence	Deterioration	Excessive Vacancies	Inadequate Utilities	Lack of Community Planning*	Lagging EAV*
100	✓	✓	✓	✓	✓	✓
101	✓	✓		✓	✓	✓
105	✓			✓	✓	✓
200	✓	✓		✓	✓	✓
201			✓	✓	✓	✓
202	✓	✓	✓	✓	✓	✓
301	✓	✓		✓	✓	✓

* Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by block or parcel.

Appendix 4: Vacant Land Parcels (PINs) and Eligibility Factors

The table below documents the parcels considered to be Vacant Land parcels within this RPA and the Blighted Area qualifying factors for Vacant Land present within the 159th and Harlem Redevelopment Project Area at the time of this Plan.

Improved Land Parcels (by PIN)		
27-24-202-021-0000	28-19-300-027-0000	28-19-300-085-0000
27-24-410-001-0000	28-19-300-057-0000	28-19-300-086-0000
27-24-410-002-0000	28-19-300-071-0000	28-19-300-087-0000
28-19-100-049-0000	28-19-300-079-0000	28-19-300-088-0000
28-19-101-002-0000	28-19-300-082-0000	28-19-304-008-0000
28-19-101-004-0000	28-19-300-083-0000	
28-19-101-006-0000	28-19-300-084-0000	

Improved Land - Blighted Area Parcel Factors by Block				
Block	Obsolete Platting	Tax Delinquencies	Adjacent Deterioration	Lagging EAV*
100	✓		✓	✓
101	✓	✓	✓	✓
202		✓	✓	✓
300	✓	✓	✓	✓
410			✓	✓

* Lagging EAV is measured for the Redevelopment Project Area as a whole rather than by block or parcel.

About Stern Brothers & Co.

Founded in 1917, Stern has been advising public and private decision makers on the best ways to fund their capital projects for more than 100 years.

Stern Brothers is a 100% wholly owned WBE financial services firm whose sole focus is public and infrastructure finance. Throughout our history, we have prided ourselves on creating and developing meaningful, value-added and cost-effective solutions to the challenges that our clients face in executing capital project plans in the financial markets. Headquartered in St. Louis, Stern has 11 locations across the U.S. Stern Municipal Advisors provide an array of financial consulting services to governmental clients of all sizes and types.

For more information about our organization, please visit sternbrothers.com.

Legal Disclaimers

This information is provided solely for the use of the Village of Tinley Park, Illinois in determining that the proposed Redevelopment Project Area meets the requirements of the State of Illinois to be designated as a Tax Increment Financing District and in setting forth the goals, strategies and parameters for the Redevelopment Plan.

While we have made every attempt to ensure that the information contained in this report has been obtained from reliable sources and is accurate at the time of release, Stern Brothers & Co. is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided in this document is provided "as is", with no guarantee of completeness, timeliness, or of the results obtained from the use of this information, and without warranty of any kind, express or implied.

Stern Brothers & Co. and the Village of Tinley Park are not responsible in any way for any other party's use of this information. Given the changing nature of laws, rules, property values and economic conditions, this information should not be construed as financial, legal, accounting, tax, or other professional advice. Other parties should consult with their own professional advisors before making any decisions or taking any action relative to this Redevelopment Plan.

STATE OF ILLINOIS)
 COUNTY OF C O O K) SS
 COUNTY OF W I L L)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of TINLEY PARK, Counties of Cook and Will, and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-046:“AN ORDINANCE OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, ADOPTING THE 159TH AND HARLEM TAX INCREMENT FINANCING,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on the 18th day of August, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this _____ day of August, 20__.

 KRISTIN A. THIRION, VILLAGE CLERK

**Interoffice****Memo**

Date: July 31, 2020

To: Village Board

From: David Niemeyer, Village Manager

Subject: Reconsideration of Class E Liquor License - Golden Corral

The purpose of this memo is to explain the background of Golden Corral's request for a Class E Liquor License. The Class E license allows for the sale of beer and wine only.

Golden Corral, located at 6803 W 159th St., is a buffet chain with about 70 employees who work at the Tinley Park location. As they are a family-friendly establishment, they have not approached the Village for a liquor license up until this point. As a result of COVID-19, Golden Corral had been left with no choice but to closed until late June when Phase 4 of the Restore Illinois Plan took effect because of their business model; carry-out and outdoor dining would not have been feasible for buffet style service. As they try to move forward and attract business back to their establishment, they will see increased labor costs to accommodate safety guidelines. With such small margins, the hope is that a liquor license may help provide additional revenue to keep the operations going.

Request:

The petitioner, Bhavin Patel, did originally request a Class D license, which allows for sale of alcoholic liquor in addition to beer and wine. If the Board had any concerns with the Class D, the petitioner sought approval of a Class E instead.

At the July 21, 2020, Village Board meeting an Ordinance was brought before the Board to consider increasing the Class "D" liquor licenses in the Village for Golden Corral. This Ordinance failed with a 1-4 vote (one Trustee abstained). At that same meeting an Ordinance to consider increasing the number of Class "E" liquor licenses in the Village for this establishment was also moved by Trustee Brady for consideration. Due to lack of a second motion, the motion failed.

