

NOTICE OF THE REGULAR VILLAGE BOARD MEETING

The regular meeting of the Village Board is scheduled for
Tuesday, August 18, 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 18, 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 18, 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 AND
 SPECIAL VILLAGE BOARD MEETINGS HELD ON AUGUST 4,
 2020.

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

COMMENTS: _____

ITEM #3

SUBJECT: CONSIDER THE APPOINTMENT OF JOHN URBANSKI TO THE
 POSITION OF PUBLIC WORKS DIRECTOR - **President Vandenberg**

ACTION: Discussion: The Village's previous Public Works Director retired in March after
 serving the Village for over 30 years. Effective April 1st, John Urbanski (then
 Assistant Public Works Director), was appointed by the Board to serve as
 Interim Public Works Director. Since his appointment, John Urbanski has
 continued to perform highly in the role. John began working with the Village in
 1999, and has performed the roles of Firefighter (promoted to rank of
 Lieutenant) Laborer, Truck Driver Laborer, Facilities Foreman, Facilities and
 Fleet Superintendent, and Assistant Public Works Director. John has his
 Bachelors Degree in Technical Business Management with a concentration in
 Construction Project Management. **Consider concurring with the**

recommendation of President Vandenberg and appoint John Urbanski to the position of Public Works Director.

COMMENTS:

ITEM #4

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-083 AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH GOVTEMPUSA FOR PROVISION OF A PLANNING MANAGER - **Trustee Mueller**

ACTION: Discussion: It is recommended that the Village renew the Professional Services Agreement with GovTemps that expires September 4, 2020, to fill the position of Planning Manager in our Community Development Department. This contract renews Paula Wallrich's service as Planning Manager from September 7, 2020, through September 10, 2021. The total base compensation paid is \$77.49 per hour with \$55.35 of that being paid to the contract employee. The estimated number of hours worked will be 24 hours a week. This change is consistent with the strategic roadmap as laid out by the Community Development Department. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #5

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER ADOPTING RESOLUTION 2020-R-080 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND ROBINSON ENGINEERING LTD. FOR THE COMMUNITY RATING SYSTEM (CRS) - 2020 CYCLE VERIFICATION.
- B. CONSIDER PROCLAIMING SEPTEMBER 17TH THROUGH SEPTEMBER 23RD, 2020, AS "CONSTITUTION WEEK" IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,394,333.93 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 7, AND AUGUST 14, 2020.

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

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-082 APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT BARKER OF J.W. HOLLSTEIN'S LOCATED AT 17358 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: Robert Barker (Applicant), proposes to remove and replace the existing fencing around the outdoor patio at J.W. Hollstein's Saloon. The intent of the Façade Improvement Grant Program is to assist owners and tenants of existing buildings in upgrading their building facades by improving their overall appearance. Under the Façade Grant, replacement of decorative elements including outdoor dining elements are eligible expenses. The applicant is requesting a \$10,900 Façade Grant to replace the fence surrounding the outdoor patio with a new custom cedar wood treated fence.

The Economic and Commercial Commission reviewed the application at its August 10, 2020, meeting and voted 8-0 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 #7

SUBJECT: CONSIDER ADOPTING 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.

- On 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 adoption.**

COMMENTS:

ITEM #8

SUBJECT: CONSIDER ADOPTING 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 adoption.**

COMMENTS:

ITEM #9

SUBJECT: CONSIDER ADOPTING 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 adoption.**

COMMENTS:

ITEM #10

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-081 AUTHORIZING AN INTERGOVERNMENTAL AND SUBRECIPIENT AGREEMENT FOR CORONAVIRUS RELIEF FUNDS BETWEEN THE VILLAGE OF TINLEY PARK AND THE COUNTY OF COOK, ILLINOIS - **Trustee Galante**

ACTION: Discussion: The Village of Tinley Park was notified that Cook County has received about \$429 million from the U.S. Treasury Coronavirus Aid, Relief, and Economic Security (CARES) Act funding and will designate \$51 million to support municipalities under the 500,000-population threshold. Cook County determined allocations to each municipality through an equitable lens, with factors that included, but not limited to; immediate needs of the municipality to respond to the pandemic, municipal population, municipal median income and municipal public health statistics. It is important to note that each municipality must apply for this funding allocation and such allocation will be contingent on eligible cost reimbursement.

Through the allocation process detailed above, the Village of Tinley Park has been awarded up to \$383,275.56 for reimbursement of eligible COVID 19 costs. An Intergovernmental Agreement (IGA) is required by Cook County of all municipalities which intend to seek use of their allocation amount. The Village will also be required to submit a letter of intent and application to accompany the IGA. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #11

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-047 INCREASING THE NUMBER OF CLASS "E" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE OF TINLEY PARK - FRY THE COOP, LOCATED AT 16703 HARLEM AVENUE - **President Vandenberg**

ACTION: Discussion: The Petitioner, Joe Fontanta (Founder and Owner of Fry the Coop) is seeking a Class E liquor license, which allows for the sale of beer and wine, for his restaurant that will be opening soon in Tinley Park. Fry the Coop features Nashville Hot Chicken, and has seen much success in its five (5) other locations which include Oak Lawn, Elmhurst, Prospect Heights, Chicago's Loop, and Chicago's West Town. The establishment has been featured on WGN's Chicago

Best, ABC's Hungry Hound, WGN's Lunch Break, ABC's Windy City Live, FOX's Good Day Chicago, USA Today, Chicago Sun Times, and the Chicago Tribune. As a restaurant, Fry the Coop values its role in the community and works hard to build valuable relationships with people and other businesses.

This Ordinance is eligible for adoption.

COMMENTS:

ITEM #12

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-048 DECREASING THE NUMBER OF CLASS "A" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE NUMBER OF CLASS "AV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (BURRITO JALISCO #2 LOCATED AT 7547 159TH STREET) - **President Vandenberg**

ACTION: Discussion: The Petitioner, Burrito Jalisco, is seeking a Class AV Liquor License to add video gaming. The establishment current has a Class A Liquor License which allows for the sale of liquor. Burrito Jalisco has been in Tinley Park for over 18 years, but with the challenges restaurants have faced, would like to add video gaming as an additional revenue source. The Petitioner is proposing a seven (7) foot separation wall to align with requirements of the Board. The Petitioner has already sought approval from the Illinois Gaming Board and would only need local approval to move forward. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #13

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS:

ITEM #14

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS:

ITEM #15

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS:

ITEM #16

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- 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 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. 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.
- E. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

ADJOURNMENT

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD AUGUST 4, 2020**

The special 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 August 4, 2020. President Vandenberg called this meeting to order at 6:33 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.

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 (Arrived at 6:36 p.m.)
	Diane M. Galante
	Michael W. Glotz
	Michael G. Mueller

Absent:	None
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Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

**A PUBLIC HEARING HELD ON AUGUST 4, 2020, BEFORE THE CORPORATE
AUTHORITIES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL
COUNTIES, ILLINOIS, TO CONSIDER THE PROPOSED 159TH & HARLEM TAX
INCREMENT FINANCING DISTRICT**

Motion was made by Trustee Galante, seconded by Trustee Glotz, to open the Public Hearing to consider the proposed 159th & Harlem Tax Increment Financing District (TIF).

President Vandenberg read the following opening statements relative to the Public Hearing for the 159th and Harlem TIF:

This hearing has been properly moved and seconded, a quorum has been established and is now open. Pursuant to section 65 ILCS 5/11-74.4-5 of the Tax Increment Allocation Redevelopment

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Act (“TIF Act”) this hearing has been called and notice has been given pursuant to and in accordance with the statutes of the State of Illinois. The Village of Tinley Park has made and provided notice of the public hearing in the Daily Southtown on July 6, 2020 and July 23, 2020 and otherwise given in the manner provided by law. This public hearing is in regard to the Village’s proposal to establish a Tax Increment Financing district to be known as the 159th and Harlem TIF District.

At this time, Assistant Village Treasurer Andrew Brown and Maureen Barry, Director/Municipal Advisor Maureen Barry of Stern Brothers & Company provided the following testimony regarding the 159th and Harlem TIF District:

The proposed 159th and Harlem TIF District lies at the north border of the community and contains some of the community’s older commercial centers. This is a gateway to Tinley Park and can provide a first impression of the community to visitors and residents alike. Due to the age of these shopping areas, and changing retail environment, some of these centers are suffering from high vacancy rates. The vacancies make it more challenging for the other businesses in the center to thrive. 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.

The Village has also identified a number of 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. Significant expenditures are expected to be required in infrastructure improvements to support redevelopment projects. Developers can be expected to require/request additional assistance via TIF to initiate or complete their proposed projects.

The Village was approached over a year ago by the owners of one of the oldest commercial centers in this area. There was mutual concern over the level of vacancy that existed and appeared to be growing. The Owners were contemplating significant renovations to the shopping center, but were requesting financial assistance from the Village to execute the planned improvements. They had requested a significant sales tax rebate/incentive toward this objective.

However, that request significantly exceeded the Village’s established policies regarding incentives. The Village determined a possible better solution may exist in creating a new TIF District which could potentially provide a greater level of assistance. The Village felt that existing conditions in the area would support the creation of a TIF. The Village mapped out a proposed TIF area and met with local government administrators that would be impacted by the proposed TIF for input and feedback on January 16, 2020. Receiving no initial objections to the proposed TIF, the Village authorized a feasibility study to be conducted in March 2020.

Assistant Treasurer Brown presented and overview of the major commercial areas in the TIF feasibility study as follows:

Tinley Park Plaza (East Side Harlem) -Brixmor

- Aging shopping center built ~1974
 - Minor cosmetic upgrades ~1992
 - South out lot building & renovations ~2006
 - North out lot building & demolition ~2016
- Main in-line center
 - 230,000 sf of retail space
 - Over 83,000 sf (36%) vacant
- Desired/Proposed renovations in two phases
 - 33,000 sf first phase
 - 60,000 sf second phase
- Owners had initially envisioned the redeveloped area as a potential restaurant and entertainment district. However, the COVID-19 pandemic and new retailer interest in the proposed new spaces have modified the original concepts.

Park Place Center – West Side of Harlem

- Shopping Center developed ~1990
- Shopping Center consists of
 - Sam's Club
 - Steak and Shake
 - Former Aldi (now vacant)
 - Former Applebee's (now vacant)
 - Former Super Kmart (now vacant)

Old Kmart/Pete's –West Side of Harlem

- Pete's Fresh Market has purchased former Kmart property
- Proposes to divide the existing building between warehouse and a new Pete's Fresh Market
 - Phase I –Warehouse ~100,000 sf
 - Phase II –Retail TBD ~70,000 sf
- Cook County Class 6B and 7B incentives have been approved
- Requesting multimillion-dollar incentive over 20 years
 - Request exceeds established Village policies

Park Center Plaza –West Side of Harlem

- Aging retail shopping center
 - Developed ~1988
- Significant long-standing vacancies in both
 - In-Line Buildings
 - Out lot Buildings
- Contains some successful businesses
- However, overall center is viewed as struggling
- Existing Sales Tax bond issue establishes commitments on sales taxes generated within the shopping center
 - Sales taxes are tied to the bond issue covenants for the foreseeable future
 - This restriction significantly hampers the Village's ability to provide assistance through sales tax sharing arrangements.

Maureen Barry of Stern Brothers described the general location of the TIF.

159th and Harlem TIF Redevelopment Project Area (RPA) general boundaries:

- 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

Includes 52 parcels, approximately 39 buildings, 252 acres.

Ms. Barry explained the following

Land uses -primarily commercial (retail business), along with governmental, park/open space, religious, and vacant land uses. Includes a primary commercial area (Menard's, Park Center Plaza and Tinley Park Plaza), Village Hall, Bicentennial Park, St. Julie Billiart Church, Trinity Lutheran Church/Cemetery, vacant land, and open water detention areas.

Why is a TIF Needed Here?

- The Redevelopment Project Area (RPA) has seen declining Equalized Assessed Value (EAV) and has obsolete and underutilized parcels.
- RPA has seen a substantial lack of private investment and has excessive vacant properties, despite its prominent location within the Village.
- Improved infrastructure in the RPA through TIF funding makes redevelopment more likely for parcels.

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- Needed infrastructure improvements include storm water management, water distribution, sanitary sewer system, roadway, sidewalk, and lighting improvements.

What is Tax Increment Financing (TIF)?

- A tool to help local governments restore run-down areas or jumpstart economically sluggish parts of town.
- TIFs help local governments attract private development and new businesses.
- TIFs help local governments make the improvements that are needed, such as new roads, sewers, and water mains.
- Allows redevelopment costs to be comparable to green grass development costs, therefore “incenting” redevelopment.

What is “Tax Increment”?

- It is not a tax increase.
- Tax Increment is the difference between the amount of property tax revenue generated before a TIF district is established and the amount of property tax revenue generated after the TIF district has new development.
- TIF does not reduce property tax revenues available to other taxing bodies.
- Only incremental increase in property taxes are available for use by the TIF and within the TIF.

How do you establish a TIF District?

- Identify an area with physical and economic deficiencies.
- Prepare an Eligibility Study and Redevelopment Plan.
- Convene a Joint Review Board. (held July 14, 2020)
- Conduct a public hearing. (August 4, 2020)
- Adopt TIF Ordinances to establish the TIF.
- (approval August 18, 2020, at earliest)
- No state or federal approvals are required.
- Law allows a TIF district to exist for a maximum of 23 years. TIF districts may be terminated earlier if all financial obligations are paid-off and the Village Board votes to terminate the district.

Eligibility Study

- Review and document the criteria for eligibility
- Eligibility class definitions include: Blighted, Conservation, Combination of Blighted and Conservation, or Industrial Conservation
 - Blighted -applies to this RPA for Improved Land (land with buildings) and to Vacant Land (no primary structures).
 - Conservation -Does not apply to this RPA.
 - Industrial Conservation -Does not apply to this RPA.

RPA Qualifications

Improved Land Blighted Area qualifying factors:

- Minimum of five (5) criteria out of 13 required for Improved Land Blighted Area. In this RPA, six (6) conditions apply.
 1. Obsolescence
 2. Deterioration
 3. Excessive Vacancies
 4. Inadequate Utilities
 5. Lack of Community Planning
 6. Lagging Equalized Assessed Value

Redevelopment Plan -Goals

- Reduce or eliminate the conditions that currently qualify the RPA as a Blighted Area and redevelop the land.
- Land uses –consistent with current uses and with Village’s Future Land Use Plan (Comprehensive Plan) commercial, office/restricted industrial, government/open space uses.
- Retain and promote existing businesses, support expansion needs, and facilitate recruitment of new businesses.
- Stimulate private investment and job opportunities.
- Provide public improvements and improve design and physical appearance of structures and parcels in RPA.
- Strengthen economic well-being of entire Village.

Redevelopment Plan and Project

- Redevelopment Goals and Objectives
 - Provides overall framework for guiding decisions during implementation of the TIF Plan.
 - Program Implementation and Strategies.
 - Outlines general activities and financing techniques to achieve the redevelopment Goals and Objectives.
- Estimated Redevelopment Project Costs
 - Provides a maximum limit of expenditures in current values by statutory categories.
 - Village may use TIF funds for TIF eligible costs but is not committed to undertake or finance all of the items in the Plan.
- Redevelopment Plan is in harmony with Comprehensive Plan
- Program Certifications and Findings
- Housing Impact –less than ten occupied residential units exist

Key Findings

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- Blighted Area factors (Improved Land and Vacant Land) are reasonably present and distributed throughout the RPA.
- Costs to redevelop the area are extraordinary.
- TIF funds can be spent on projects for properties within the TIF boundaries.
- Area as a whole has not been subject to growth and development through private enterprise and it would not be reasonably anticipated to redevelop without TIF.
- Conforms to the Comprehensive Plan of the Village.
- This Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units.
- Passes the “But For” test.

President Vandenberg presented the Joint Review Board Meeting and Final Recommendation as follows:

Pursuant to Tinley Park Ordinance No. 2020-O-020, adopted on June 16, 2020 and the Notice sent to all taxing districts impacted by the proposed designation of the Redevelopment Project Area for the Tinley Park 159th and Harlem Tax Increment Financing District on June 17, 2020, the Tinley Park 159th and Harlem Tax Increment Financing District Joint Review Board (hereinafter the “Joint Review Board”) met on July 14, 2020. After appointing the Village of Tinley Park’s Authorized Representative, Jacob C. Vandenberg, as the Chairperson of the Joint Review Board, appointing Dr. Daniel Troy as the Public Member of the Joint Review Board, and hearing presentations by Brad Bettenhausen, Treasurer and Finance Director for Tinley Park, and Maureen Barry of Stern Brothers, and after reviewing the public records, the planning documents, the proposed ordinances approving the designation of the Redevelopment Project Area, the Eligibility Report, and the Redevelopment Plan and Project relative to the Tinley Park 159th and Harlem Tax Increment Financing District, the Joint Review Board, by a unanimous vote of those members present and voting [Tinley Park District (Shawn Roby) – aye; Community Consolidated School District 146 (Jeff Charleston) – aye; Public Member (Dr. Daniel Troy) – aye; and Village of Tinley Park (Jacob C. Vandenberg) – aye], voted to recommend that the President and Board of Trustees of the Village of Tinley Park move forward with the designation of the Redevelopment Project Area for the Tinley Park 159th and Harlem Tax Increment Financing District and approve the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

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.

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

Trustee Berg stated the following:

“As I pointed out, Tinley Park is 45 times more TIFed than Orland Park. Tinley Park has a significantly higher amount of TIF Districts than all of our surrounding communities. That said it is with great hesitation that we should proceed on a TIF at 159th and Harlem. COVID-19 is a prime example of an unexpected turn of events that can turn a financially stable Village upside down. If the

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Strategic Plan for the Village of Tinley Park is to plan another TIF its best use would be at 183rd and LaGrange Road, not the Oak Park Avenue we did for apartment buildings, nor 159th and Harlem our busiest corner in the Village. It has been estimated that 183rd and La Grange will require infrastructure including over 2 million dollars in water and sewer alone by our engineer's estimates. 159th and Harlem has infrastructure in place and supports as much retail as we are going to ever get based on consumers using online venues. Economic trends are reliably in industrial and warehousing developments for the best returns in the current market. Therefore I am not supporting another TIF District as we discussed in our strategic plan meetings, and, in general, I am not in favor of this location."

Motion was made by Trustee Galante, seconded by Trustee Brady, to adjourn the Public Hearing. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried and adjourned the Public Hearing at 7:10 p.m.

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, to adjourn the special Board meeting. Vote by roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried and adjourned the special Board meeting at 7:12 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

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD AUGUST 4, 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 August 4, 2020. President Vandenberg called this meeting to order at 7:41 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.

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 Mueller, seconded by Trustee Brady, 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 Brennan, seconded by Trustee Galante, to approve and place on file the minutes of the regular Village Board Meeting held on July 21, 2020. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

At this time, Trustee Glotz presented the 2020 Reta L. Brudd Memorial Scholarship Program Awards sponsored by the Community Resources Commission. 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

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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.

Commissioner Budny presented four (4) \$1,000 scholarships that 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 recognized 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.

Motion was made by Trustee Brady, seconded by Trustee Mueller, to proclaim, **SEPTEMBER 7, 2020, THROUGH SEPTEMBER 12, 2020, AS VETERANS OF FOREIGN WARS (VFW) "BUDDY POPPY WEEK" IN THE VILLAGE OF TINLEY PARK.** 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 needy 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.

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 Mueller, to adopt and place on file, **RESOLUTION 2020-R-076 RECOGNIZING THE TINLEY PARK CITIZEN VOLUNTEER COMMITTEE.** 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.

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President Vandenberg asked if there were any comments from members of the Board. Trustee Glotz thanked the members of this committee. Trustee Brady noted his pride for these citizens. Trustees Galante and Brennan concurred and thanked the citizens. 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. Kirby School District Board member and a volunteer with the Tinley Park Citizens Volunteer Committee, Carol DeMichael, recognized four (4) of group members who lead the efforts, Tim Janecyk, Nancy O'Connor, Colleen Sullivan, and Trustee Glotz. She added that it was an honor to be part of this committee. 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 Galante, to consider approving the following Consent Agenda items:

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

- 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.

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 Glotz, to adopt and place on file, **RESOLUTION 2020-R-077 APPROVING AND AWARDDING AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 SOUTH OAK PARK AVENUE.** 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 on August 4, 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. A citizen asked if the Legacy Code requires the fire sprinkler system. Village Manager Niemeyer stated this is part of the Fire Code. President Vandenberg noted that this property is part of the Legacy District. 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 adopt and place on file **RESOLUTION 2020-R-078 APPROVING AND AWARDDING AN OAK PARK AVENUE FACADE GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 OAK PARK AVENUE.** The

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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 Façade Grant in an amount not to exceed \$24,992. The Economic Commercial Commission recommended approval of this application at its July 13, 2020, meeting, and it was discussed at the Committee of the Whole Meeting held on August 4, 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 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 Brady, place on file, **RESOLUTION 2020-R-079 APPROVING AND AWARDING AN OAK PARK AVENUE RETAIL GRANT TO KRUNAL PATEL OF AVOCADO THEORY AT 17302 OAK PARK AVENUE**. 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 on August 4, 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 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 Galante, to adopt and place on file, **ORDINANCE 2020-O-038 AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS**. 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.

President Vandenberg asked if there were any comments from members of the Board. Trustee Galante asked for clarification regarding if medical cannabis dispensing facilities can sell recreational cannabis. Management Analyst, Hannah Lipman and Village Attorney Connelly noted that facilities that already have a license to sell medical cannabis were offered, by the State of Illinois, an opportunity to apply for a dual license to sell both medical and recreational cannabis. If more licenses for dual sales become available the Village may consider the sale of both. President Vandenberg asked if anyone from the public requested to

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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. Andy Hunt, owner of a medical cannabis facility in Highland Park noted that right now there are no medical cannabis licenses available in the State. The original medical dispensaries were given the opportunity to have a dual use license, but they are not allowed to move those licenses. He was given the opportunity by the State to be on the fast-track for a recreational license and is interested in operating a facility in Tinley Park. Mr. Hunt provided an overview of his business. 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 Galante, to adopt and place on file, **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.** 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.

President Vandenberg asked if there were any comments from members of the Board. There were none. Village Attorney Connelly noted this law is well written. The portion of this law he did not like is that municipalities are preempted from adding additional taxation to these licenses. These facilities will entail a lot of work for municipal staff. The Village will want to be sure the fee is reasonable for both the facility and municipality. 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 Brennan, to adopt and place on file, **ORDINANCE 2020-O-041 GRANTING A CORNER FENCE VARIATION FOR CERTAIN PROPERTY LOCATED AT 6342 CARLSBAD DRIVE.** 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 is 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.

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.

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Motion was made by Trustee Galante, seconded by Trustee Brady, to place on first reading, **ORDINANCE 2020-O-044 AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA.**

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 (2) TIF 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.

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

Trustee Berg stated the following:

"As I pointed out Tinley Park is 45 times more tax increment financed than Orland Park. Tinley Park has a significantly higher amount of TIF Districts than all of our surrounding communities. That said, it is with great hesitation that we should proceed on a TIF at 159th and Harlem. COVID-19 is a prime example of an unexpected turn of events that can turn a financially stable Village upside down. If the Strategic Plan for the Village of Tinley Park is to plan another TIF its best use would be at 183rd and LaGrange Road, not the Oak Park Avenue for apartments that we have already done, nor 159th and, Harlem our busiest corner in the Village. It has been estimated that 183rd and La Grange will require infrastructure including over 2 million dollars in water and sewer alone by our Village engineer's estimates. 159th and Harlem has infrastructure in place and supports as much retail as we are going to ever get based on consumers using online venues. Economic trends are reliably in industrial and warehousing developments for the best returns in the current market. Therefore, I am not supporting another TIF District, and therefore, I'm not supporting the 159th and Harlem location, and I'll be voting "no" on Items 13, 14, and 15. Thank you very much"

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

Motion was made by Trustee Galante, seconded by Trustee Brennan, place on first reading, **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. This is a companion ordinance to the previous 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.

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

Motion was made by Trustee Galante, seconded by Trustee Mueller, to place on first reading **ORDINANCE 2020-O-046 AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT.** This is a companion ordinance to the previous two (2) 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.

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

Motion was made by Trustee Galante, seconded by Trustee Mueller, to reconsider **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.** 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 was 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.

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

At this time President Vandenberg asked if the petitioner, Bhavin Patel of Golden Corral, would care to address the Board. Mr. Patel thanked the Board for reconsidering this Ordinance. He presented an overview

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of how liquor sales would be handled at this buffet restaurant. Trustee Galante asked Mr. Patel if there are other locations selling liquor. Mr. Patel stated yes, and the Tinley Park restaurant would be getting best practices from Golden Corral corporate. Trustees Brady and Glotz noted concerns with the Managers of the restaurant handling all the liquor sales along with their other duties. Mr. Patel noted that there is more than one (1) manager working at a time. Mr. Patel noted that other family chain restaurants are selling liquor. This is due to restaurants being one of the hardest hit industries during the COVID-19 Crisis. Trustee Glotz had concerns with the plan to sell liquor at this restaurant that does not use waitresses. Mr. Patel noted this would be a learning process for his store, but he would be following corporate policies and rules.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file **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 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: Brady, Galante. Nays: Brennan, Glotz, Mueller. Abstain: Berg. Absent: None. 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 Brady complemented the Veterans Commission on the presentation of the armored personnel carrier along Veteran's Parkway last Saturday, August 5, 2020.

Trustee Glotz thanked staff for the Ribbon Cutting event for the new Fire Station 47 on 167th Street. This project came in under budget and will part of our community for many years to come. He also thanked Veterans Commission Chairperson, Wiley Roberts, for all his hard work over the years. Commissioner Roberts is leaving Tinley Park and retiring to his home in Tennessee. He and Clerk Thirion attended a luncheon for Commissioner Roberts thanking him for his service to our Village.

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.

A resident asked if Pete's Market and Bandana's Restaurant are in the proposed 159th & Harlem TIF. If so, are these businesses dependent on this area becoming a TIF? Village Manager Niemeyer stated this TIF could be used for infrastructure improvements for these developments. Assistance Treasurer Andrew Brown noted these businesses have applied for a Cook County Class 6B and 7B incentives. These businesses have not requested TIF funds as this TIF does not exist yet. President Vandenberg stated the TIF it is not part of the incentive packages for either of these properties. The Village looked at the TIF as part of the public infrastructure for that area.

This resident had concerns with the Board not approving a liquor license for Golden Corral. He also noted that there will be a new south suburban newspaper that will feature Tinley Park and Orland Park coming this fall.

Andy Hunt noted that his expectation of cannabis sales in Tinley Park would be approximately \$15,000,000 to \$20,000,000 a year, with a three percent municipal tax bringing \$600,000 to the Village. He also noted that it

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could bring 25 to 30 jobs to the Village.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, at 9:03 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. 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.

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 adjourn the regular Board meeting. Vote 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 10:23 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

**CONSIDER THE APPOINTMENT
OF
JOHN URBANSKI
TO THE POSITION OF
DIRECTOR OF PUBLIC WORKS**

President Vandenberg

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

RESOLUTION
NO. 2020-R-083

**A RESOLUTION AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES
AGREEMENT WITH GOVTEMPSUSA, LLC FOR PROVISION OF A PLANNING MANAGER**

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

RESOLUTION NO. 2019-R-083**A RESOLUTION AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH GOVTEMPSUSA, LLC FOR PROVISION OF A PLANNING MANAGER**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a Professional Services Agreement with GovTempsUSA, LLC, a true and correct copy of such Professional Services Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 18th day of August, 2020, by the Corporate Authorities of the Village of Tinley Park 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 1

AGREEMENT WITH GOVTEMPSUSA, LLC

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. 2019-R-083, “A RESOLUTION AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH GOVTEMPSUSA, LLC FOR PROVISION OF A PLANNING MANAGER,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 18, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th day of August, 2018.

VILLAGE CLERK

EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made this 7th day of September 2020 ("Effective Date") by and between **GOVTEMPSUSA, LLC**, an Illinois limited liability company ("GovTemps"), and **Village of Tinley Park, IL** (the "Municipality") (GovTemps and the Municipality may be referred to herein individually as "Party" and collectively as the "Parties")

RECITALS

The Municipality desires to lease certain employees of GovTemps to assist the Municipality in its operations and GovTemps desires to lease certain of its employees to the Municipality on the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, and other good and valuable considerations, the receipt and sufficiency of which are mutually acknowledged by the Parties, the Parties hereby agree as follows:

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. Worksite Employee. The Municipality hereby agrees to engage the services of GovTemps to provide, and GovTemps hereby agrees to supply to the Municipality, the personnel fully identified on **Exhibit A** hereto, hereinafter the "Worksite Employee." **Exhibit A** to this Agreement shall further identify the employment position and/or assignment ("Assignment") the Worksite Employee shall fill at the Municipality and shall further identify the base compensation for each Worksite Employee, as of the effective date of this Agreement. **Exhibit A** may be amended from time to time by a replacement **Exhibit A** signed by both GovTemps and the Municipality. GovTemps shall have the sole authority to assign and/or remove the Worksite Employee, provided, however, that the Municipality may request, in writing, that GovTemps remove or reassign the Worksite Employee, such request shall not be unreasonably denied by GovTemps. The Parties hereto understand and acknowledge that the Worksite Employee shall be subject to the Municipality's day-to-day supervision. If the Worksite Employee is removed from the Municipality after consultation between the parties, then the Agreement shall be terminated.

Section 1.02. Independent Contractor. GovTemps and the Worksite Employee are and shall remain independent contractors, and not an employee, agent, partner of, or joint venture with, the Municipality. GovTemps and the Worksite Employee shall have no authority to bind the Municipality to any commitment, contract, agreement or other obligation without the Municipality's express written consent.

SECTION 2

SERVICES AND OBLIGATIONS OF GOVTEMPS AND MUNICIPALITY

Section 2.01. Payment of Wages. GovTemps shall timely pay the wages and related payroll taxes of the Worksite Employee from GovTemps own account in accordance with federal and Illinois law and GovTemps standard payroll practices. GovTemps shall withhold from such wages all applicable taxes and other deductions elected by the Worksite Employee. GovTemps shall timely forward all deductions to the appropriate recipient as required by law. The Municipality hereby acknowledges that GovTemps may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Municipality agrees to cooperate with any such financial entity to ensure timely payment of (i) wages and related payroll taxes pursuant to this Section 2.01, and (ii) Fees pursuant to Section 3.03.

Section 2.02. Workers' Compensation. To the extent required by applicable law, GovTemps shall maintain and administer workers' compensation, safety and health programs. GovTemps shall maintain in effect workers' compensation coverage covering all Worksite Employee and complete and file all required workers' compensation forms and reports.

Section 2.03. Employee Benefits. At no time shall the Village be required to pay any amount in addition to the fees set forth in Section 3.01 of and Exhibit A to this Agreement, as amended. The Worksite Employee shall not be considered an employee of the Village and shall not be entitled to any of the various fringe benefits provided by the Village to its employees.

Section 2.04. Vacation, Sick and Personal Leave. The Worksite Employee shall not be entitled to any paid leave during his or her placement with the Village. The Village shall not be charged any fees for any time the Worksite Employee misses work, provided that the Village notifies GovTemps of such absence(s).

Section 2.05. Maintenance and Retention of Payroll and Benefit Records. GovTemps shall maintain complete records of all wages and benefits paid and personnel actions taken by GovTemps in connection with the Worksite Employee, shall retain control of such records at such GovTemps location as shall be determined solely by GovTemps, and shall make such records available as required by applicable federal, state or local laws.

Section 2.06. Other Obligations of GovTemps. GovTemps shall be responsible for compliance with any federal, state and local law that may apply to its Worksite Employee(s).

Section 2.07. Direction and Control. The Parties agree and acknowledge that the Municipality has the right of direction and control over the Worksite Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Worksite Employee shall be supervised, directly and indirectly, and exclusively by the Municipality's supervisory and managerial employees.

Section 2.08. Obligations of the Municipality. As part of the employee leasing relationship, the Municipality hereby covenants, agrees and acknowledges:

(a) The Municipality shall comply with OSHA and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Worksite Employee or to his or her place of work. The Municipality shall provide and ensure use of all personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule. GovTemps and GovTemps insurance carriers shall have the right to inspect the Municipality's premises, with the prior consent of the Municipality, to ensure that the Worksite Employee is not exposed to an unsafe work place. In no way shall GovTemps rights under this paragraph affect the Municipality's obligations to the Worksite Employee under applicable law or to GovTemps under this Agreement;

(b) With respect to the Worksite Employee, the Municipality shall comply with all applicable employment-related laws and regulations as may be applicable, including and, without limitation, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act of 1974, the Illinois State Constitution, the Illinois Human Rights Act, and any other federal, state or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of employees;

(c) The Municipality shall retain the right to exert sufficient direction and control over the Worksite Employee as is necessary to conduct the Municipality's business and operations, without which, the Municipality would be unable to conduct its business, operation or comply with any applicable licensure, regulatory or statutory requirements;

(d) The Municipality shall not have the right to have remove or reassign the Worksite Employee unless mutually agreed to in writing by GovTemps and the Municipality in accordance with Section 1.01;

(e) The Municipality agrees that the Municipality shall pay no wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Worksite Employee;

(f) The Municipality shall report to GovTemps any injury to any Worksite Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If a Worksite Employee is injured in the course of performing services for the Municipality, the Municipality and GovTemps shall follow the procedures and practices regarding injury claims and reporting, as determined by GovTemps. Upon receipt of notification from GovTemps or its insurance carrier that an injured Worksite Employee is able to return to work and perform "light duty," the Municipality may, but is not required to, make available an appropriate light duty work assignment for such Worksite Employee; and

(g) The Municipality shall report all on-the-job illnesses, accidents and injuries of the Worksite Employee to GovTemps within twenty-four (24) hours following notification of said injury by employee or employee's representative.

SECTION 3 FEES PAYABLE TO GOVTEMPS

Section 3.01. Fees. The Municipality hereby agrees to pay GovTemps fees for the services provided under this Agreement in the amount of the base compensation as fully identified on **Exhibit A**, as amended. Fees shall not become due until the Worksite Employee is placed with the Municipality and actually begins working. Fees shall be paid for the actual days worked by the Worksite Employee.

Section 3.02. Increase in Fees. GovTemps may increase fees to the extent and equal to any mandated tax increases, e.g. FICA, FUTA, State Unemployment taxes when they become effective.

Section 3.03. Payment Method. Following the close of each month during the term of this Agreement, GovTemps shall provide the Municipality a written invoice for the fees owed by the Municipality pursuant to this Agreement for the prior month. Within thirty (30) days following receipt of such invoice, the Municipality shall pay all invoiced amounts by check, wire transfer or electronic funds transfer to GovTemps to an account or lockbox as designated on the invoice.

SECTION 4 INSURANCE

Section 4.01. General and Professional Liability Insurance. The Municipality shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability and Professional Liability (if applicable) insurance policy or policies (the "Policies"), with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. At a minimum, the Policies shall insure against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage.

At all times during the term of this Agreement, GovTemps shall procure and maintain insurance to protect GovTemps from claims arising out of Commercial General Liability and Professional Liability, with minimum coverage in the amount of \$1,000,000 per occurrence and \$3,000,000 aggregate.

Section 4.02. Certificate of Insurance. Upon request, either party shall provide the other with one or more Certificates of Insurance, verifying the Municipality's compliance with the provisions of Section 4.01.

Section 4.03. Automobile Liability Insurance. If the Worksite Employee drives a Municipal or personal vehicle for any reason in connection with his or her Assignment, the Municipality shall maintain in effect automobile liability insurance which shall insure the

Worksite Employee, GovTemps and the Municipality against liability for bodily injury, death and property damage.

SECTION 5 DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Effective and Termination Dates. This Agreement shall become effective on September 7, 2020 and shall continue in effect thereafter for approximately one year (September 10, 2021) or until it is terminated in accordance with the remaining provisions of this Section 5. This Agreement may be extended for up to one additional year (September 9, 2022) with written agreement between the parties. For the purposes of the Agreement, the date on which this Agreement expires and/or is terminated shall be referred to as the "Termination Date."

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Municipality fails to timely pay the fees required under this Agreement, GovTemps may give the Municipality notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice shall be of no further effect. If such failure is not remedied within the ten (10) day period, GovTemps shall have the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party shall give the breaching Party notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice shall be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party shall have the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Arrangement. At the end of the term of the agreement, as outlined in Section 5.01, the Municipality may hire the Employee as a regular employee of the Municipality. If the Municipality exercises this option, the sum of two weeks gross salary is payable to GovTemps within thirty (30) days of the regular employment date. If the Municipality does not exercise the Temp-to-Hire Arrangement by the end of the contract, as outlined in Section 5.01, it agrees not to extend an offer of employment to the Employee for two years after the conclusion of this agreement. If an offer is made within two years after the conclusion of this agreement, as outlined in Section 5.01, then the two weeks gross salary fee is payable to GovTemps within thirty (30) days of the permanent employment date.

SECTION 6 DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 6.01. Indemnification by GovTemps. GovTemps agrees to indemnify, defend and hold the Municipality and its related entities or their agents, representatives or employees (the "Municipality Parties") harmless from and against all claims, liabilities, damages, attorney's fees, costs and expenses ("Losses") (a) arising out of GovTemps breach of its obligations under this Agreement, (b) related to the actions or conduct of GovTemps and its related business entities, their agents, representatives, and employees, including without limitation the Worksite Employee, (the "GovTemps Parties"), taken or not taken with respect to the Worksite Employee that relate to

events or incidents occurring prior to, during or subsequent to the term of this Agreement, and (c) arising from any act or omission on the part of GovTemps or any of the GovTemps Parties.

Section 6.02. Indemnification by the Municipality. The Municipality agrees to indemnify, defend and hold the GovTemps Parties harmless from and against all Losses (a) arising out of the Municipality's breach of its obligations under this Agreement, (b) arising from any act or omission on the part of the Municipality or any of the Municipality Parties. Notwithstanding the foregoing, the Municipality shall have no obligations to the GovTemps Parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 6.03. Indemnification Procedures. The Party that is seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 6, shall give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto; provided however that, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party shall demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 6 and (b) takes steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party shall fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Worksite Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party shall be entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section shall not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except to the extent that the Indemnifying Party demonstrates that the defense of such action has been materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 6.04. Survival of Indemnification Provisions. The provisions of this Section 6 shall survive the expiration or other termination of this Agreement.

SECTION 7 ADDITIONAL PROVISIONS

Section 7.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all of the Parties to this Agreement, except for changes to the fees as set forth in Section 3.01.

Section 7.02. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties hereunder without the express written consent of the other Party, which consent shall not be unreasonably withheld.

Section 7.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered via facsimile.

Section 7.04. Definitions. Terms and phrases defined in any part of this Agreement shall have the defined meanings wherever used throughout the Agreement. The terms "hereunder" and "herein" and similar terms used in this Agreement shall refer to this Agreement in its entirety and not merely to the section, subsection or paragraph in which the term is used.

Section 7.05. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding GovTemps provision of Worksite Employee to the Municipality, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the date hereof, and not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party hereto has authority to make, and the Parties shall not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 7.06. Further Assurances. Each of the Parties shall execute and deliver any and all additional papers, documents, and other assurances and shall do any and all acts and things reasonably necessary in connection with the performances of their obligations hereunder and to carry out the intent of the parties hereto.

Section 7.07. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number shall each be deemed to include the other.

Section 7.08. Notices. Notices given under this Agreement shall be in writing and shall either be served personally or delivered by certified first class U.S. Mail, postage prepaid and return receipt requested or by overnight delivery service. Notices also may effectively be given by transmittal over electronic transmitting devices such as Telex or facsimile machine if the Party to whom the notice is being sent has such a device in its office, provided that a complete copy of any notice shall be mailed in the same manner as required for a mailed notice.

Notices shall be deemed received at the earlier of actual receipt or three days from mailing date. Notices shall be directed to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party in accordance with this Section:

If to GovTemps:

GOVTEMPSUSA, LLC
630 Dundee Road, Suite 130
Northbrook, Illinois 60062
Attention: Michael J. Earl
Telephone: 224-261-8366
E-Mail: mearl@govhrusa.com

If to the Municipality:

Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Attention: David Niemeyer
Telephone: (708) 444-5010
E-Mail: dniemeyer@tinleypark.org

Section 7.09. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Section 7.10. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which shall continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 7.11. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement. Such waiver shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.


Section 7.12. Confidentiality. Each Party shall protect the confidentiality of the other's records and information and shall not disclose confidential information without the prior written consent of the other Party, except as required by law. Each Party shall reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 7.13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

GOVTEMPSUSA, LLC,
an Illinois limited liability company

By 
Name: Joellen Cademartori
Title: President/Co-owner

MUNICIPALITY

By _____
Name: _____
Title: _____

EXHIBIT A
Worksite Employee and Base Compensation

WORKSITE EMPLOYEE: Paula Wallrich

POSITION/ASSIGNMENT: Planning Manager

TERM OF POSITION: September 7, 2020 – September 10, 2021

Agreement may be extended for up to one additional year (September 9, 2022) with agreement between parties. Please review section 5 of Agreement for the complete terms of position.

BASE COMPENSATION: \$77.49/hour. The number of hours per week will vary but are estimated at 24/week. Employee will be paid for only hours worked. Hours worked shall be communicated via email to payroll@govtempsusa.com by the close of business on the Monday after the prior work week. The Municipality will be invoiced every other week and payment may be remitted via check or ACH.

GOVTEMPUSA, INC.:

By: _____

Date: August 12, 2020

MUNICIPALITY:

By: _____

Date: _____

This Exhibit A fully replaces all Exhibits A dated prior to the date of the Company's signature above.

EXHIBIT B

Not Applicable

**Interoffice****Memo**

Date: July 29, 2020

To: David Niemeyer – Village Manager
Brad Bettenhausen – Village Treasurer
John Urbanski, Interim Public Works Director

From: Colby Zemaitis, PE, CFM – Village Engineer

Subject: Community Rating System (CRS) – 2020 Cycle Verification

Presented for August 4th, 2020 Committee of the Whole and August 18th, 2020 Village Board Meeting consideration and possible action:

Description: The CRS is a national program developed by FEMA to provide incentives and reward Communities that go above and beyond the minimum flood protection regulations by participating in the National Flood Insurance Program (NFIP). This cycle verification is required every five (5) years and was last completed in 2016.

The Village is currently rated as a CRS Class 7 community which provides our residents a 15% discount on their flood insurance premiums and we want to continue to provide this discount to our residents.

The cost for these services from Robinson Engineering Ltd., who has prepared these services in the past, is \$15,000.

Staff Direction Request:

1. Approve this proposal by Robinson Engineering Ltd. estimated at approximately \$15,000.
2. Direct Staff as necessary.

Attachment:

1. Proposal from Robinson Engineering Ltd. dated 7/27/2020.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-080

**A RESOLUTION APPROVING AN AGREEMENT WITH ROBINSON ENGINEERING LTD.,
FOR COMMUNITY RATING SYSTEM (CRS) ADMINISTRATION –
2020 CYCLE VERIFICATION**

**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**

RESOLUTION NO. 2020-R-080**A RESOLUTION APPROVING AN AGREEMENT WITH ROBINSON ENGINEERING LTD.,
FOR COMMUNITY RATING SYSTEM (CRS) ADMINISTRATION –
2020 CYCLE VERIFICATION**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Agreement with Robinson Engineering Ltd., a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 18th day of August, 2020, by the Corporate Authorities of the Village of Tinley Park
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 1

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. 2020-R-080, **“A RESOLUTION APPROVING AN AGREEMENT WITH ROBINSON ENGINEERING LTD., FOR COMMUNITY RATING SYSTEM (CRS) ADMINISTRATION – 2020 CYCLE VERIFICATION,”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 18, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th, day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



July 27, 2020

Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Attn: Mr. Colby Zemaitis, PE, CFM
Village Engineer

**RE: Professional Services for Community Rating System (CRS) Administration - 2020 Cycle Verification
REL#20-R0499**

Dear Mr. Zemaitis:

Robinson Engineering, Ltd. (Robinson) appreciates the opportunity to serve the Village of Tinley Park in various aspects of stormwater and floodplain management, and as requested, we are submitting this proposal to assist Village Staff with the management and administration of the Village's Community Rating System (CRS) activities, documentation, and administration through the 2020 Cycle Verification. We have reviewed the Village's previous verification cycle records and understand that the Village is currently rated as a CRS Class 7 community, which means that flood insurance policyholders with property in the Special Flood Hazard Area receive a 15% discount on their flood insurance premiums. It is our understanding that the Village wishes to maintain this Class 7 rating and would like to work towards obtaining additional points to ensure the Class 7 rating is secured.

The CRS is a national program developed by FEMA to incentivize and reward communities that go above and beyond the minimum flood protection regulations required by participation in the National Flood Insurance Program (NFIP). A Cycle Verification visit occurs once every five years and includes a detailed review of the Village's entire CRS program. Per correspondence with personnel from the Insurance Services Office (ISO), FEMA's CRS management contractor, the Village is due for a Cycle Verification in 2020. This verification includes a visit with the assigned ISO Specialist, which has been scheduled for September 8, 2020. Prior to this visit, the existing CRS application and paperwork needs to be collected and updated per the current NFIP-CRS Coordinator's Manual (2017). At this visit, the ISO Specialist will review the Village's entire CRS program. ISO will then complete their review and provide an updated score and Class rating for the Village.

REL has a highly qualified team of professionals who will be dedicated and fully accessible throughout the verification process to ensure that the required activities are completed within our office, by Village Staff or by the Village's GIS consultant. Our team will be directed by Melanie K. Arnold, PE, who is currently providing CRS-related services for other communities.

The following page includes a list of tasks and program areas for REL to administrate the CRS activities. This list is based on the program areas for which the Village has earned points in the program in the past. Please note that our work does not include any GIS services; it is our understanding that we will be coordinating the creation of required exhibits and maps with the Village GIS consultant. Future annual re-certifications beyond the 2020 CRS Verification Cycle are not included in this proposal, but we would gladly provide these services in the future (the next re-certification will likely be in 2021).

Tasks:**200 Series – Procedures**

Verification Form and Program Data Table

300 Series – Public Information Activities

Elevation Certificates, Map Information Services, Outreach Projects, Hazard Disclosure, Flood Protection Information, Flood Insurance Promotion

400 Series – Mapping & Regulations (Coordination with Village's Consultant Only)

Floodplain Mapping, Open Space Preservation, Higher Regulatory Standards, Flood Data Maintenance, Stormwater Management

500 Series – Flood Damage Reduction Activities

Limited to research and evaluation for potential additional credits

Project Coordination & Administration

Including meetings with Village Staff & ISO

Our fee for the efforts described above is anticipated to not exceed \$15,000 for the duration of the 2020 Cycle Verification process. We will bill monthly at our standard hourly rates.

We have attached a copy of our Standard Terms and Conditions to this letter. Please sign and date this proposal along with the attached Standard Terms and Conditions as authorization to proceed. We thank you for the opportunity to serve the Village of Tinley Park on this important effort of good floodplain management.

Very truly yours,

ROBINSON ENGINEERING, LTD.