A few Trustees have asked for reconsideration of the motion to approve a Class "E" liquor license for Golden Corral. This motion and second must be made by a Trustee who did not support the initial motion. Trustee Brady cannot make or second this reconsidered motion as he was the Trustee who made the initial motion on July 21st.



THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-042

**AN ORDINANCE AWARDDING A CLASS "E" LIQUOR LICENSE TO GOLDEN
CORRAL (6803 W. 159TH ST.)**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-042**AN ORDINANCE AWARDDING A CLASS "E" LIQUOR LICENSE TO GOLDEN CORRAL (6803 W. 159TH ST.)**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to Title XI, Chapter 112, Section 22 of the Village Code, liquor licenses may be authorized by the President and Board of Trustees of the Village of Tinley Park and the number of liquor licenses authorized to be issued for each class shall be kept on record in the office of the Village Clerk; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the said Village of Tinley Park and its residents to issue this Class "E" Liquor License; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as finding of fact as if said recitals were fully set forth herein.

SECTION 2: : Pursuant to Title XI, Chapter 112, Section 22 of the Village of Tinley Park Village Code, Golden Corral, located at 6803 W 159th St is hereby issued a Class "E" liquor license.

SECTION 3: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption and approval.

PASSED THIS 4th day of August, 2020.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED THIS 4th day of August, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

DRAFT

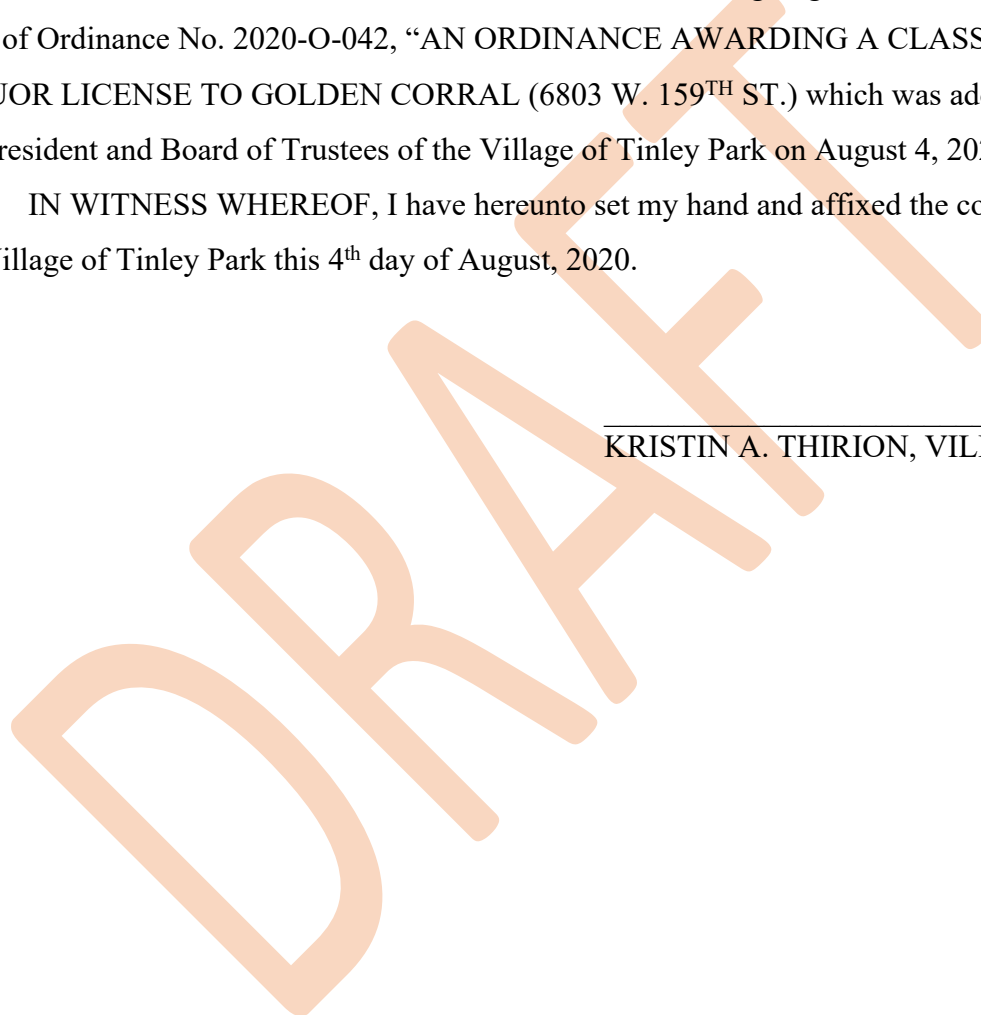
STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-042, “AN ORDINANCE AWARDDING A CLASS “E” LIQUOR LICENSE TO GOLDEN CORRAL (6803 W. 159TH ST.) which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 4th day of August, 2020.

 KRISTIN A. THIRION, VILLAGE CLERK



STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.**
- B. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.**
- C. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.**
- D. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.**