Van Calombaris, PE
Vice President

ACCEPTED THIS _____ DAY OF _____ 2020:

VILLAGE OF TINLEY PARK, IL:

Signature

Printed Name, Title

TINLEY PARK



PROCLAMATION

RECOGNIZING SEPTEMBER 17TH – SEPTEMBER 23RD, 2020 AS
“CONSTITUTION WEEK” IN THE VILLAGE OF TINLEY PARK

WHEREAS, It is the privilege and duty of the American people to commemorate September 17, 2020 as the two hundred thirty-third anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through September 23rd as Constitution Week; and

WHEREAS, Members of the community are urged to study the Constitution and reflect on the privilege of being an American citizen with all the rights and responsibilities which that privilege involves; 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 September 17th through September 23rd, 2020 be designated as “*Constitution Week*” in the Village of Tinley Park.

Jacob C. Vandenberg
Village President

ATTEST:

Kristin Thirion
Village Clerk

vchlist
08/07/2020 9:57:29AM

Voucher List
Village of Tinley Park

Page: 1

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188420	8/7/2020	002856 AIRY'S, INC	23983	VTP-017961	FREEDOM POND PHASE 2 - 175TH 16-00-000-75315	14,982.97
					Total :	14,982.97
188421	8/7/2020	002682 AMERICAN LEGAL PUBLICATION	2182		JULY'20 S-35 EDITING 01-13-000-72790	476.00
					Total :	476.00
188422	8/7/2020	002628 AMERICAN WATER	073120		JULY'20 SEWER TREATMENT BRO 64-00-000-73225	93,234.09
					Total :	93,234.09
188423	8/7/2020	011552 APPLIED REAL ESTATE ANALYSIS	369927		AED CASES 01-17-220-74142	330.00
					Total :	330.00
188424	8/7/2020	010953 BATTERIES PLUS - 277	P29369774		SLA12-12F2 SLA12-8F 14-00-000-74150	287.80
					Total :	287.80
188425	8/7/2020	018807 BAXTER & WOODMAN INC	0215140		180829.20 PHASE 1-GIS UPDATE 60-00-000-75813	1,470.00
					63-00-000-75813	1,470.00
					64-00-000-75813	1,260.00
			0215142		190816.49 REBUILD IL GRANT ASSI 01-14-000-72790	5,000.00
					Total :	9,200.00
188426	8/7/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	200129		HAULING SWEEPINGS TO HOMEW 01-26-023-72890	500.00
			200130		LIMESTONE DELIVERED TO STOR/ 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

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188426	8/7/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	(Continued) 200131		HAULING SPOILS TO CHICAGO STI 01-26-023-72890 60-00-000-73681 63-00-000-73681 64-00-000-73681 Total :	120.00 176.40 19.60 84.00 1,200.00
188427	8/7/2020	012966 BOLING, THOMAS	07-20		SHAREPOINT MAINTENANCE AND 01-16-000-72650 Total :	1,087.50 1,087.50
188428	8/7/2020	003148 BREMEN ANIMAL HOSPITAL, LTD	74814		RIMADYL CHEWS FOR YAMBO 01-17-220-72240 Total :	94.00 94.00
188429	8/7/2020	011692 BYTE SIZED SOLUTIONS LLC	14178		CASE 3429 ESCHEDULE TROUBLE 01-19-000-72655 Total :	50.00 50.00
188430	8/7/2020	003243 CDW GOVERNMENT INC	ZMR7499 ZMR7605 ZNT7921 ZPC3704 ZPD3087 ZPH3584	VTP-017960 VTP-017953 VTP-017953 VTP-017953 VTP-017953 VTP-017953 VTP-017964	TRENDNET USB TO SERIAL CONVE 60-00-000-72565 LOGIC WRLS MARATHON MOUSE 01-33-310-72565 UPS REPLACEMENT BATTERY 01-26-025-72552 <PD> - 4GB FLASH DRIVES FOR E\ 01-17-205-73110 <PW> - RPLCMNT BATTERY BACKL 60-00-000-72520 63-00-000-72520 64-00-000-72750 60-00-000-72528 63-00-000-72528 <IT> - REPLACEMENT MONITORS - 01-16-000-74128	33.90 29.76 195.21 27.80 177.10 177.10 151.80 1,012.00 1,012.00 972.42

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188430	8/7/2020	003243 003243 CDW GOVERNMENT INC	(Continued)		Total :	3,789.09
188431	8/7/2020	003229 CED/EFENGEE	5025-533473		250V MIDGET TD FUSE	
					60-00-000-73570	36.76
					63-00-000-73570	36.74
					64-00-000-73570	31.50
					60-00-000-73570	-0.74
					63-00-000-73570	-0.74
					64-00-000-73570	-0.62
					Total :	102.90
188432	8/7/2020	013820 CINTAS CORPORATION	5023059159		FIRST AID KIT FIRE DPT#46	
					01-19-000-73115	205.92
					Total :	205.92
188433	8/7/2020	012057 COMCAST CABLE	87714018101780142		ACCT#8771401810170142 7/30-8/29	
					01-14-000-72125	233.35
			8771401810265348		ACCT#877401810265348 6829 173F	
					01-19-000-72517	97.48
					Total :	330.83
188434	8/7/2020	013878 COMED - COMMONWEALTH EDISON	2587063010		ACCT#2587063010 17311 OPA 6/19-	
					12-00-000-72510	19.37
			2761036017		ACCT#2761036017 8317 AMBERLY	
					01-26-024-72510	38.56
			2777112019		ACCT#2777112019 175TH & SANDL	
					01-26-023-72510	220.28
			3214011009		ACCT#3214011009 16853 LAKEWO	
					64-00-000-72510	206.48
			4329016037		ACCT#4329016037 17238 OPA 06/19	
					12-00-000-72510	25.18
			6483053261		ACCT#6483053261 17495 S.LAGRAI	
					01-26-023-72510	39.32
			7063131025		ACCT#7063131025 813 174TH ST 06	
					64-00-000-72510	73.79
			7090006006		ACCT#7090006006 17231 OPA 06/19	
					12-00-000-72510	19.37

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188434	8/7/2020	013878 COMED - COMMONWEALTH EDISON	(Continued) 8363023007		ACCT#8363023007 179TH & 82ND A 60-00-000-72510 63-00-000-72510	148.48 149.48
					Total :	940.31
188435	8/7/2020	018311 CONNECTION	70208831		SWITCH PORT AND CABLE 30-00-000-74604	202.34
			70221370		FIBER MEDIA CONVERTER 30-00-000-74604	222.49
					Total :	424.83
188436	8/7/2020	012410 CONSERV FS, INC.	66038158		CONSERV FS SUNNY 01-26-023-73680	194.41
					Total :	194.41
188437	8/7/2020	012826 CONSTELLATION NEWENERGY, INC.	17986429201		ACCT#875222 UTIL#3613125002CU 64-00-000-72510	760.76
			17986429601		ACCT#875223 UTIL#3670129006CU 64-00-000-72510	321.44
					Total :	1,082.20
188438	8/7/2020	019531 COOK COUNTY TREASURER	2020-1		MAINTENANCE OF TRAFFIC SIGNA 70-00-000-72775	835.00
					01-26-024-72775	5,463.25
			2020-2		MAINTENANCE OF TRAFFIC SIGNA 70-00-000-72775	835.50
					01-26-024-72775	5,462.75
					Total :	12,596.50
188439	8/7/2020	012198 CRYDER ENTERPRISES, INC.	2569	VTP-017238	HYDRANT PAINTING PROJECT 60-00-000-72790	4,980.00
					Total :	4,980.00
188440	8/7/2020	017603 DANDAN, RICK TARIQ	073120		JULY'20 SERVICES 01-33-300-72790	15,060.41
					Total :	15,060.41

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188441	8/7/2020	019537 DOZIER, GEORGE	Ref001394491		UB Refund Cst #00462869, overpd ac 60-00-000-20599	162.69
					Total :	162.69
188442	8/7/2020	003770 DUSTCATCHERS INC	74817		MATS-VH	
			74820		01-26-025-72790 MATS-PD	65.93
			74821		01-26-025-72790 MATS-PUBLIC WORKS GARAGE	85.41
					01-26-025-72790	99.08
					Total :	250.42
188443	8/7/2020	004107 EAGLE ENGRAVING	2020-3250		COMMENDATION BAR WITH SLIDE 01-19-000-72974	81.75
					Total :	81.75
188444	8/7/2020	004094 EJ EQUIPMENT INC.	P24179		WATER RING / FEMALE ELBOW 60-00-000-72540	28.04
					63-00-000-72540	9.35
					64-00-000-72540	16.02
			P24403		UNIT 96 HOSE	
				VTP-017962	64-00-000-72530	1,484.00
					Total :	1,537.41
188445	8/7/2020	011176 ELEMENT GRAPHICS & DESIGN, INC	16341		FORD INTERCEPTOR WRAP AND L 01-17-205-72540	478.75
					Total :	478.75
188446	8/7/2020	016212 F H PASCHEN, S N NIELSEN &	4603-024-3		METRA STATION WARMING SHELTI 27-00-000-75302	3,534.30
			4603-024-4	VTP-017588	METRA STATION WARMING SHELTI 27-00-000-75302	5,886.90
				VTP-017588		
					Total :	9,421.20
188447	8/7/2020	012941 FMP	52-463200		WHEEL BEARING AND HUB ASY 01-17-205-72540	286.44
					Total :	286.44

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188448	8/7/2020	002877 G. W. BERKHEIMER CO., INC.	700470		AIR FILTERS	
					01-26-025-72520	243.85
			701379		BRONZE PUMP	
					01-26-025-72520	676.82
					Total :	920.67
188449	8/7/2020	019349 GARVEY'S OFFICE PRODUCTS	PINV1954041		PEN AND PAPER	
					01-19-000-73110	86.32
					Total :	86.32
188450	8/7/2020	019530 GEARY, JOHN	080420		STICKER REFUND J.GEARY	
					06-00-000-79005	35.00
					Total :	35.00
188451	8/7/2020	004438 GRAINGER	9592305446		TOILET PAPER/CLEANER/SHOP TO	
					01-26-025-73580	272.58
			9592810155		MICROFIBER CLOTH	
					01-26-025-73580	147.76
			9595193443		MASKING TAPE	
					01-26-025-73410	203.64
			9598847235		EXECUTIVE LEATHER CHAIR	
					01-26-025-73110	294.00
			9599913978		RECHARGABLE BATTERY /BUTTON	
					01-26-025-73870	50.31
					60-00-000-73870	21.56
					63-00-000-73870	21.56
					64-00-000-73870	18.48
			9602738313		PHASE MONITOR RELAY	
					60-00-000-72528	86.58
					63-00-000-72528	86.58
			9604414418		MARKING CHALK	
					01-35-000-72923	15.92
					Total :	1,218.97
188452	8/7/2020	019538 HOME LOAN INVESTMENT BANK	Ref001394488		UB REFUND CST #00452504 JOAN	
					60-00-000-20599	140.30

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188452	8/7/2020	019538	019538 HOME LOAN INVESTMENT BANK	(Continued)		Total : 140.30
188453	8/7/2020	015497	ILLINOIS SECRETARY OF STATE	080520	RENEW VEHICLE REG 2020 FORD 01-17-205-72860	151.00
					Total :	151.00
188454	8/7/2020	019520	INDECOR INC	34127	CURTAINS AND HARDWARE 33-00-000-75907	2,170.00
				34127-1	MANUAL SHADES 33-00-000-75907	4,580.00
					Total :	6,750.00
188455	8/7/2020	005251	J AND R SALES AND SERVICE INC.	0335175	CHAINS AND OIL 01-26-023-73410	126.32
					Total :	126.32
188456	8/7/2020	018935	JX ENTERPRISES INC	22113832P	COMPRESSOR -A/C 01-26-023-72540	595.91
					Total :	595.91
188457	8/7/2020	019536	KAMP, ELIZABETH & AMY	Ref001394490	UB Refund Cst #00507011 60-00-000-20599	30.79
					Total :	30.79
188458	8/7/2020	005379	KLEIN, THORPE & JENKINS, LTD	211466	0114-001 LEGAL THROUGH 6/30/20 01-14-000-72850	352.00
					Total :	352.00
188459	8/7/2020	014190	LEHIGH HANSON	583295	BED/BACKFILL 60-00-000-73860 63-00-000-73860 64-00-000-73860 01-26-023-73860 70-00-000-73860	301.51 33.50 143.58 239.29 79.76
					Total :	797.64
188460	8/7/2020	013969	MAP AUTOMOTIVE OF CHICAGO	40-572196	FILTER AND BRAKE PD STOCK 01-17-205-72540	315.82

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188460	8/7/2020	013969	013969 MAP AUTOMOTIVE OF CHICAGO	(Continued)	Total :	315.82
188461	8/7/2020	012631	MASTER AUTO SUPPLY, LTD.	15030-90512	PAINTED ROTOR AND BRAKE PAD 01-19-000-72540	170.96
				15030-90513	PAINTED ROTOR AND BRAKE PAD 01-19-000-72540	143.96
				15030-90667	SWAY BAR LINK 01-17-205-72540	263.11
				15030-90668	BRAKES AND ROTOR 01-17-205-72540	201.36
				15030-90740	OIL 80W90 60-00-000-72540	10.22
					63-00-000-72540	3.41
					64-00-000-72540	5.84
				15030-90780	FUEL FILTER AND HOSE CLAMP 60-00-000-72540	6.21
					63-00-000-72540	2.07
					64-00-000-72540	3.55
				15030-90841	SOCKET AND RELAY 01-21-000-72530	96.69
					Total :	907.38
188462	8/7/2020	005645	MEADE ELECTRIC COMPANY INC.	693132	TRAFFIC ACTUATED SIGNALS,2-3P 01-26-024-72775	495.00
					Total :	495.00
188463	8/7/2020	006074	MENARDS	89853	FUEL PREMIX AND 20A/125V HEAV 01-19-000-73535	33.48
					01-19-000-73870	25.98
				90107	NAIL FOR SINK 01-26-025-72520	11.56
				90145	SNAP COUPLER PUSH BROOM 01-26-023-73410	48.47
				90249	TIDE 01-26-025-73580	39.88
				90261	NEON GREEN CORD 01-26-025-73410	39.99

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188463	8/7/2020	006074 006074 MENARDS	(Continued)		Total :	199.36
188464	8/7/2020	012517 MERIDIAN IT INC	478976		SWITCH MIGRATION 01-16-000-72650	925.00
					Total :	925.00
188465	8/7/2020	015386 MUNICIPAL GIS PARTNERS, INC	5296		JULY'20 GIS STAFFING 01-16-000-72652 60-00-000-72652 63-00-000-72652 64-00-000-72652	4,998.95 3,199.33 299.93 1,499.69
					Total :	9,997.90
188466	8/7/2020	010810 MUNICIPAL SERV. CONSULTING INC	TPCN-07-20 TPCS-07-20		CONSULTING SVC CIMP JUL'20 30-00-000-75812 CIMP JUL'20 11-00-000-74150	6,940.50 14,238.00
					Total :	21,178.50
188467	8/7/2020	014443 MURPHY & MILLER, INC	SVC00027723		A/C SERVICES PUMP HOUSE 01-26-025-72530	572.00
					Total :	572.00
188468	8/7/2020	015723 NICOR	01981510009 06821610000 12213610004 53463710003 73675410002 74433410003		ACCT#01981510009 7780 W 183RD 01-26-025-72511 ACCT#06821610000 6640 167TH ST 60-00-000-72511 63-00-000-72511 64-00-000-72511 ACCT#12213610004 7825 W 167TH 01-26-025-72511 ACCT#53463710003 18241 S 80TH / 01-26-025-72511 ACCT#73675410002 7800 183RD ST 01-26-025-72511 ACCT#74433410003 7700 W 183RD 01-26-025-72511	38.91 14.57 14.56 12.49 128.51 40.25 483.58 38.91

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188468	8/7/2020	015723 NICOR	(Continued) 83523710008		ACCT#83523710008 7980 183RD ST 01-26-025-72511	130.78
			96019958527		ACCT#96019958527 7999 W TIMBEI 01-26-025-72511	48.37
					Total :	950.93
188469	8/7/2020	013096 PACE SYSTEMS INC	IN00032391	VTP-017944	<IT> - MILESTONE CAMERA SYSTE 01-16-000-72655	10,586.63
			IN00032436		SLATE DRIVE 01-16-000-72565	650.00
			in00032452	VTP-017952	<PD> - IN-CAR CAMERA SYSTEM (/ 30-00-000-74603	4,790.00
					Total :	16,026.63
188470	8/7/2020	006475 PARK ACE HARDWARE	064024/1		ACCT#891431 FASTENERS 60-00-000-73840	1.11
					63-00-000-73840	0.37
					64-00-000-73840	0.64
			064027/1		ACCT#9404 SNAP TIES 01-19-000-73410	23.97
			64049/1		ACCT#89143 OUTLET COVER 01-26-025-73570	11.19
					Total :	37.28
188471	8/7/2020	017268 PETERSON JOHNSON & MURRAY	131853		LEGAL SERVICES - VILLAGE OF TIN 01-14-000-72850	42,326.00
					Total :	42,326.00
188472	8/7/2020	014682 PITNEY BOWES	3104101828		ACCT#0010611388 7/30/20-10/29/20 01-17-205-72750	540.87
					Total :	540.87
188473	8/7/2020	006506 PITT, JAMES	073120		EXCAVATE SANITARY SEWER 1702 60-00-000-72790	750.00
					Total :	750.00

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188474	8/7/2020	006507 POSTMASTER, U. S. POST OFFICE	080420		AUGUST'20 WATER BILLS 60-00-000-72110 64-00-000-72110	1,710.71 733.16
					Total :	2,443.87
188475	8/7/2020	019535 POWERS, MARY	Ref001394489		UB Refund Cst #00501437 60-00-000-20599	17.24
					Total :	17.24
188476	8/7/2020	006850 QUILL CORPORATION	5702206		EASEL 01-35-000-73870	346.74
					Total :	346.74
188477	8/7/2020	006361 RAY O' HERRON CO INC	20415373-IN		MED KIT 01-17-220-74142	97.81
					Total :	97.81
188478	8/7/2020	006974 RINGHOFER, WILLIAM	080420		HEALTH INSURANCE REIM AUG'20 01-17-205-72435	593.13
					Total :	593.13
188479	8/7/2020	006874 ROBINSON ENGINEERING CO. LTD.	20060348		20-R0499 TP COMMUNITY RATING :	
			20070245		65-00-000-72840 11-320 TP VOULEVARD AT CENTRA	1,548.50
			20070246		27-00-000-72840 16-R0402.01 175TH/RIDGELAND W/	3,899.75
					64-00-000-72840 60-00-000-72840	5,740.00 8,260.00
			20070247		17-R0338.014 TP REC TRAILS PRO.	
			20070248		33-00-000-75205 19-R0866 191ST & 80TH AV PHASE	395.30
			20070249		30-00-000-75806 20-R0005.014 TPFY'20 PMP RESUR	11,328.00
					05-00-000-72840	44,173.80
					Total :	75,345.35
188480	8/7/2020	006874 ROBINSON ENGINEERING CO. LTD.	20070167		16-R0402 175TH/RIDGELAND AV/O/	

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188480	8/7/2020	006874 ROBINSON ENGINEERING CO. LTD.	(Continued)		33-00-000-75806	10,621.80
					Total :	10,621.80
188481	8/7/2020	018957 ROGNESS, RUTHANN	080320		STICKER REFUND 06-00-000-79005	23.50
					Total :	23.50
188482	8/7/2020	016334 RUSH TRUCK CENTERS	3019346995		30LB CYLINDER R-134A 60-00-000-72540 63-00-000-72540 64-00-000-72540 01-26-023-72540 01-26-024-72540 01-17-205-72540 01-26-025-72530	24.88 8.29 14.22 47.39 47.39 71.10 23.70
			3019635334		TANK AIR PRESS PRIMARY/SECON 01-26-023-72540	-673.09
			3020021512		BRAKES SHOE KIT 01-26-023-72540	340.30
			3020258142		SHIELD BRAKE DUST 01-26-023-72540	74.94
			3020258306		BRAKE SHOE KIT AND SHIELD DUS 01-26-023-72540	526.34
					Total :	505.46
188483	8/7/2020	018239 SELECT COMFORT RETAIL CORP	95009146484		MODULAR LEGS FOR BEDS 01-19-000-72524	242.95
			95009262921		DUAL AIR PUMP 01-19-000-72524	99.30
					Total :	342.25
188484	8/7/2020	007453 SERVICE SANITATION, INC.	7990438		FIREMAN TRAINING 7700 W 183RD 01-19-000-72750	158.03
			7990919		FIREMAN TRAINING 7700 W 183RD 01-19-000-72750	2.37

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188484	8/7/2020	007453 007453 SERVICE SANITATION, INC.	(Continued)		Total :	160.40
188485	8/7/2020	007577 SHERWIN WILLIAMS CO	1897-8		PAINT 01-26-023-73620	97.40
					Total :	97.40
188486	8/7/2020	012238 STAPLES BUSINESS ADVANTAGE	03449921119		CLOROX WIPES REFUND 01-17-205-73110	-4.99
			3449448544		DAB AND SEAL 01-14-000-73110	8.39
			3449448546		TAPE,PENS,ADDING MACHINE,PAD 01-14-000-73110	92.70
					01-35-000-73110	12.22
					01-16-000-73110	12.89
					01-15-000-73110	7.46
			3449448547		BINDERS 01-13-000-73110	144.40
			3449448548		CLOROX WIPES 01-17-205-73110	14.97
			3449448549		PRINTER INK 01-17-205-73110	109.24
			3449448550		CLOCK,LOTION,QTIPS 01-17-205-73110	34.36
			3449448551		CLOROX WIPES 01-17-220-73600	14.97
			3449448552		CLOROX WIPES 01-17-205-73110	47.36
			3449921118		GLOVES 01-17-205-73110	17.98
			3449921120		BLACK TONER 01-17-205-73110	202.64
			3449921121		LEGAL SIZE STORAGE AND PENS 01-17-205-73110	75.78
			3451222203		POST ITS AND PENS 01-14-000-73110	95.35
			3451222204		CLOROX DISINFECTANT WIPES 01-17-205-73110	29.94

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188486	8/7/2020	012238 STAPLES BUSINESS ADVANTAGE	(Continued) 3451222205		CLIPBOARD AND MARKER 01-17-205-73110	34.67
			3451703403		MAGNETIC HOOKS 01-17-205-73110	29.18
			3452207920		BINDERCLIPS, RECEIPTS, RUBBER 01-14-000-73110	55.50
					01-15-000-73110	68.95
			3452207921		GLOVES 01-17-220-73600	14.18
					Total :	1,118.14
188487	8/7/2020	015452 STEINER ELECTRIC COMPANY	S006676948.001		PRESSURE SODIUM BALLAST KIT 01-26-024-73570	1,141.79
			s006684090.001		INCANDESCENT LAMP 01-26-025-73570	30.48
			S006684095.001		SCREWDRIVER TAMPER 01-26-025-73410	51.51
					Total :	1,223.78
188488	8/7/2020	007205 SUBURBAN LABORATORIES INC.	178556		UCMR4 AM3 METHODS 60-00-000-72865	1,029.00
					63-00-000-72865	441.00
			178761		DISINFECTANT BY PRODUCTS 60-00-000-72865	518.00
					63-00-000-72865	222.00
					Total :	2,210.00
188489	8/7/2020	007297 SUTTON FORD INC./FLEET SALES	507939CM		CREDIT FOR CORE EG1Z2553A/EG 01-17-205-72540	-100.00
			508300		SOCKET 01-17-205-72540	310.02
			508432		SENSOR 01-17-205-72540	46.59
					Total :	256.61
188490	8/7/2020	018607 TELCOM INNOVATIONS GROUP, LLC	A55686		<PW> - MIVOICE EXTERNAL CONFI	

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Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188490	8/7/2020	018607 TELCOM INNOVATIONS GROUP, LLC	(Continued)	VTP-017861	01-26-025-72777	832.50
					Total :	832.50
188491	8/7/2020	007777 THOMPSON ELEVATOR INSPECTION	20-1900		18420 SPRING CREEK DR ELEVATOR 01-33-300-72853	38.00
					Total :	38.00
188492	8/7/2020	007800 THYSSENKRUPP ELEVATOR CORP	3005399580		ELEVATOR SVC MAINTENANCE PL 01-26-025-72790	1,214.44
					Total :	1,214.44
188493	8/7/2020	013040 TINLEY PARK FIRE DEPT	080520		METRA TICKET,CONF MEETING ,PC 01-19-020-72130 01-19-020-72170 01-19-000-72110 01-19-000-72220 01-19-000-73115 01-19-000-73110 01-19-000-72974	13.50 20.00 39.95 63.40 32.82 31.80 8.76
					Total :	210.23
188494	8/7/2020	014510 TRUGREEN	121534972	VTP-017835	SPRING FERTILIZING/MOWING ALL 01-26-023-72881	2,620.00
			121534972.	VTP-017838	SPRING MOWING/FERTILIZING ALL 01-26-023-72881	9,908.00
			124032252	VTP-017838	SPRING MOWING/FERTILIZING ALL 01-26-023-72881	4,657.00
					Total :	17,185.00
188495	8/7/2020	002165 ULINE, INC	122315034		DRAWSTRING ICE BAG 01-21-000-73870	138.13
					Total :	138.13
188496	8/7/2020	008040 UNDERGROUND PIPE & VALVE CO	043887		REPAIR CLAMPS 60-00-000-73630 63-00-000-73630	300.51 33.39

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188496	8/7/2020	008040 UNDERGROUND PIPE & VALVE CO	(Continued)		64-00-000-73630	143.10
					Total :	477.00
188497	8/7/2020	019522 UNIQUE PRODUCTS & SERVICE CORP	396095		PPE SUPPLIES FOR MUSIC IN THE	
					01-35-000-72923	346.57
					Total :	346.57
188498	8/7/2020	019528 VILLANOVA UNIVERSITY	080320		COMMUNITY SERVICE SCHOLARSI	
					01-41-046-72920	1,000.00
					Total :	1,000.00
188499	8/7/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4713868-0		PAPER	
					01-26-025-73110	428.40
			4724188-0		VENDING MACHINE COOKIES, FLA	
					01-26-025-73110	65.94
					01-14-000-73115	28.50
					Total :	522.84
188500	8/7/2020	019526 WEISSMAN, ANDREW & SHERI	073120		STICKER REFUND	
					06-00-000-79005	50.00
					Total :	50.00
188501	8/7/2020	019527 WOOD, ROBERT	073120		GRADE REFUND 17210 ORIOLE AV	
					84-00-000-20552	500.00
					Total :	500.00
82 Vouchers for bank code : apbank						Bank total : 397,214.20
82 Vouchers in this report						Total vouchers : 397,214.20

Bank code : apbank

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

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Voucher List
Village of Tinley Park

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Bank code : ap_ff

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1013	7/6/2020	019012 JACOBS LADDER LLC	7935		JACOBS LADDER 36-00-000-74032	3,995.00
					Total :	3,995.00
71220	7/12/2020	000114 AMAZON COM	112-8634248-4328261		KNIFE BLOCK SET W/SHARPENER 36-00-000-75129	170.12
					Total :	170.12
71720	7/17/2020	016383 WAYFAIR LLC	3379615023		END TABLES WITH STORAGE 36-00-000-75129	2,257.92
					Total :	2,257.92
72020	7/20/2020	018128 DREAMSEATS LLC	S000034338		ROCKER RECLINER 36-00-000-75129	4,664.46
					Total :	4,664.46
72220	7/22/2020	000114 AMAZON COM	114-6445368-5039403		NONSTICK 17 PIECE COOKWARE S 36-00-000-74110	179.99
					Total :	179.99
72320	7/23/2020	000114 AMAZON COM	114-1773318-5518624		WEBER GRILL COVER FOR GAS GI 36-00-000-75129	84.95
					Total :	84.95
72520	7/25/2020	006074 MENARDS	TINP29550		GAS PRESSURE WASHER, WASHE 36-00-000-74183	1,838.76
					Total :	1,838.76
723202	7/23/2020	000114 AMAZON COM	114-6739476-2545838		WEBER NATURAL GAS GRILL, STAI 36-00-000-75129	2,799.00
					Total :	2,799.00
8 Vouchers for bank code : ap_ff						Bank total : 15,990.20

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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
188502	8/7/2020	012826 CONSTELLATION NEWENERGY, INC.	17986430201		ACCT#875224 UTIL#3784068018CU 60-00-000-72510	5,017.71
					63-00-000-72510	5,017.70
			17986434101		ACCT#875225 UTIL#4373166015 CL 60-00-000-72510	3,275.03
					63-00-000-72510	3,275.03
			17986438401		ACCT#875227 UTIL#5095140029 CL 64-00-000-72510	5,251.52
					Total :	21,836.99
188503	8/7/2020	015397 GOVTEMPSUSA LLC	3558714		7/12 & 7/19 PAULA WALLRICH 01-33-310-72790	11,441.50
					Total :	11,441.50
188504	8/7/2020	016752 INSITUFORM TECHNOLOGIES, LLC	612205		RIDGELAND AVENUE LINING PROJ	
				VTP-017236	16-00-000-75305	21,712.61
				VTP-017236	18-00-000-75305	16,431.16
				VTP-017236	61-00-000-75305	20,538.96
					Total :	58,682.73
188505	8/7/2020	019533 OLD REPUBLIC TITLE	Ref001394487		REFUND RECEIPT: 7451 159TH PL/ 01-00-000-20100	12.50
					Total :	12.50
188506	8/7/2020	018454 R.C.WEGMAN CONSTRUCTION CO	080420		#15 PAYMENT FIRE STATION#2/47 \	
					33-00-000-75907	121,396.00
					Total :	121,396.00
188507	8/7/2020	006362 VILLAGE OF OAK LAWN	1-9990015-00		ACCT#1-9990015-00 7/1/20-8/1/20 60-00-000-73220	817,653.61
					63-00-000-73220	754,757.17
					Total :	1,572,410.78
6 Vouchers for bank code : apbank						Bank total : 1,785,780.50

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Voucher List
Village of Tinley Park

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Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2725	8/4/2020	018837	INSURANCE PROGRAM MANAGERS GR	200515W005	PAYEE-INGALLS OCCUPATIONAL H 60-00-000-72542 63-00-000-72542 64-00-000-72542	146.11 27.83 74.55
Total :						248.49
2726	8/4/2020	018837	INSURANCE PROGRAM MANAGERS GR	200515W005-2	PAYEE-INGALLS OCCUPATIONAL H 60-00-000-72542 63-00-000-72542 64-00-000-72542	34.02 6.48 17.36
Total :						57.86
2727	8/4/2020	018837	INSURANCE PROGRAM MANAGERS GR	200505W003	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	370.50
Total :						370.50
2728	8/4/2020	018837	INSURANCE PROGRAM MANAGERS GR	200219W023	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	4,929.00
Total :						4,929.00
4 Vouchers for bank code : ipmq						Bank total : 5,605.85
18 Vouchers in this report						Total vouchers : 1,807,376.55

Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
<p>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.</p> <p>In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.</p> <div><div></div><div>Village President</div></div> <div><div></div><div>Village Clerk</div></div> <div><div></div><div>Date</div></div>						

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Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188510	8/14/2020	010955 A T & T LONG DISTANCE	827776689		CORP ID 931719 LB TI 01-17-225-72120	40.04
					Total :	40.04
188511	8/14/2020	019532 ALADTEC INC	2020-2309	VTP-017977	ANNUAL SUBSCRIPTION FOR UP T 30-00-000-74139	6,480.00
					Total :	6,480.00
188512	8/14/2020	015759 ALLIED 100 LLC	1739992		PEDIATRIC PADS,AED RESCUE KIT 01-17-220-74142	224.56
					Total :	224.56
188513	8/14/2020	002628 AMERICAN WATER	400019572		FLAT MONTHLY FEE 64-00-000-73225	455.67
					Total :	455.67
188514	8/14/2020	002470 AMPEST EXTERMINATION LLC	80983		RELOCATION OF BEES 7915 WOOL 01-26-023-72790	95.00
					Total :	95.00
188515	8/14/2020	004223 ARC ILLINOIS	56ILI9064900		INKJET BOND 01-33-300-73110	151.42
					Total :	151.42
188516	8/14/2020	019388 ARREOLA, MELISSA	081220		BENCHES ON THE AVENUE AWARD 01-35-000-72923	250.00
					Total :	250.00
188517	8/14/2020	003166 B & J TOWING AND AUTO REPAIR	17364		SAFETY INSPECTION 60-00-000-72266 63-00-000-72266 64-00-000-72266 01-26-023-72266	51.10 51.10 43.80 183.00
					Total :	329.00
188518	8/14/2020	010953 BATTERIES PLUS - 277	P2954950		SLA12-8F 12V LEAD BATTERY 14-00-000-74150	140.00

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Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188518	8/14/2020	010953 BATTERIES PLUS - 277	(Continued) P29805150		SLA12-8F 12V LEAD BATTERY 14-00-000-74150	140.00
Total :						280.00
188519	8/14/2020	002974 BETTENHAUSEN CONSTRUCTION SERV 200132			HAULING SPOILS TO CHICAGO STI 01-26-023-72890	225.00
					60-00-000-73681	330.75
					63-00-000-73681	36.75
					64-00-000-73681	157.50
			200133		HAULING SPOILS TO CHICAGO STI 01-26-023-72890	150.00
					60-00-000-73681	220.50
					63-00-000-73681	24.50
					64-00-000-73681	105.00
Total :						1,250.00
188520	8/14/2020	014148 CALL ONE	308827		VILLAGE LANDLINE PHONE SERV 01-19-000-72120	2,485.97
					60-00-000-72120	3,169.82
					63-00-000-72120	352.20
					64-00-000-72120	1,509.45
					01-17-205-72120	1,897.48
					01-12-000-72120	238.75
					01-14-000-72120	620.00
					01-11-000-72120	10.46
					01-12-000-72120	24.06
					01-17-205-72120	24.06
					01-19-000-72120	5.23
					01-26-023-72120	6.28
					01-26-024-72120	6.28
					01-33-310-72120	6.28
					01-33-320-72120	6.28
					60-00-000-72120	15.70
					01-14-000-72120	172.77
					01-15-000-72120	31.28
					01-17-205-72120	103.39

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188520	8/14/2020	014148 CALL ONE	(Continued)		01-19-000-72120	46.25
					01-19-020-72120	15.64
					01-26-023-72120	20.40
					01-26-024-72120	20.40
					01-33-300-72120	31.28
					01-33-310-72120	31.28
					01-33-320-72120	20.40
					01-35-000-72120	20.40
					01-53-000-72120	10.88
					60-00-000-72120	65.57
					63-00-000-72120	7.28
					64-00-000-72120	31.27
					01-12-000-72120	51.70
					Total :	11,058.49
188521	8/14/2020	003229 CED/EFENGEE	5025-533561		LOCKUP BALLASTS	
					01-26-025-73870	51.68
			5025-533662		FENCE REPAIR	
					64-00-000-72520	43.89
					Total :	95.57
188522	8/14/2020	003606 CHICAGO SOUTHLAND CONV. V B	0720		JUNE LIAB JULY COLL HOTEL ACC(
					12-00-000-79107	9,528.43
					Total :	9,528.43
188523	8/14/2020	017349 CHICAGO STREET CCDD, LLC	19416		DUMP FEES	
					01-26-023-72890	560.00
					Total :	560.00
188524	8/14/2020	014645 CHRISTY WEBBER LANDSCAPES	77526	VTP-017849	MAINTENANCE FOR LANDSCAPE E	
					01-26-023-72881	19,670.03
					Total :	19,670.03
188525	8/14/2020	013820 CINTAS CORPORATION	5023943649		MEDICINE CABINET - PD	
					01-26-025-73117	123.10
			5023943653		MEDICINE CABINET - PUMP HOUSE	

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Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188525	8/14/2020	013820 CINTAS CORPORATION	(Continued)			
			5024015913		01-26-025-73117 MEDICINE CABINET - PD SHOOTIN	14.18
			5024015933		01-26-025-73117 MEDICINE CABINET - PUBLIC SAFE	35.91
			5024015955		01-26-025-73117 FIRST AID SUPPLIES PUMP HOUSE	238.33
					01-26-025-73117	62.20
					Total :	473.72
188526	8/14/2020	012410 CONSERV FS, INC.	66038265		SQUARE POINT LONG AND D HAN	
					60-00-000-73410	47.47
					63-00-000-73410	5.27
					64-00-000-73410	22.61
					Total :	75.35
188527	8/14/2020	012826 CONSTELLATION NEWENERGY, INC.	4623055116		ACCT#8368396 UTIL #4623055116 C	
					08-00-000-72510	151.98
					01-26-024-72510	9,086.43
					Total :	9,238.41
188528	8/14/2020	018234 CORE & MAIN LP	M634306		SENSUS ANNUAL RNI SAAS RENEV	
				VTP-017979	60-00-000-72655	13,391.91
				VTP-017979	63-00-000-72655	1,487.99
				VTP-017979	64-00-000-72655	6,377.10
			M776118		MEGALUG ASSEMBLY,GASKET ,BO	
					60-00-000-73630	273.42
					63-00-000-73630	30.38
					64-00-000-73630	130.20
			M781885		HYMAX CPGL,PLUG,GASKET,CORE	
					60-00-000-73630	632.90
					63-00-000-73630	70.32
					64-00-000-73630	301.38
					Total :	22,695.60
188529	8/14/2020	012198 CRYDER ENTERPRISES, INC.	2571		HYDRANT PAINTING PROJECT	
				VTP-017238	60-00-000-72790	4,980.00

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188529	8/14/2020	012198	012198 CRYDER ENTERPRISES, INC.	(Continued)	Total :	4,980.00
188530	8/14/2020	018898	DIBARTOLO, DANTE R	081220	BENCHES ON THE AVENUE AWARD 01-35-000-72923	250.00
					Total :	250.00
188531	8/14/2020	018895	DILLON, DANIEL J	081220	BENCHES ON THE AVENUE AWARD 01-35-000-72923	250.00
					Total :	250.00
188532	8/14/2020	011176	ELEMENT GRAPHICS & DESIGN, INC	16316-D	GRAPHIC CUT OUT AND INSTALLATION 01-17-205-72540	19.84
					Total :	19.84
188533	8/14/2020	018716	ENRIGHT, LOGAN	080620	DRIVER'S LICENSE RENEWAL REIMBURSEMENT 01-26-023-72860	61.35
					Total :	61.35
188534	8/14/2020	004176	FEDEX (FEDERAL EXPRESS)	7-065-84787	SHIPPING COSTS 01-14-000-72110	92.55
				7-085-35755	SHIPPING COSTS 01-14-000-72110	96.32
					Total :	188.87
188535	8/14/2020	012484	FERGUSON FACILITIES #3400	0155726	HAND SANITIZER DISPENSER 01-26-025-72520	1,320.00
					Total :	1,320.00
188536	8/14/2020	018691	FGMARCHITECTS	18-2533.01-20	ARCHITECT FEES FD#47 33-00-000-75907	2,700.00
					Total :	2,700.00
188537	8/14/2020	015058	FLEETPRIDE	56928547	BRAKE HARDWARE KIT 01-26-023-72540	19.00
					Total :	19.00
188538	8/14/2020	012941	FMP	50-2977324	REGULATOR WINDOW 01-17-205-72540	44.64

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188538	8/14/2020	012941 012941 FMP	(Continued)		Total :	44.64
188539	8/14/2020	011132 FORCE ENTERPRISES	050700		VILLAGE ENVELOPES 01-14-000-72310	111.50
					Total :	111.50
188540	8/14/2020	019391 FRALE, AMY	081220		BENCHES ON THE AVENUE AWARE 01-35-000-72923	250.00
					Total :	250.00
188541	8/14/2020	002877 G. W. BERKHEIMER CO., INC.	706724		FAN BELTS 01-26-025-72530	63.90
			707586		BELTS 01-26-025-72530	61.18
					Total :	125.08
188542	8/14/2020	019349 GARVEY'S OFFICE PRODUCTS	PINV1956332		REPORT COVERS 01-19-000-73110	26.37
					Total :	26.37
188543	8/14/2020	004438 GRAINGER	9505443143		EXTENTION CORDS AND LOCKS 01-17-205-72540	178.34
			9602157985		BLEACH AND ROLL PAN 01-26-025-73580	36.20
			9602394869		TOILET BOWL CLEANER 01-26-025-73580	103.50
			9602433469		RUBBERBAND 01-26-025-73580	24.25
			9604261488		VACUUM 01-26-025-73580	204.00
					Total :	546.29
188544	8/14/2020	018636 HARTIGAN & O'CONNOR P.C.	19005		CASE#2017L65067 EBERHARDT VS 01-14-000-72850	1,395.00
					Total :	1,395.00
188545	8/14/2020	012328 HOMER INDUSTRIES	S150829		WOOD CHIPS 01-26-023-72890	50.00

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Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188545	8/14/2020	012328 012328 HOMER INDUSTRIES	(Continued)		Total :	50.00
188546	8/14/2020	019539 HUMMITSCH, NEAL	Ref001394492		TEMPORARY BOND REFUND-17424 01-00-000-20100	5,000.00
					Total :	5,000.00
188547	8/14/2020	011633 IFCA EDUCATIONAL & RESEARCH	F20070		TRAINING W.TURNER AUG 2020 CC 01-19-000-72145	300.00
					Total :	300.00
188548	8/14/2020	012469 ILEAS	DUES9774		ILEAS 2020 ANNUAL MEMBERSHIP 01-17-205-72720	240.00
					Total :	240.00
188549	8/14/2020	005123 ILLINOIS FIRE INSPECTORS ASSOC	21504		INSPECTOR I - NEW LENOX 7/30,8/ 01-19-000-72145	350.00
					Total :	350.00
188550	8/14/2020	004875 IRMA	SALES0018519		JULY '20 DEDUCTIBLE 70-00-000-72541 01-14-000-72541 60-00-000-72541 64-00-000-72541	560.96 2,490.25 504.00 216.00
					Total :	3,771.21
188551	8/14/2020	005022 ISAWWA	200055776		TRAINING 9/22/20 K.HOWARD/C.YC 60-00-000-72140 63-00-000-72140 64-00-000-72140	25.20 25.20 21.60
			200055777		TRAINING 10/13/20 K.HOWARD ANI 60-00-000-72140 63-00-000-72140 64-00-000-72140	25.20 25.20 21.60
			200055778		TRAINING 11/4/20 K.HOWARD AND 60-00-000-72140 63-00-000-72140 64-00-000-72140	25.20 25.20 21.60

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188551	8/14/2020	005022 005022 ISAWWA	(Continued)		Total :	216.00
188552	8/14/2020	019064 KRESAL, EMMA K	081220		BENCHES ON THE AVENUE AWARD 01-35-000-72923	250.00
					Total :	250.00
188553	8/14/2020	016616 KURTZ AMBULANCE SERVICE INC.	10584		EMS SERVICE AGREEMENT 07/01-(01-21-000-72856	36,477.83
					Total :	36,477.83
188554	8/14/2020	003440 M. COOPER WINSUPPLY CO.	00183901		FAUCET AND PLUMBERS PUTTY 01-26-025-72520	178.89
					Total :	178.89
188555	8/14/2020	005765 MARTIN WHALEN O.S. INC.	IN2443489		COPY MACHINE MONTHLY CONTRA 01-17-205-72750	832.54
					Total :	832.54
188556	8/14/2020	006074 MENARDS	81309		TITANIUM DRILL,HEX BOLD,PHFL M 01-26-025-73410	14.49
			86392		WATER 01-26-023-73115	21.44
			90307		BASE ADHESIVE 01-26-025-72520	6.46
			90481		WOOD STAKES 60-00-000-73710	9.91
					63-00-000-73710	9.91
					64-00-000-73710	8.50
			90505		GANG BOX OUTLETS 01-26-025-73570	2.97
			90571		LINE UP BAR, TAPER PUNCH,CHISI 60-00-000-73410	25.48
					63-00-000-73410	2.83
					64-00-000-73410	12.14
			90651		FRUIT FLY TRAP 01-26-025-73870	19.96
					Total :	134.09

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188557	8/14/2020	005904 MIDWEST AIR PRO	13725		FD#1 SERVICE CALL FOR BREAKER	
					01-19-000-72520	630.50
			13727		FD #3 SERVICE CALL FOR BREAKER	
					01-19-000-72520	316.50
					Total :	947.00
188558	8/14/2020	017764 MONTANA & WELCH, LLC.	12863		6/30/20 JPW RED LIGHT TICKET HE	
					01-14-000-72876	438.75
					Total :	438.75
188559	8/14/2020	017651 MSC INDUSTRIAL SUPPLY CO.	4009370001		SANDING DISC AND BRAKE CLEAN	
					60-00-000-72540	93.53
					63-00-000-72540	31.17
					64-00-000-72540	53.43
					01-26-023-72540	178.15
					01-26-024-72540	89.07
					60-00-000-72540	6.48
					63-00-000-72540	2.16
					64-00-000-72540	3.70
					01-26-023-72540	12.34
					01-26-024-72540	6.18
			4009375001		AEROSOL PAINT AND UNDERCOAT	
					60-00-000-72540	41.91
					63-00-000-72540	13.96
					64-00-000-72540	23.94
					01-26-023-72540	79.81
					01-26-024-72540	39.91
					60-00-000-72540	9.86
					63-00-000-72540	3.29
					64-00-000-72540	5.64
					01-26-023-72540	18.79
					01-26-024-72540	9.39
			4013041001		STREET EQUIPMENT-LOCK NUT	
					01-26-023-72530	171.00
					Total :	893.71
188560	8/14/2020	014443 MURPHY & MILLER, INC	JC1205		TRAFFIC SIGNAL CONTROL BOX A/	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188560	8/14/2020	014443 MURPHY & MILLER, INC	(Continued)			
			MC00008711	VTP-017931	01-26-025-72790 ANNUAL HVAC MAINTENANCE & IN	7,983.00
			MC00008717	VTP-017907	01-26-025-72790 ANNUAL HVAC MAINTENANCE & IN	855.06
			SVC000027388	VTP-017907	01-26-025-72790 A/C LABOR FOR FD #1	4,196.61
			SVC00027865		01-26-025-72530 POLICE DEPARTMENT BOILER #2 C	572.00
			SVC00027884	VTP-017882	01-26-025-72530 LABOR FOR WALK-IN COOLER	3,184.00
					01-26-025-72530	286.00
					Total :	17,076.67
188561	8/14/2020	015723 NICOR	09977410001		ACCT#09-97-74-1000 1 7801 W 1915 01-26-025-72511	134.36
					Total :	134.36
188562	8/14/2020	015980 NOGAS LANDSCAPING	081020		CONTRACTOR'S RENEWAL LIC RE 01-14-000-79010	50.00
					Total :	50.00
188563	8/14/2020	017434 ORDAZ, SHERRIE	081220		BENCHES ON THE AVENUE AWARD 01-35-000-72923	250.00
					Total :	250.00
188564	8/14/2020	014549 OSMAN CONSTRUCTION CORP	3437-07-14031		INSTALLATION OF PAPERTOWEL D 01-26-025-72530	380.00
					Total :	380.00
188565	8/14/2020	006475 PARK ACE HARDWARE	036564/2		ACCT#891432 DWV FLEX PVC PRE 01-26-023-73790	14.05
			063221/1		ACCT#89143 REPLACEMENT CART 01-26-025-73870	15.99
			063486/1		ACCT#891431 ELECTRIC TAPE ANC 64-00-000-73110	3.59
					60-00-000-73110	7.55

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188565	8/14/2020	006475 PARK ACE HARDWARE	(Continued)		63-00-000-73110	0.84
			064034/1		ACCT#9404 HEX,SEALTAPE	
					01-19-000-73870	18.57
					Total :	60.59
188566	8/14/2020	006780 POMP'S TIRE SERVICE, INC	410791087		(4) LT225/7019.5 FIRESTONE TIRES	
				VTP-017971	60-00-000-73560	502.76
				VTP-017971	63-00-000-73560	167.59
				VTP-017971	64-00-000-73560	287.29
					Total :	957.64
188567	8/14/2020	006559 PRAXAIR DISTRIBUTION, INC	97894019		CYLINDER RENT SUMMARY	
					60-00-000-73730	31.13
					63-00-000-73730	31.13
					64-00-000-73730	26.68
					01-26-023-73730	88.94
					01-26-024-73730	44.47
					Total :	222.35
188568	8/14/2020	013587 PROSHRED SECURITY	990062657		SHREDDING SERVICE - PD	
					01-17-205-72750	160.00
					Total :	160.00
188569	8/14/2020	006361 RAY O' HERRON CO INC	2043708-IIN		GOLD PLATE BADGE PLAIN SEAL	
					01-17-205-73610	709.58
			2044119-IN		MACE,FLASHLIGHTS,HANDCUFFS,	
					01-17-220-73610	1,589.96
					Total :	2,299.54
188570	8/14/2020	015230 RIDGE LANDSCAPE SERVICES LLC	7171		REMOVE AND RE-INSTALL MAPLE	
					01-26-023-75630	500.00
			7249		LAWN RESTORATION - MULTIPLE L	
				VTP-017972	60-00-000-72881	1,643.25
				VTP-017972	63-00-000-72881	1,643.25
				VTP-017972	64-00-000-72881	1,408.50
			7302		MOWING	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188570	8/14/2020	015230 RIDGE LANDSCAPE SERVICES LLC	(Continued)	VTP-017836	01-26-023-72881	2,800.00
					Total :	7,995.00
188571	8/14/2020	016334 RUSH TRUCK CENTERS	3020287360		STREET EQUIPMENT-BUSHING CA	
			3020287960		01-26-023-72540	102.37
			3020289391		WASHER	
					01-26-023-72540	3.22
			3020298600	G	WASHER	
					01-26-023-72540	-1.61
					FRONT DRUM WHEEL BRAKE	
					01-26-023-72540	351.52
					Total :	455.50
188572	8/14/2020	002592 SPOK, INC.	D6092566T		ACCT#6092566-6 PAGER SERVICE	
					01-17-205-72125	68.71
					01-26-025-72125	20.00
					Total :	88.71
188573	8/14/2020	012238 STAPLES BUSINESS ADVANTAGE	3453133795		LEGAL PAPER,DVD SLEEVES,DVD	
					01-17-205-73110	282.21
					Total :	282.21
188574	8/14/2020	007658 STATE TREASURER	59440		HARLEM 161,159 71ST CT,HARLEM	
					01-26-024-72775	797.13
					Total :	797.13
188575	8/14/2020	015452 STEINER ELECTRIC COMPANY	S006634833.001		CORD, PLUG,ELECTRICAL BOX,RE	
					01-26-025-73570	191.76
					Total :	191.76
188576	8/14/2020	018900 STUCKART, TYLER	081220		BENCHES ON THE AVENUE AWARD	
					01-35-000-72923	250.00
					Total :	250.00
188577	8/14/2020	018291 SUPERIOR PUMPING SERV,LLC	2194		TECHNICIAN HOURS FOR PUMP#1	
					64-00-000-72525	678.26

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188577	8/14/2020	018291	018291 SUPERIOR PUMPING SERV,LLC	(Continued)	Total :	678.26
188578	8/14/2020	018724	THE LOCKER SHOP	E 77124	FD- SWEATPANTS AND BELT	
				ES 77126	01-19-000-73610 TSHIRT,SWEATPANTS,CAP	52.00
				OE 76553	01-19-000-73610 FD- SHIRT,PANT,SHORT	136.00
				OE 77117	01-19-000-73610 FD - CAP AND PANTS	152.00
				OE 77120	01-19-000-73610 FD-CAP,BOOT,PANT,SHORT,TSHIR	87.00
				OE 77127	01-19-000-73610 FD-SHIRT AND BOOTS	271.00
				OE 77130	01-19-000-73610 FD-TSHIRTS,CAPS,BELTS	158.00
				OES 77115	01-19-000-73610 FD-TSHIRT,BELT,SHIRT,SHORT	176.00
				OES 77118	01-19-000-73610 FD-WINDSHIRT,SHORTS	216.00
				OES 77119	01-19-000-73610 FD-CAP,SHIRT,PANT,BELT	165.00
				OES 77121	01-19-000-73610 FD - PANT,SHIRTS	177.00
				OES 77125	01-19-000-73610 FD-PANT,INSOLES	100.00
				OES 77128	01-19-000-73610 FD-WINDSHIRT,TSHIRT,SHORT	74.00
				OESH 77123	01-19-000-73610 FD-SHORT,SHIRT	106.00
				OS 77122	01-19-000-73610 FD -BELT,SHORTS,SHIRT	52.00
				OS77129	01-19-000-73610 FD-TSHIRTS	108.00
					01-19-000-73610	85.00
					Total :	2,115.00
188579	8/14/2020	007777	THOMPSON ELEVATOR INSPECTION	20-2021	EDENBRIDGE APT INSPECTION 18	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188579	8/14/2020	007777 THOMPSON ELEVATOR INSPECTION	(Continued)		01-33-300-72853	226.00
					Total :	226.00
188580	8/14/2020	007930 TRANS UNION	07000336		SMMARY,CRD REPRT,ALRT,DREC1 01-17-225-72852	121.25
					Total :	121.25
188581	8/14/2020	004106 TYLER TECHNOLOGIES, INC	045-311808	VTP-016786 VTP-016786	EXECUTIME LICENSE INCREASE 30-00-000-74139 60-00-000-74139	1,050.00 350.00
					Total :	1,400.00
188582	8/14/2020	002165 ULINE, INC	122835811		CABLE TIES 01-17-205-73600	63.51
					Total :	63.51
188583	8/14/2020	008040 UNDERGROUND PIPE & VALVE CO	043887-01		REPAIR CLAMPS 60-00-000-73630 63-00-000-73630 64-00-000-73630	765.45 85.05 364.50
			044095		COMPRESSION ADAPTER AND STC 60-00-000-73630 63-00-000-73630 64-00-000-73630	114.66 12.74 54.60
					Total :	1,397.00
188584	8/14/2020	011904 UPS	0000626634280		SHIPPING COSTS 01-17-205-72110	7.21
			0000626634310		PW-EGSL MR. BILL LENNON 01-26-024-72110	6.34
					Total :	13.55
188585	8/14/2020	012368 VISION INTEGRATED GRAPHICS,LLC	538725		JULY 1ST WATER BILL 60-00-000-72310	1,295.01
			538726		64-00-000-72310 JUNE 1ST WATER BILLS	555.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188585	8/14/2020	012368	VISION INTEGRATED GRAPHICS,LLC	(Continued)		
					60-00-000-72310	1,146.64
					64-00-000-72310	491.41
			538727		MAY 1ST WATER BILLS	
					60-00-000-72310	1,183.05
					64-00-000-72310	507.02
					Total :	5,178.13
188586	8/14/2020	010165	WAREHOUSE DIRECT WORKPL SOLTNS 4712327-0			
					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
					Total :	185.80
77 Vouchers for bank code : apbank						Bank total : 188,349.21

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2729	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200528W014	PAYEE-ISO SERVICES INC 01-14-000-72542	10.75
Total :						10.75
2730	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	2005* 2004* 2003*	PAYEE-ALPHA REVIEW CORPORAT 01-14-000-72542 60-00-000-72542 63-00-000-72542 64-00-000-72542 60-00-000-72542 64-00-000-72542 60-00-000-72542 63-00-000-72542 64-00-000-72542 60-00-000-72542 63-00-000-72542 64-00-000-72542 01-14-000-72542 63-00-000-72542	32.81 3.59 0.69 1.85 4.22 2.16 3.24 0.62 1.65 32.15 6.12 16.40 20.78 0.80
Total :						127.08
2731	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-ADVANET 01-14-000-72542	162.36
Total :						162.36
2732	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-ADVANET 01-14-000-72542	203.02
Total :						203.02
2733	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-2	PAYEE-ADVANET 01-14-000-72542	162.36
Total :						162.36
2734	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200528W014	PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	57.86
Total :						57.86

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2735	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-MIDWEST ORTHOPEDIC CC 01-14-000-72542	86.14
					Total :	86.14
2736	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200528W014	PAYEE-PREMIER ORTHOPAEDIC 01-14-000-72542	469.95
					Total :	469.95
2737	8/11/2020	018837	INSURANCE PROGRAM MANAGERS GR	200721W020	PAYEE-PRIMARY HEALTH ASSOCIA 60-00-000-72542 63-00-000-72542 64-00-000-72542	67.30 12.82 34.33
					Total :	114.45
9 Vouchers for bank code : ipmq						Bank total : 1,393.97
86 Vouchers in this report						Total vouchers : 189,743.18

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 18, 2020

To: Committee of the Whole

CC: David Niemeyer, Village Manager

From: Kimberly Clarke, Community Development Director

Subject: Robert Barker, J.W. Hollstein's Saloon–Façade Grant

BACKGROUND:

Robert Barker (Applicant) and sole business owner of J.W. Hollstein's Saloon is an entrepreneur who has operated Hollstein's located at 17358 S. Oak Park Avenue since 2012. The site itself has been operating as a bar and restaurant in Tinley Park for 140 years. The applicant has submitted a façade grant application to replace the existing deteriorating wood fence surrounding the rear outdoor patio with a new cedar fence.



The intent of the Façade Improvement Grant Program is to assist owners and tenants of existing buildings in upgrading their building facades by improving their overall appearance. Under the Façade Grant, replacement of decorative elements including outdoor dining elements are eligible expenses. The 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.

PROPOSAL

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

Façade Grant

Scope of Work	J.P. Custom Carpentry, Inc.	The Fence Guys
Replace fence	\$21,800	\$6,790

Request:

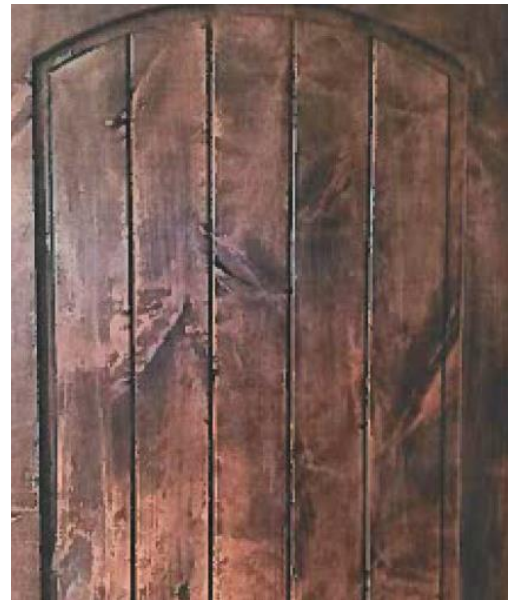
The applicant is requesting a \$10,900 Façade Grant to replace the fence surrounding the outdoor patio at 17358 S. Oak Park Avenue (PIN: 28-30-313-007-0000). He has chosen to work with J.P. Custom Carpentry, Inc. as they have done extensive work at the existing location including construction of the patio bar. The quote for J.P. Custom Carpentry includes a cedar wood which is three times the cost of treated wood according to the applicant and hence more expensive than The Fence Guys' quote. The Fence Guys' quote does not include the painting of the fence.



Current Fence



Proposed Fence



Proposed Stain

Economic Commercial Commission Recommendation:

The commission reviewed the application at the August 10, 2020 meeting and unanimously voted to recommend the approval of a matching Façade Grant in the amount of \$10,900 to Robert Barker for replacement of the outdoor patio fence at 17358 S. Oak Park Avenue. Staff is prepared to present this item to the Village Board at their August 18, 2020 meeting.



Interoffice Memo

Date: August 18, 2020

To: Mayor & Village Board

CC: David Niemeyer, Village Manager

From: Kimberly Clarke, Community Development Director

Subject: Robert Barker-J.W. Hollstein's Saloon-Façade improvement grant

REQUEST:

Consider adopting Resolution No. 20-R-082 approving an Oak Park Ave façade improvement grant to Robert Barker for J.W. Hollstein's Saloon located at 17358 S. Oak Park Avenue in the amount not to exceed \$10,900. The façade grant will be used for the replacement of a deteriorating wood fence around the existing outdoor patio of the property.

Discussion:

Staff approached the business owner, Robert Barker, regarding the utilization of the façade grant to replace the existing outdoor patio fence that started to deteriorate. The intent of the Façade Improvement Grant Program is to assist owners and tenants of existing buildings in upgrading their building facades by improving their overall appearance. Under the Façade Grant, replacement of decorative elements including outdoor dining elements are eligible expenses.

The Economic Commercial Commission reviewed the application at the July 13th meeting and unanimously recommended this grant for approval. Staff presented this item to the Committee of the Whole at the August 4, 2020 meeting.

Attachments:

Resolution No. 20-R-082
8.18.20 COW Memo

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-082

**A RESOLUTION APPROVING AND AWARDING AN OAK PARK
AVENUE FACADE GRANT TO ROBERT BARKER OF J.W.
HOLLSTEIN'S SALOON AT 17358 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**

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

RESOLUTION NO. 2020-R-082**A RESOLUTION APPROVING AND AWARDED AN OAK PARK
AVENUE FACADE GRANT TO ROBERT BARKER OF J.W.
HOLLSTEIN'S SALOON AT 17358 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 Robert Barker, on behalf of J.W. Hollstein's Saloon ("Petitioner"), owns certain real estate, located at 17358 S. Oak Park Avenue ("Subject Property"), PIN #28-30-313-007-0000 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 August 10, 2020 and found that the application met the intent of the OPA Playbook standards and voted 8-0 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 replace the fence surrounding the outdoor patio with a new cedar treated fence as shown in the attached Exhibit 2; and

WHEREAS, said Petitioner is eligible for the Facade Grant in an amount not to exceed \$10,900.00; 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 \$10,900.00; 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 \$10,900.00.

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 18th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 18th 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. 202--R-082, “A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE FACADE GRANT TO ROBERT BARKER OF J.W. HOLLSTEIN’S SALOON AT 17358 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 18, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1
LEGAL DESCRIPTION

LOT 2 IN BLOCK 2 IN CHRISTIAN ANDRES' SUBDIVISION OF PART OF SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-30-313-007-0000

COMMONLY KNOWN AS: 17358 Oak Park Avenue, Tinley Park, Illinois 60477

EXHIBIT 2

J.P. Custom Carpentry Inc.

25700 KENSINGTON LANE
MONEE , IL . 60449
708-705-2112
john_plate@msn.com

Estimate

DATE	ESTIMATE #
7/31/2020	1446

NAME / ADDRESS
Bob Barker Brazenhead Crestwood II

PROJECT		
Beer Garden Fence		
DESCRIPTION	QTY	TOTAL
Beer Garden Fence Estimate Remove existing fencing, lattice, gates Supply dumpster for debris Existing 6 x 6 posts to remain Paint post as per color by owner 2 coats New fence all smooth cedar Furnish and install material and labor to replace fence Panels to be centered inside of 6 x 6 posts Panel design is 2' of square lattice on top Lattice is cedar # 8 @ Fox Lumber Display Bottom of fence is 5/4" cedar decking +/- 6' run vertically 3-1/2" space is left @ bottom for power washing of concrete Build 2 - gates for proper fire safety egress Stain cedar with one coat of stain (color by owner) Pressure wash prior to staining		21,800.00
Thank you for allowing us to provide you with this proposed agreement.		TOTAL \$21,800.00

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, certain areas of the Village that are appropriate for commercial development, including but not limited to the properties along and near 159th Street and Harlem Avenue, are not reasonably anticipated to be developed or redeveloped without the Village's investment or reinvestment in improvements adequate for current commercial needs; and

WHEREAS, 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 that will 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 Redevelopment Plan and Project (hereinafter referred to as the "TIF Plan") for the proposed 252 acre 159th and Harlem TIF District was filed in the Village Clerk's office for public inspection. Additionally, the TIF Plan was posted and made available for public inspection on the Village's website (www.tinleypark.org) on June 3, 2020. 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

WHEREAS, the President and Board of Trustees have determined it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/1 1-74.4-1 et seq.

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 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;

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.

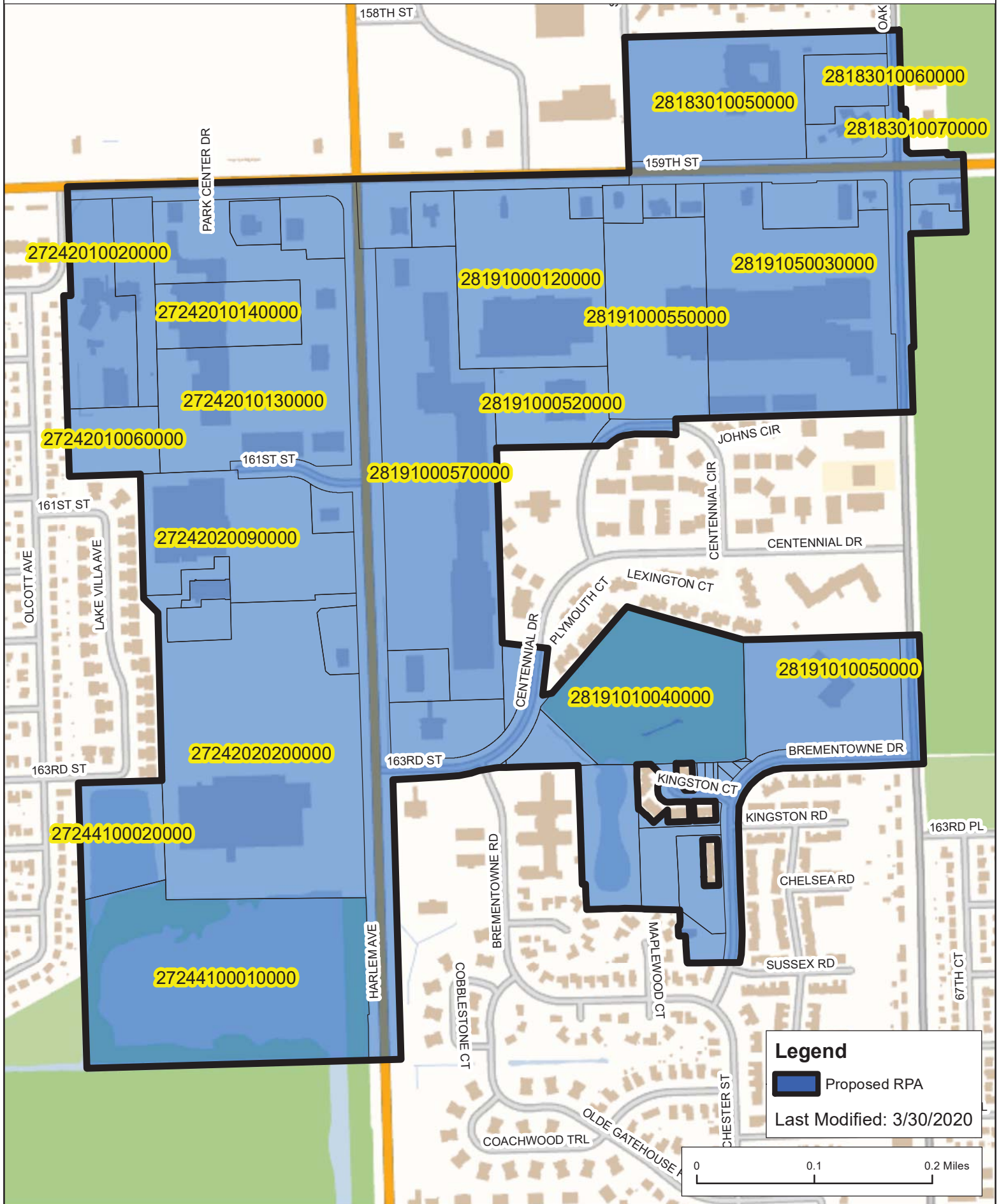
List of Tax Parcels

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

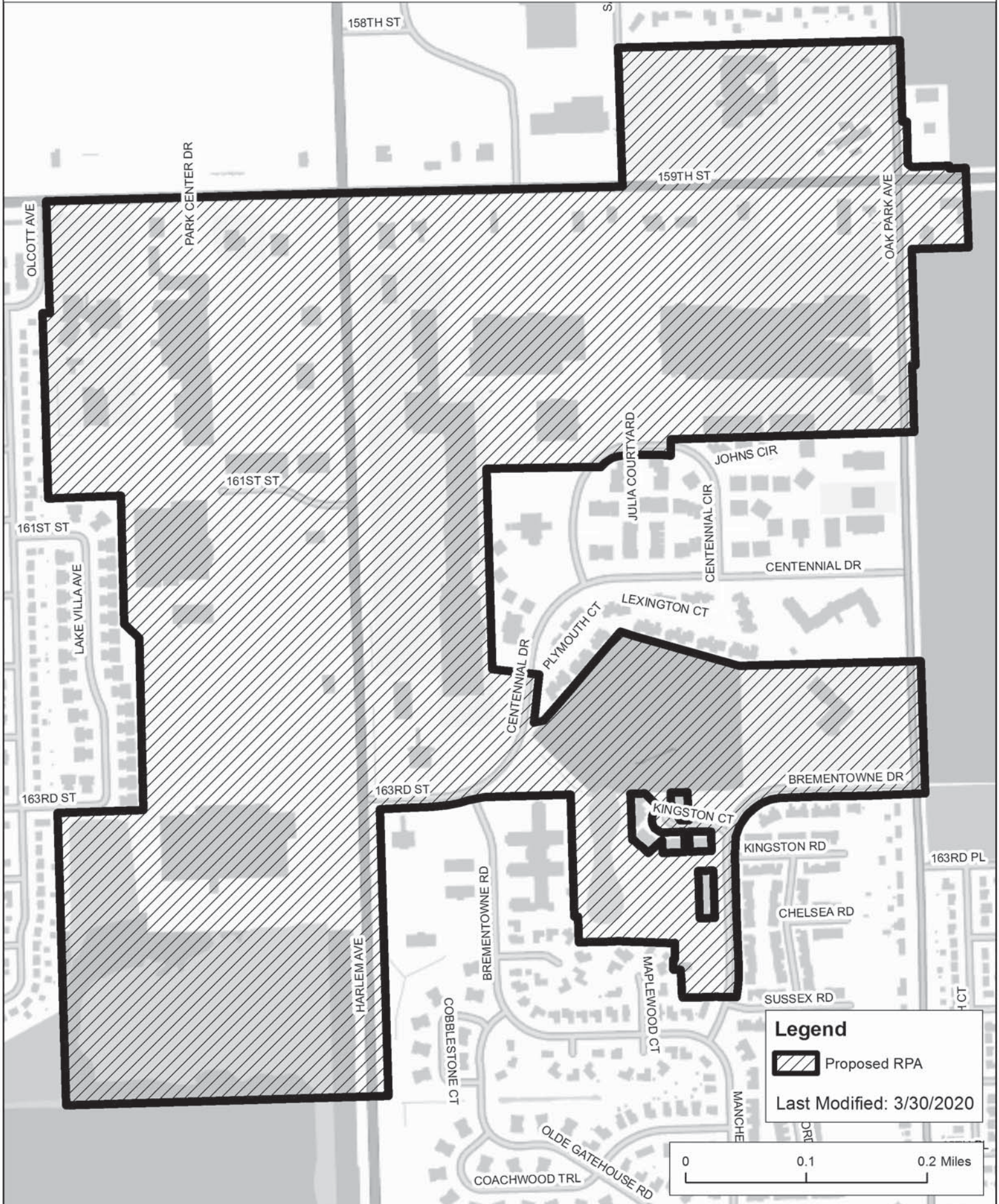
EXHIBIT B

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

**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, certain areas of the Village that are appropriate for commercial development, including but not limited to the properties along and near 159th Street and Harlem Avenue, are not reasonably anticipated to be developed or redeveloped without the Village's investment or reinvestment in improvements adequate for current commercial needs; and

WHEREAS, 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 that will 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, 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 (Resolution 2020-R-023).	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
4.	Published the TIF Interested Parties Registry notice in the newspaper (<i>Daily Southtown</i>).	March 26, 2020

5.	Filed the Eligibility Report and the TIF Plan in the Village Clerk's Office, which was made available for public inspection in the Village Clerk's Office and the Village website (www.tinleypark.org).	June 3, 2020
6.	Announced the availability of the Eligibility Report and the TIF Plan for public inspection at a Village Board meeting, with the documents having been available on the Village website since June 3, 2020.	June 9, 2020
7.	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
8.	Mailed notice of the Joint Review Board and Public Meeting: to all taxing districts (by Certified Mail, return receipt requested); to all parties who are registered on the Village's TIF Interested Parties Registry (by Certified Mail, return receipt requested); to all taxpayers of record within the proposed TIF District (by First Class U.S. Mail); and to all residential addresses within the proposed TIF District (by First Class U.S. Mail). Copy also filed with the Illinois Department of Commerce and Economic Opportunity (DCEO).	June 17, 2020
9.	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
10.	Held the Joint Review Board meeting.	July 14, 2020
11.	Published notice of the Public Hearing in the newspaper (<i>Daily Southtown</i>) twice.	July 6, 2020 and July 23, 2020

12.	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
13.	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, the President and Board of Trustees have reviewed the proposed Redevelopment Plan and Project and the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Redevelopment Plan and Project conforms to the existing comprehensive planning process of the Village; 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;

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the President and Board of Trustees have determined that it is desirable and in the best interest of the public and the Village to approve the Redevelopment Plan and Project;

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 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;

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.

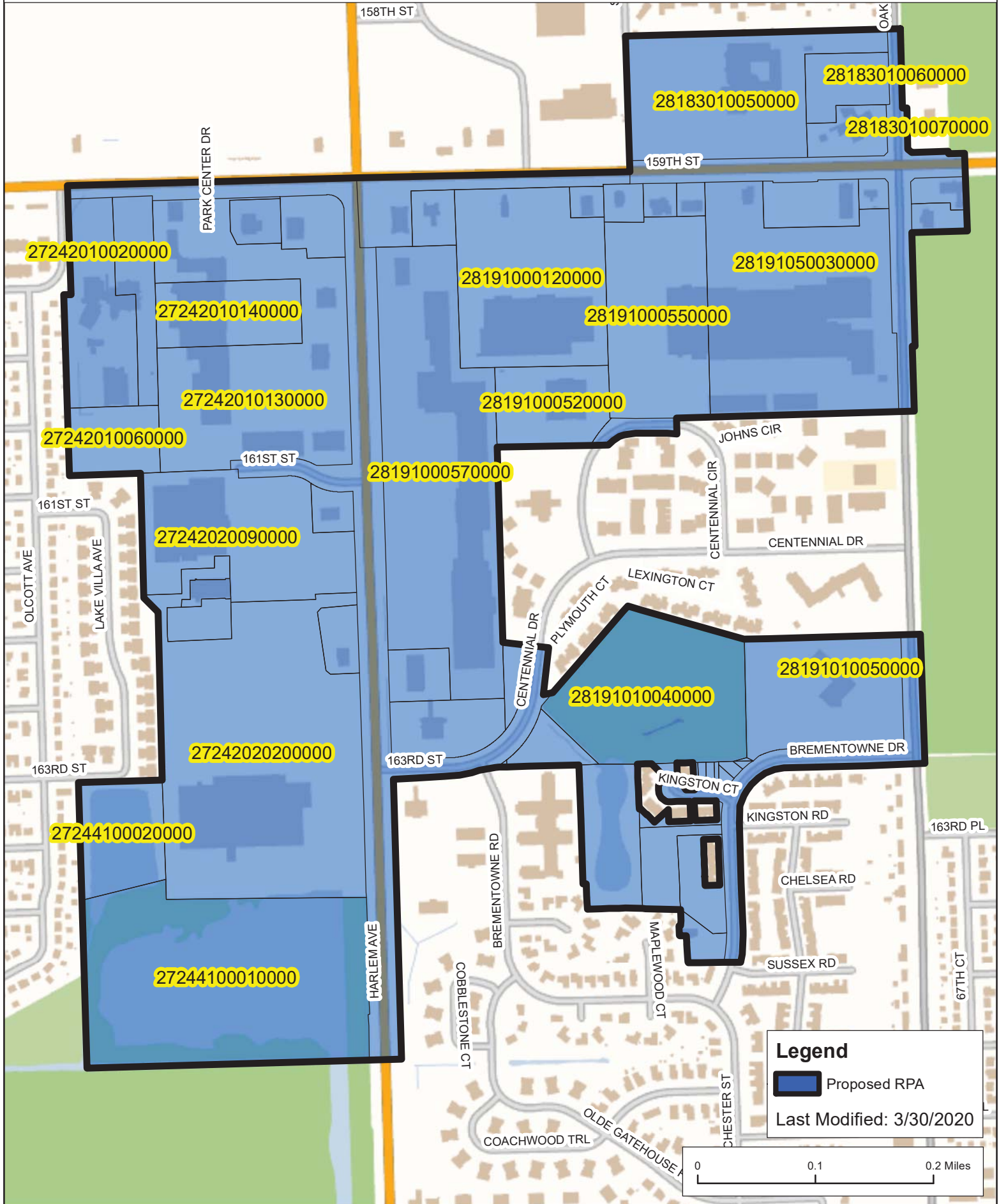
List of Tax Parcels

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

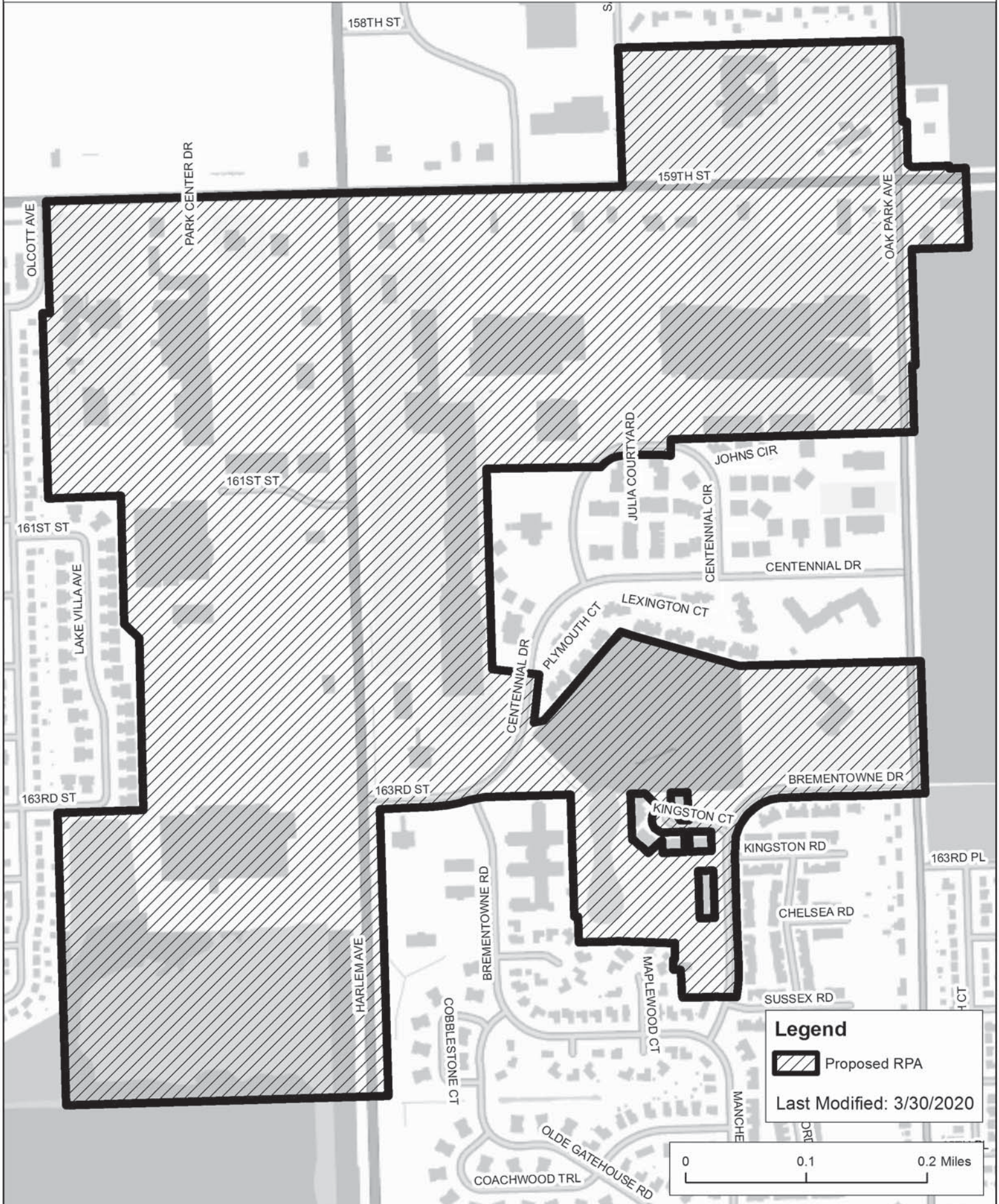


EXHIBIT C

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.

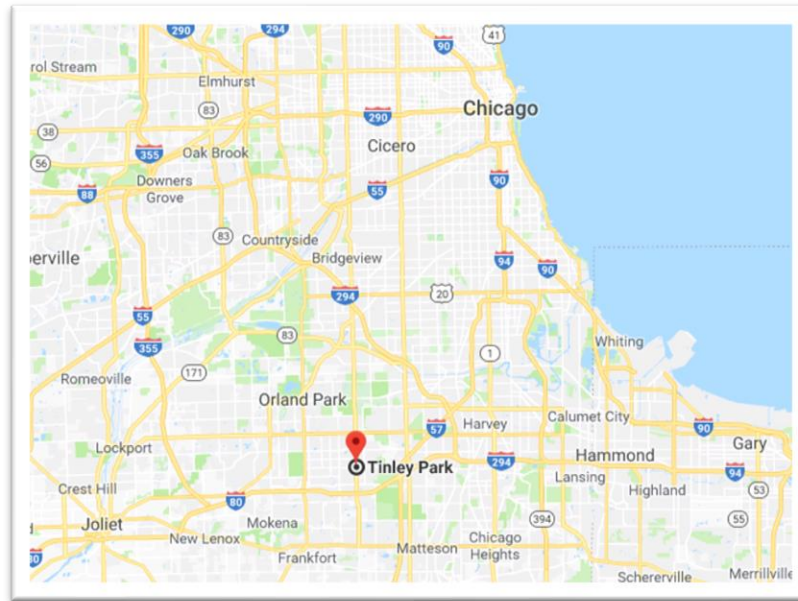
Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments 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.

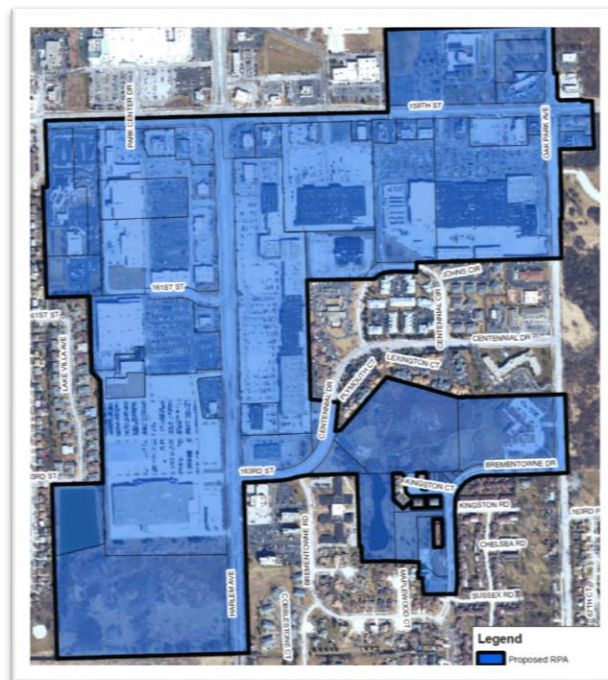
Tinley Park has seen a rapid growth in its industrial parks that provide jobs not only for its residents, but also for many others living within the region.

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 Billiart 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 Brementowne 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:

- 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.
- 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 it 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.

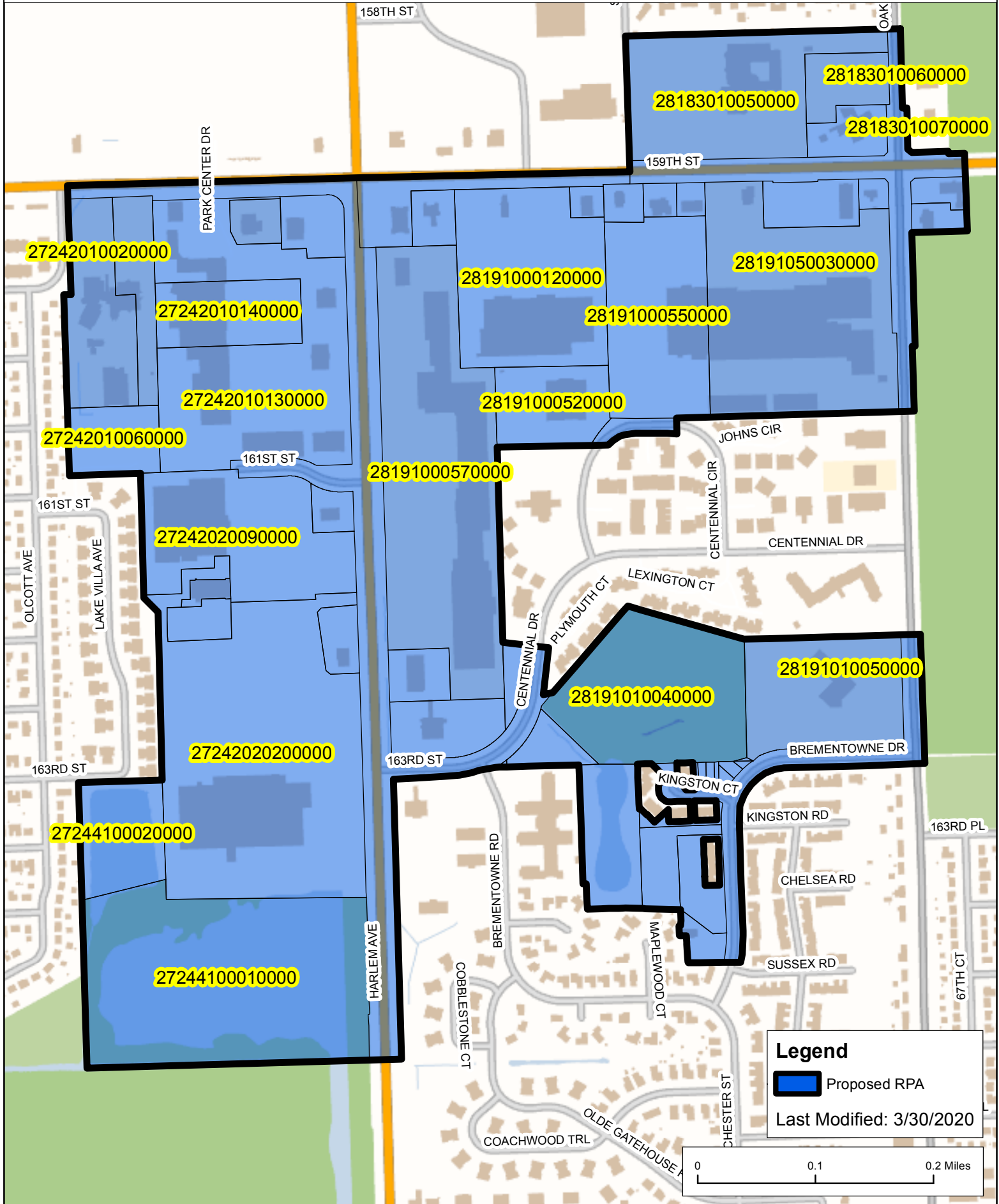
VII.Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the Act.

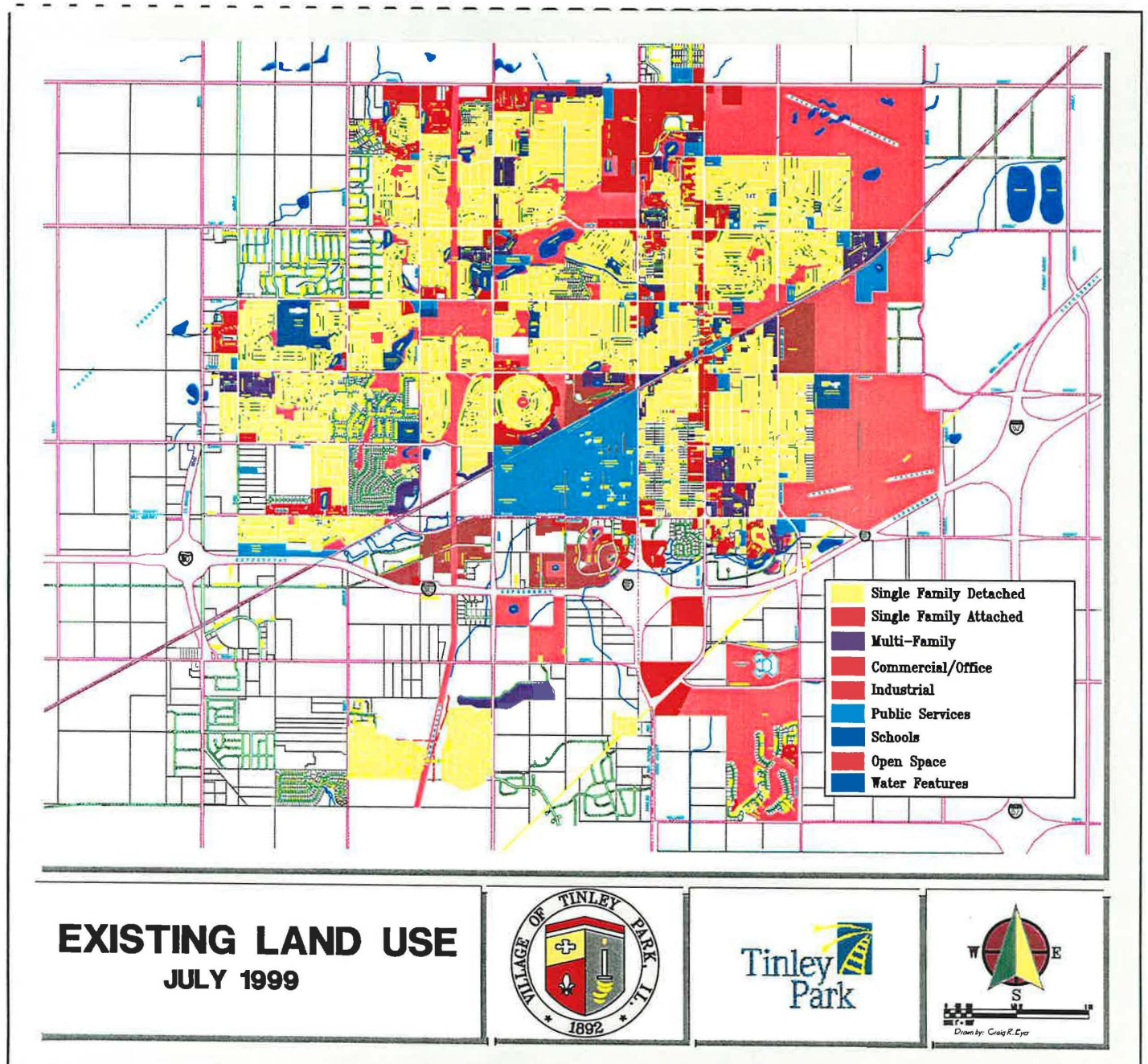
Maps

Map 1: Redevelopment Project Area Boundary

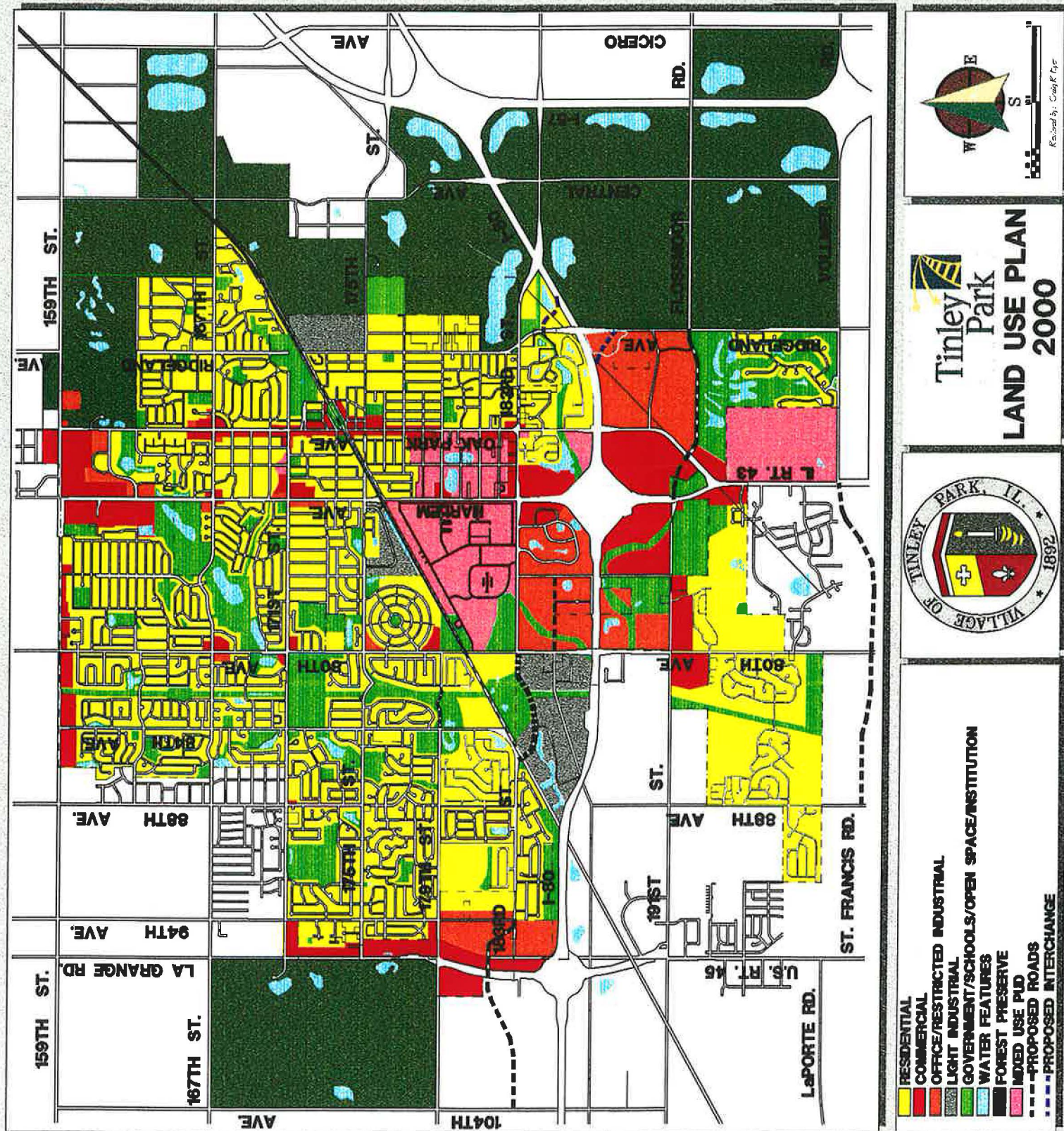
159th and Harlem Redevelopment Project Area Boundary Map



Map 2: Existing Land Use

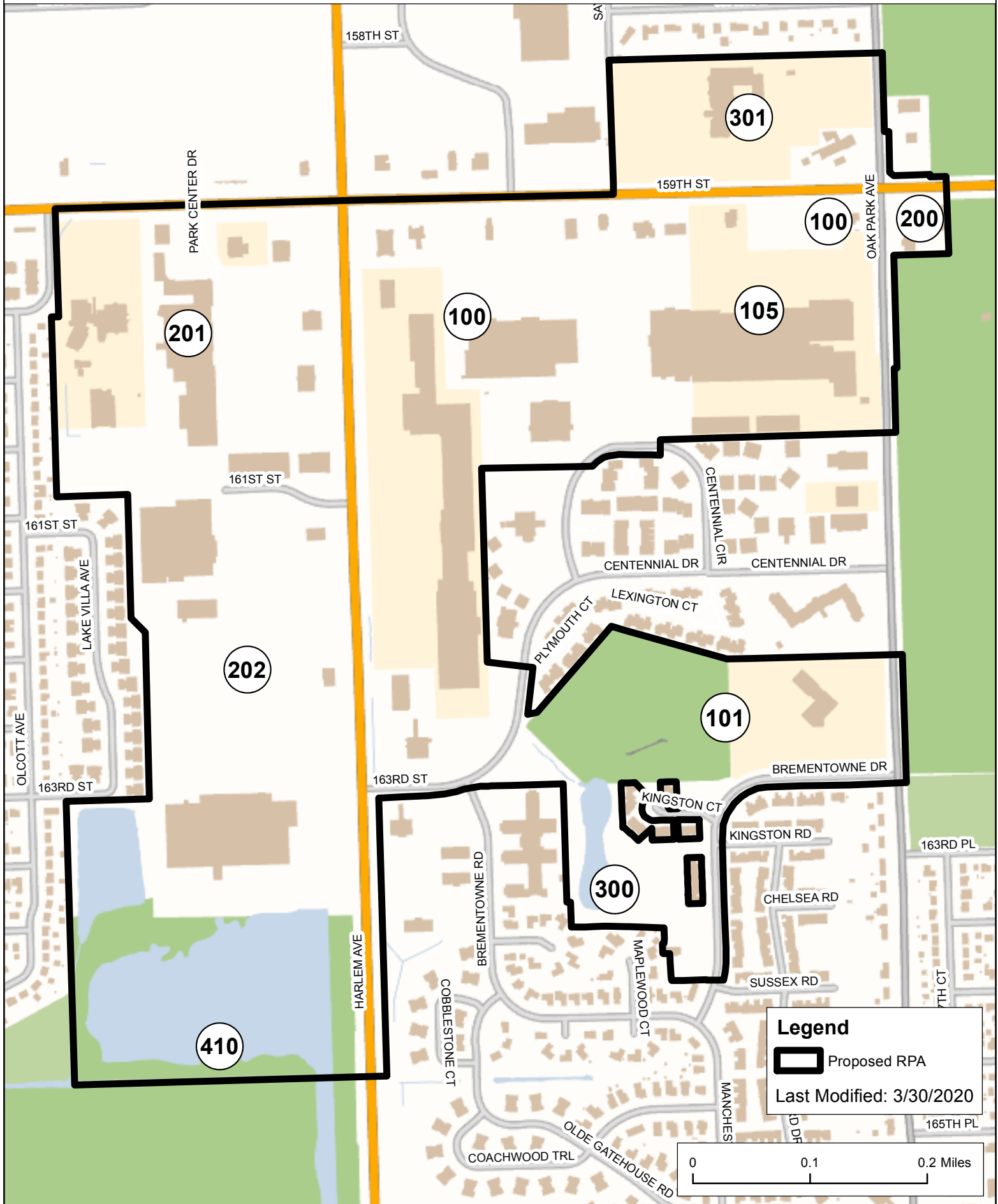


Map 3: Future Land Use



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.

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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, certain areas of the Village that are appropriate for commercial development, including but not limited to the properties along and near 159th Street and Harlem Avenue, are not reasonably anticipated to be developed or redeveloped without the Village's investment or reinvestment in improvements adequate for current commercial needs; and

WHEREAS, 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 that will 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 Redevelopment Plan and Project (hereinafter referred to as the "TIF Plan") for the proposed 252 acre 159th and Harlem TIF District was filed in the Village Clerk's office and made available for public inspection. The TIF Plan was also 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 also containing the Eligibility Report relative to 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 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;

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.

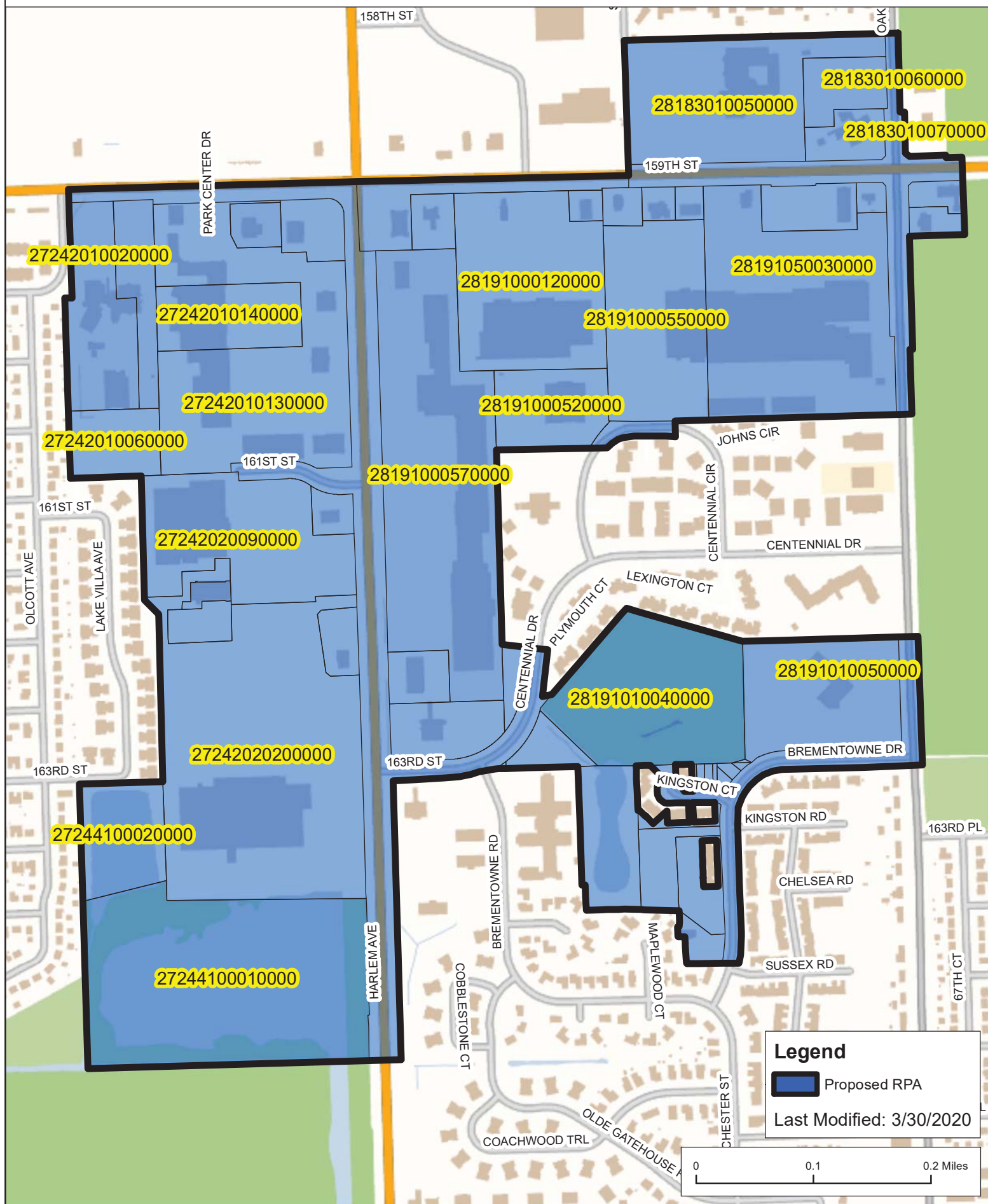
List of Tax Parcels

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

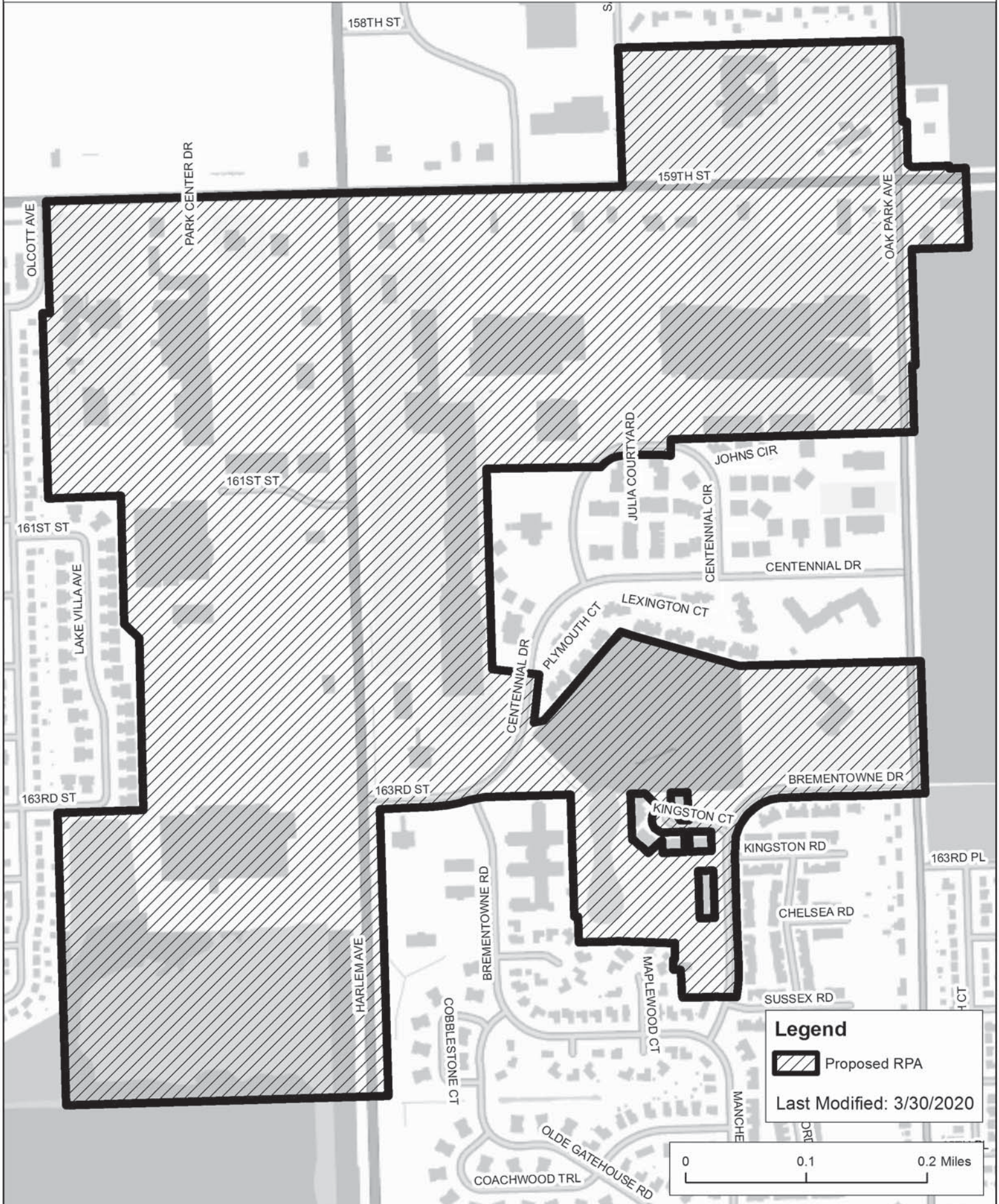


EXHIBIT C

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.

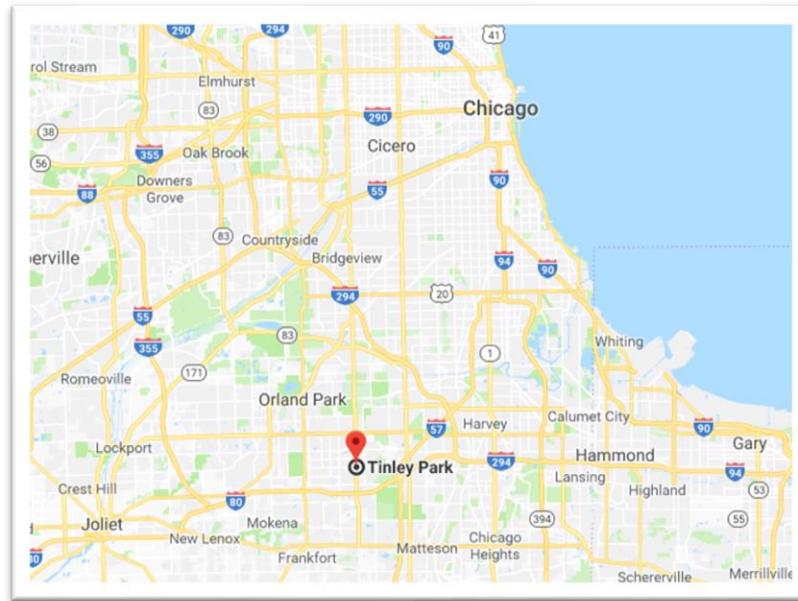
Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments 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.

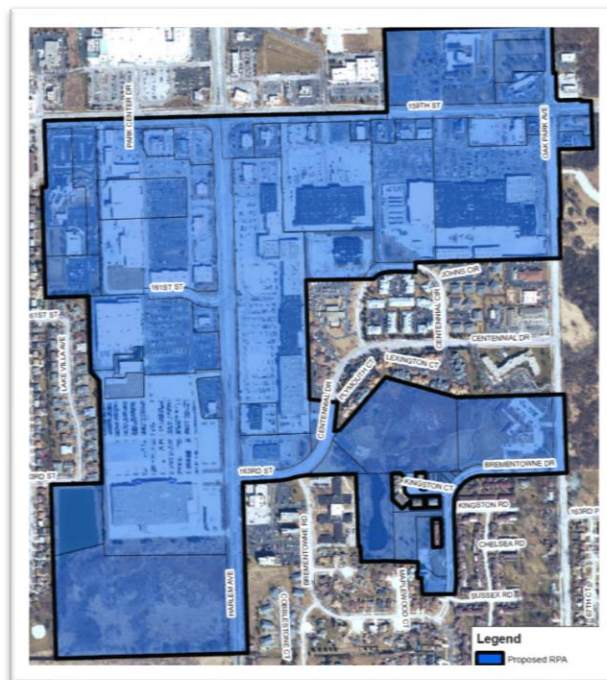
Tinley Park has seen a rapid growth in its industrial parks that provide jobs not only for its residents, but also for many others living within the region.

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 Billiart 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 Brementowne 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:

- 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.
- 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 it 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.

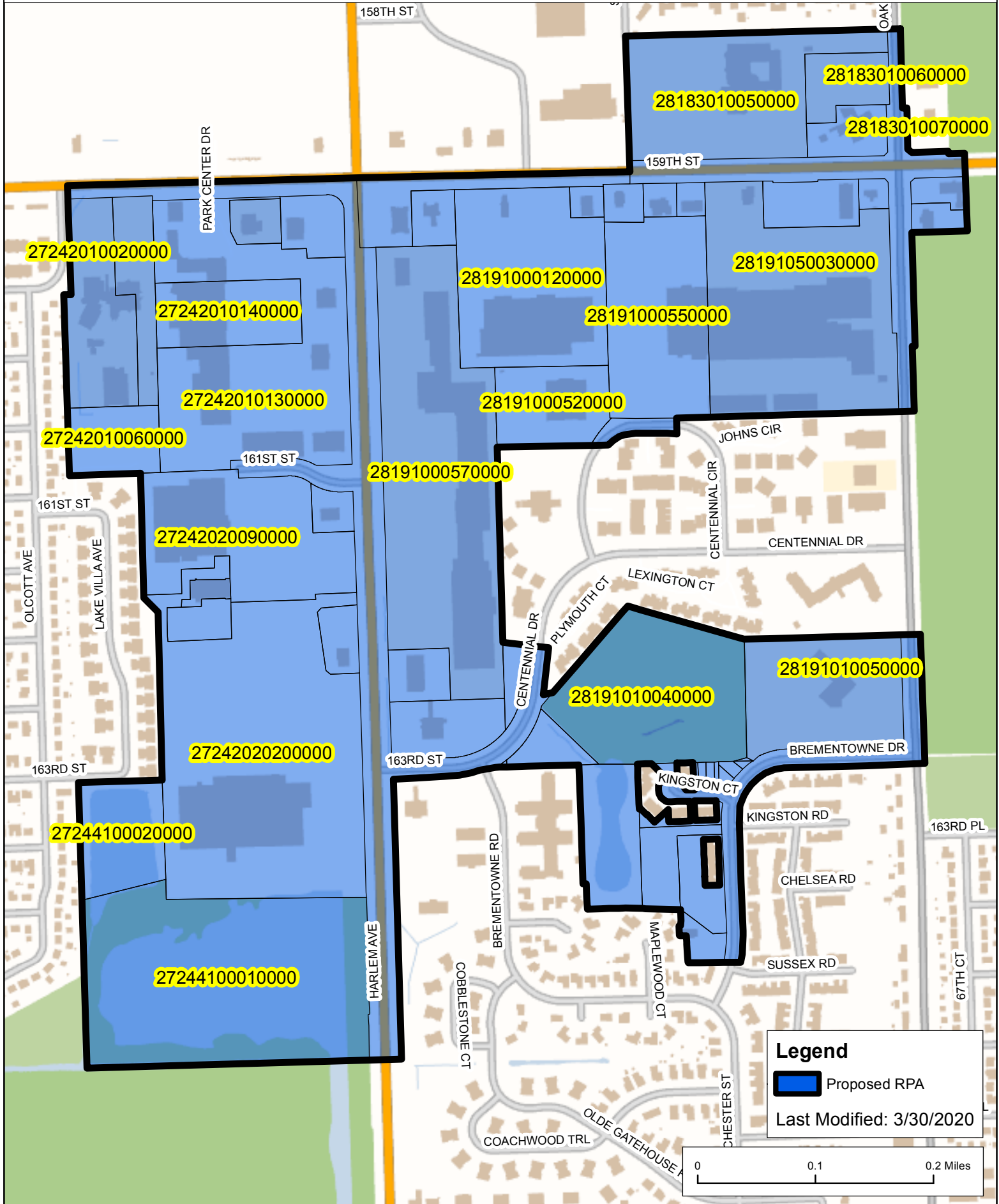
VII.Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the Act.

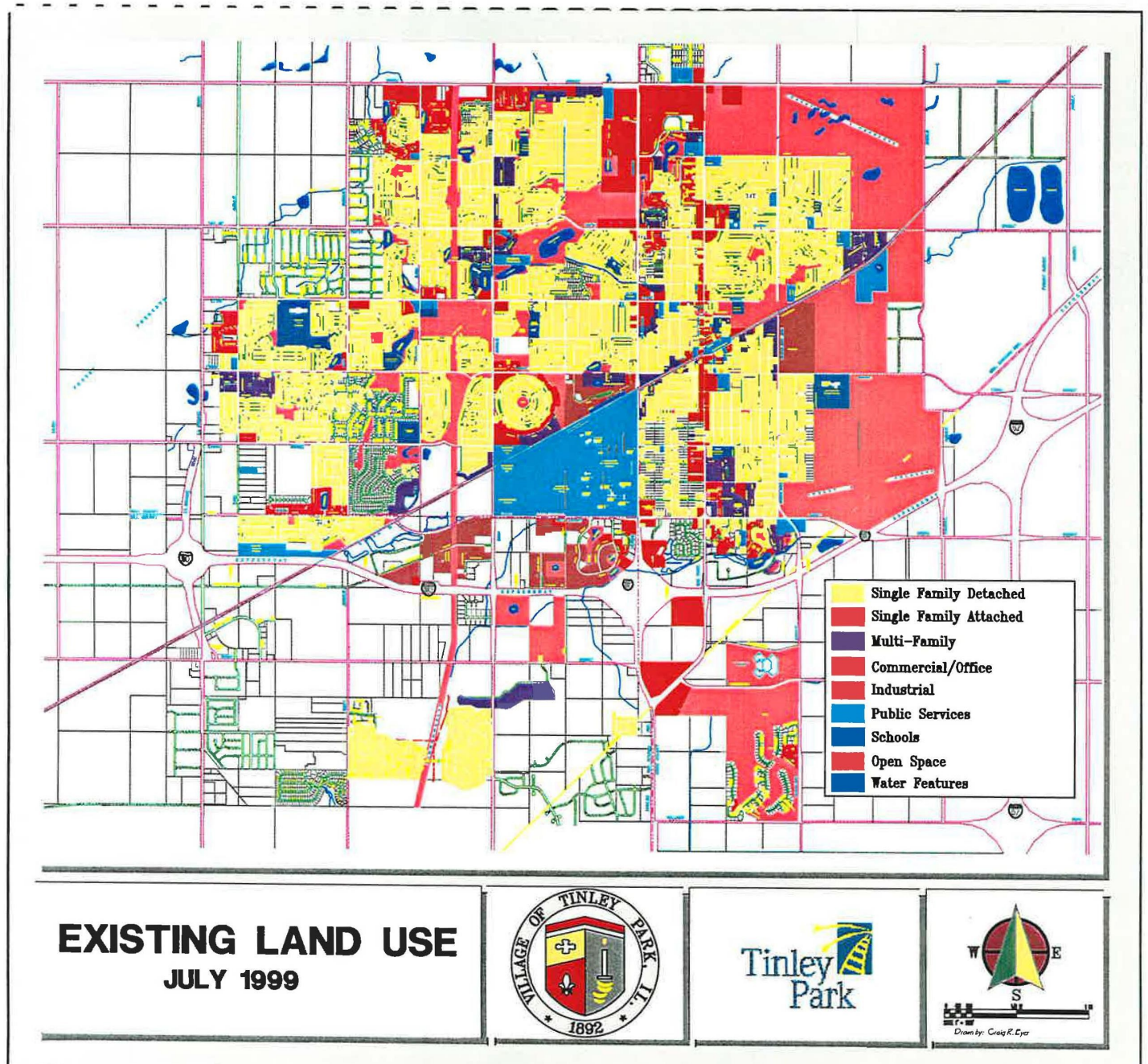
Maps

Map 1: Redevelopment Project Area Boundary

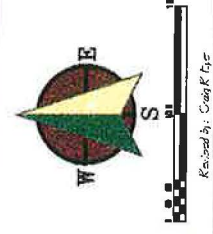
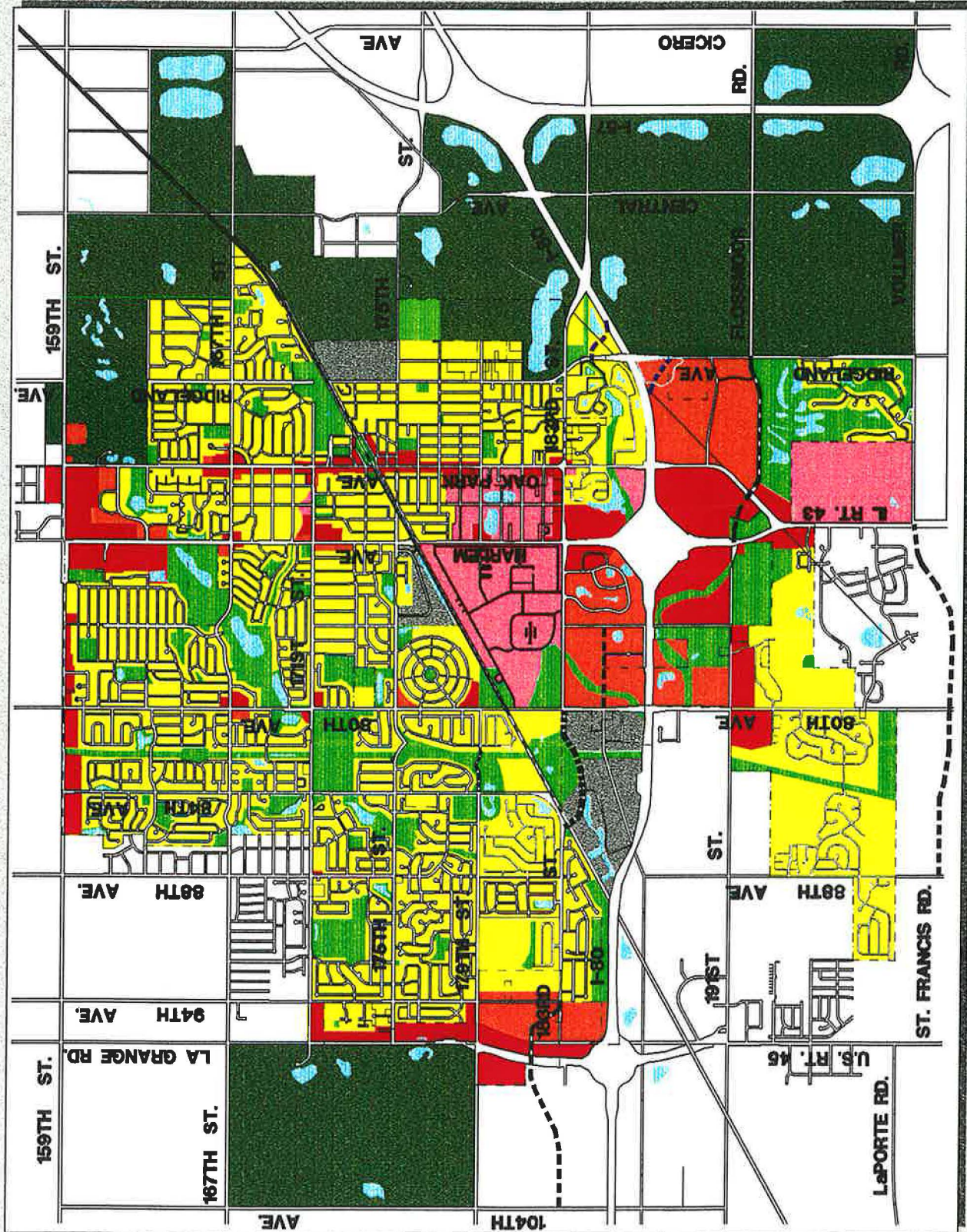
159th and Harlem Redevelopment Project Area Boundary Map



Map 2: Existing Land Use



Map 3: Future Land Use



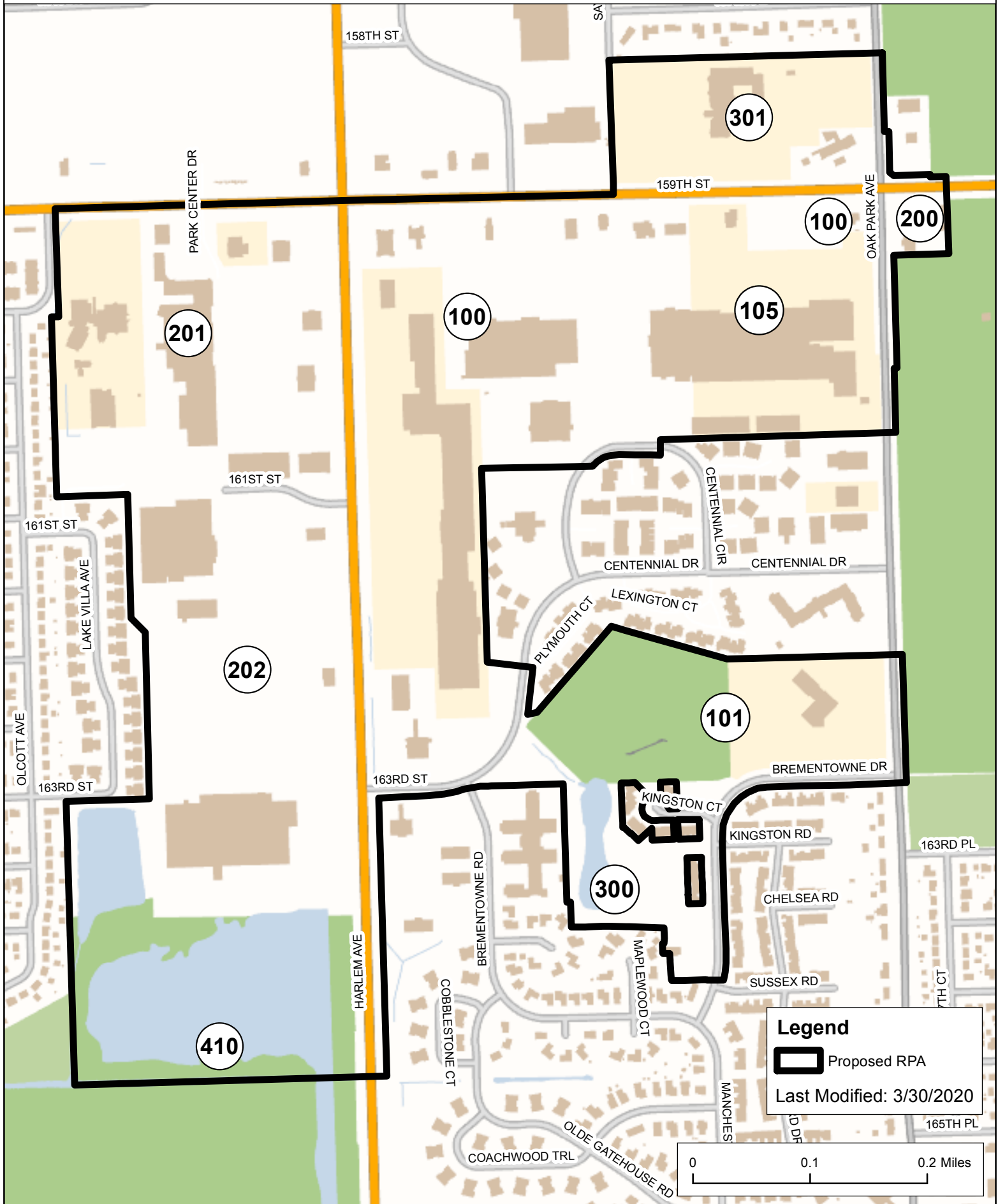
Tinley Park
LAND USE PLAN
2000



- RESIDENTIAL
- COMMERCIAL
- OFFICE/RESTRICTED INDUSTRIAL
- LIGHT INDUSTRIAL
- GOVERNMENT/SCHOOLS/OPEN SPACE/INSTITUTION
- WATER FEATURES
- FOREST PRESERVE
- MIXED USE PLD
- 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: August 10, 2020

To: Village Board and Trustees
David Niemeyer – Village Manager
Brad Bettenhausen – Village Treasurer/Finance Director

From: Andrew Brown – Assistant Village Treasurer/Assistant Finance Director

Subject: Intergovernmental Agreement with Cook County – Coronavirus Aid, Relief, and Economic Security Act

On March 27th, 2020 the federal government passed the Coronavirus Aid, Relief, and Economic Security Act or “CARES Act” to provide fast and direct economic assistance for American workers, families, and small businesses to preserve jobs for American industries. The CARES Act provided over \$2 trillion in economic relief to protect Americans from the public health and economic impacts.

As part of the Act, Congress earmarked \$150 billion to assist state, local, and tribal governments. The Village of Tinley Park is ineligible for a direct distribution of CARES Act funds because the Village population is below the 500,000 person threshold. The Village is eligible to receive funds through the State of Illinois and Cook and/or Will County.

The Village of Tinley Park was notified that the County of Cook has received about \$429 million from the US Treasury in CARES Act funding and will designate \$51 million to support municipalities under the 500,000 population threshold. The County of Cook determined allocations to each municipality through an equitable lens, with factors that included, but not limited to; immediate needs of the municipality to respond to the pandemic, municipal population, municipal median income and municipal public health statistics. It is important to note that each municipality must apply for this funding allocation and such allocation will be contingent on eligible cost reimbursement.

Through the allocation process detailed above, the Village of Tinley Park has been awarded up to \$383,275.56 for reimbursement of eligible COVID 19 costs. The attached Intergovernmental agreement (IGA) is required by Cook County of all municipalities which intend to seek use of their allocation amount. The Village will also be required to submit a letter of intent and application to accompany the IGA.





Cook County Suburban Municipality Application for Coronavirus Relief Funds

In order to request funding from Cook County under the Cook County COVID-19 Funding Response Plan, the Cook County Suburban Municipality Application for Coronavirus Relief Funds (the “application”) must be submitted in the form and manner as described herein and include all required documentation. Please see the attached Funding Guidance and Frequently Asked Questions document for detailed information and instructions on the application process and how a suburban municipality, township or fire protection district may apply for an allocation of funding. Questions regarding the Cook County COVID-19 Funding Response Plan and/or the application process should be submitted via email to SuburbanCovidFundingQuestions@cookcountyil.gov. Completed applications must be submitted via email to: SuburbanCovidFundingRequest@cookcountyil.gov. Please note that incomplete applications may cause a delay in processing.

General Information		
Organization Name	Name of Requesting Official	Submission Date
VILLAGE OF TINLEY PARK	ANDREW BROWN	AUGUST 4, 2020
Request Description and Background Information		
<p>Explain <i>what</i> the expenditure will be or has been utilized for (materials, projects, services, etc.):</p> <p>The expenditures that the funding will be used for is reimbursement of necessary expenditures incurred due to the public health emergency with respect to the Coronavirus disease from March 26 through the end of the emergency declaration period. These expenses include, but are not limited to, medical expenses, public health expenses, payroll expenses, expenses associated with actions to facilitate compliance with COVID-19 and any other expenses related to or reasonably necessary to the function(s) of the Village of Tinley Park administration.</p>		

Indicate the total amount requested (project specific and date specific to the extent possible):
\$383,275.56

Explain *how* expenditures will be or have been used to respond to the public health emergency (utilize the guiding questions below along with the attached Funding Guidance and FAQ document). Note: incomplete descriptions may lead to funding delays or denials of requests.

- *What impact will this project have or has had on your organization's service level / ability to reopen or maintain operations?*
- *What segment and size of the population is the project expected to serve or has served?*
- *How is the success of this project related to other projects?*
- *What are the projected consequences, if the request is not approved or project is not reimbursed?*

The Village of Tinley Park is seeking reimbursement of funds for payroll related to public safety; Police, Fire, and Emergency Management. The reimbursement of the funds expended to cover payroll will allow the Village to recoup the funds spent to manage, contain and ensure public health, within the Village service area were and are met and that the Village is protecting its residents, businesses, and visitors to the Village of Tinley Park. The reimbursement of the unbudgeted funds expended to manage and mitigate the COVID-19 pandemic. This will reduce the amount of expenditures to be reduced, cut or eliminated to create available funds in the current years budget to absorb costs that have been or will be incurred specific to COVID-19.

Public Safety services provided for the management, containment and mitigation of COVID-19 served 100 percent of the population in Tinley Park. This project was successful thus far as the Village was able to contain and limit contact, transmission, and the spread of COVID-19 within the community as well as provide guidance, oversight, and assistance to the at-risk population that resides in Tinley Park.

If the funding was not made available the Village would have to reduce the current year Village budget to public safety that would be detrimental to providing the established level of public safety services.

Are any requested funds expected to be expended after December 30, 2020?	<input type="radio"/> Y / <input checked="" type="radio"/> N
If any requested funds in this application are for expenses not yet incurred, when are such funds expected to be incurred (<i>please be as precise as possible</i>)? N/A	

If expenditures are FEMA-eligible, has applicant already requested FEMA reimbursement for such expenditures? If so, please provide Applicant #. If not, why not?
Please explain:
 Applicant# 031-75484-00, we are still compiling expenses as we've been informed FEMA's eligibility rules may change again. The Village will be applying for FEMA funds prior to requesting funds from the County of Cook.

☐ Y ☒ N

Cook County Reimbursement Information: Cook County ("County") can only utilize Coronavirus Relief Funds ("CRF") for documented COVID-19 related expenses. The information below will assist the County to remain federally compliant. Please indicate below which type(s) of expenses your organization is submitting. You can click on the embedded link for a detailed list of eligibility criteria.

Description	Indicate CRF Eligibility Category
<p>The <u>Coronavirus Relief Fund</u> is used to cover costs that:</p> <ul style="list-style-type: none"> • Are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19); • Were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and • Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020. 	<input checked="" type="checkbox"/> Medical expenses
	<input checked="" type="checkbox"/> Public health expenses
	<input checked="" type="checkbox"/> Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.
	<input checked="" type="checkbox"/> Expenses of actions to facilitate compliance with COVID-19 related public health measures.
	<input checked="" type="checkbox"/> Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency.
	<input checked="" type="checkbox"/> Any other COVID-19 – related expenses reasonably necessary to the function of government that satisfy the fund's eligibility criteria.
Department of the Treasury Coronavirus Relief Fund Frequently Asked Questions	

Required Attachments


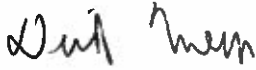
- Project and/or Program Budget
- Relevant invoices and/or receipts (if seeking reimbursement)
- Copy of your most recent annual financial statement as audited by a registered CPA

Signatures and Certification

1. The undersigned hereby certify that they have the authority and approval from the governing body on behalf of the applying municipality to submit this application and request reimbursement from Cook County from the allocation of the Coronavirus Relief Fund provided to Cook County for eligible expenditures.

2. I understand that should this application be approved; an Intergovernmental and Sub-recipient Agreement will need to be executed between the parties.
3. I understand Cook County will rely on this certification as a material representation in reviewing and potentially approving this application.
4. I certify the use of funds submitted in this application for reimbursement from the Coronavirus Relief Funds were or will be used only to cover those costs that:
 - a. Are *necessary expenditures* incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
 - b. Were not accounted for in the budget most recently approved as of March 27, 2020; and
 - c. Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.
5. I understand any award of funds pursuant to this application must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. We have reviewed the guidance established by U.S. Department of the Treasury and certify costs meet the required guidance. Any funds expended by the Municipality or its subcontractor(s) in any manner that does not adhere to official federal guidance shall be returned to Cook County.
6. I understand any funds provided pursuant to this application and certification cannot be used as a revenue replacement for lower than expected tax or other revenue collections.
7. I understand funds received pursuant to this application and certification cannot be used for expenditures for which the Municipality has received any other emergency COVID-19 supplemental funding (whether state, federal or private in nature) for that same expense.

I certify that I have read the above certification and my statements contained herein as well as the application are true and correct to the best of my knowledge.

	Asst. Finance Director	08/04/2020
Finance Liaison (signature)	Title	Date
Andrew Brown		
Finance Liaison (printed name)		
	Village Manager	08/04/2020
Organization Head (signature)	Title	Date
David Niemeyer		
Organization Head (printed name)		

Effective: [7-2-2020]

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION

NO. 2020-R-081

**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AND SUBRECIPIENT
AGREEMENT FOR CORONAVIRUS RELIEF FUNDS BETWEEN THE VILLAGE OF TINLEY
PARK AND THE COUNTY OF COOK, ILLINOIS**

**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

RESOLUTION NO. 2020-R-081**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AND SUBRECIPIENT AGREEMENT FOR CORONAVIRUS RELIEF FUNDS BETWEEN THE VILLAGE OF TINLEY PARK AND THE COUNTY OF COOK, ILLINOIS**

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 County, 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 outbreak of novel coronavirus (COVID-19), a highly contagious disease, jeopardizes the public health and safety of the residents of the ; and

WHEREAS, on March 13, 2020, the President of the United States issued a Proclamation on Declaring a National Public Health Emergency as a result of the Pandemic; and

WHEREAS, the Village of Tinley Park has taken appropriate measures in order to protect the health, safety and welfare of the persons within the Village of Tinley Park during the COVID-19 or coronavirus pandemic ("Pandemic"); and

WHEREAS, on March 27, 2020, the President of the United States signed into law the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") to provide much needed resources to help governments, businesses and individuals respond to the Pandemic; and

WHEREAS, the CARES Act created the Coronavirus Relief Fund (the "CRF") to provide financial resources to state and local governments with a population of 500,000 or more residents; and

WHEREAS, federal guidance issued by the U.S. Department of Treasury indicates that a unit of local government may transfer a portion of its CRF funding to a smaller unit of local government provided that such transfer qualifies as a "necessary expenditure" to the Public Health Emergency and meets the criteria of Section 601 (d) of the Social Security Act as added by Section 5001 of the CARES Act; and

WHEREAS, Cook County has chosen to allocate \$51,000,000 of its CRF among the 134 municipalities located within Cook County through an application process; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Intergovernmental Agreement with the County of Cook, Illinois, a true and correct copy of such Intergovernmental Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Intergovernmental Agreement be entered into by the Village of Tinley Park.

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Intergovernmental Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Intergovernmental Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 18th day of August, 2020, by the Corporate Authorities of the Village of Tinley Park
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 1

**INTERGOVERNMENTAL AND SUBRECIPIENT
AGREEMENT FOR CORONAVIRUS RELIEF FUNDS
BETWEEN THE VILLAGE OF TINLEY PARK AND
THE COUNTY OF COOK, ILLINOIS**

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. 2020-R-081, “A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AND SUBRECIPIENT AGREEMENT FOR CORONAVIRUS RELIEF FUNDS BETWEEN THE VILLAGE OF TINLEY PARK AND THE COUNTY OF COOK, ILLINOIS.,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 18, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th day of August, 2020.

VILLAGE CLERK

**INTERGOVERNMENTAL AND SUBRECIPIENT AGREEMENT
FOR
CORONAVIRUS RELIEF FUNDS**



Between

COUNTY OF COOK, ILLINOIS

And

Village of Tinley Park

(Cook County, Illinois Suburban Municipality, Township or Fire Protection District (Subrecipient))

Entered into this _____ day of _____, 2020

SUBAWARD INFORMATION

The following information is provided pursuant to 2 C.F.R. 200.331(a)(1):

- Subrecipient's name (must match the name associated with its unique entity identifier):
VILLAGE OF TINLEY PARK
- Subrecipient's unique entity identifier (DUNS): 07-973-9843
- Subaward Period of Performance Start and End Date: July 1, 2020, through December 30, 2020.
- Total Amount of Federal Funds allocated to the Subrecipient: \$383,275.56
- Federal Award Program Description:
Cook County has received Coronavirus Relief Funds pursuant to the CARES Act, a portion of which it has chosen to allocate in the spirit of intergovernmental cooperation to suburban municipalities in Cook County. Suburban municipalities which for the purposes of this agreement include municipalities, townships and fire protection districts in suburban Cook County may apply for County awarded Coronavirus Relief Funds pursuant to the following procedures and consistent with eligibility guidance. Requests will be reviewed by the Cook County Bureau of Finance Program Management Office (PMO) of the COVID-19 Financial Response Plan. Available funds will be distributed to suburban municipalities consistent with their respective allocations and based on the type of expenditure, the volume of requests, and the balance of funds available.
- Name of Federal Awarding Agency: U.S. Department of the Treasury
- Name of pass-through entity: Cook County, IL
- Contact Information for pass-through entity: Ammar M. Rizki, Chief Financial Officer, Cook County Bureau of Finance, 118 N. Clark Street, Suite 1127. Chicago, Illinois 60602. Email Info: SuburbanCovidFundingRequest@cookcountyil.gov
- Award is for Research & Development (R&D): NO

THIS AGREEMENT entered this _____ day of _____, 2020, by and between the County of Cook, Illinois, a body politic and corporate of the State of Illinois, through the Office of the Chief Financial Officer and Bureau of Finance (herein called “Cook County”), and VILLAGE OF TINLEY PARK (herein called “Subrecipient”). Cook County and Subrecipient shall sometimes be referred to herein individually as the “Party” and collectively as the “Parties.”

WHEREAS, on March 13, 2020, the President of the United States issued a Proclamation on Declaring a National Public Health Emergency as a result of the COVID-19 outbreak; and

WHEREAS, on March 27, 2020, the President of the United States signed into law the Coronavirus Aid, Relief, and Economic Security Act (the “CARES Act”); and

WHEREAS, the CARES Act established the Coronavirus Relief Fund (“CRF”), which provides aid to certain eligible local governments to address necessary expenditures due to the COVID-19 Public Health Emergency; and

WHEREAS, Cook County qualified as an eligible local government and received CRF funding from the U.S Department of Treasury; and

WHEREAS, federal guidance issued by the U.S. Department of Treasury indicates that a unit of local government may transfer a portion of its CRF funding to a smaller unit of local government provided that such transfer qualifies as a “necessary expenditure” to the Public Health Emergency and meets the criteria of Section 601 (d) of the Social Security Act as added by Section 5001 of the CARES Act; and

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) and other applicable law permit and encourage units of local government to cooperate with and support each other in the exercise of their authority and the performance of their responsibilities; and

WHEREAS, the Illinois Intergovernmental Cooperation Act authorizes units of local government to combine, transfer or jointly exercise any power, privilege, function, or authority which either of them may exercise, and to enter into agreements for the performance of governmental services, activities, or undertakings, and

WHEREAS, Cook County acknowledges that there are local municipalities within Cook County that were not eligible to receive a portion of CRF and Cook County, through the spirit of intergovernmental cooperation, desires to provide a portion of its CRF funding to aid such local municipalities in addressing the impacts of the COVID-19 Public Health Emergency; and

WHEREAS, Section 601(d) of the Social Security Act, as added by section 5001 of the CARES Act requires that units of local government use the funds received to cover only those costs that (1) are necessary expenditures incurred due to the public health emergency with respect to the COVID–19; (2) were not accounted for in the budget most recently approved as of March 27, 2020, (the date of enactment of the CARES Act) for the state or local government; and (3) were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020; and

WHEREAS, in order to provide funds for Subrecipient to pay necessary expenditures it has or will incur due to the COVID-19 public health emergency, the Parties have agreed that Cook County, in its sole and absolute discretion, may reimburse Subrecipient for eligible expenses as provided herein.

NOW, THEREFORE, the Parties mutually agree as follows:

I. AGREEMENT TERM

- A. This Agreement shall become effective on the date of execution, and end on December 30, 2020 (the “Initial Term”).
- B. This Agreement may be extended beyond the Initial Term only upon the written approval of both Parties; provided, however, that all terms and conditions of this Agreement shall remain in full force and effect unless this Agreement is specifically amended.
- C. Cook County, in its sole and absolute discretion, may terminate this Agreement at any time.

II. ACTIVITIES & ELIGIBLE EXPENSES

A. Activities

Subrecipient shall be responsible for administering all COVID-19 response activities in a manner satisfactory to Cook County and consistent with any standards required as a condition of providing these funds. Allowable activities must be directly tied to response and recovery efforts related to COVID-19 and must be allowable pursuant to the CRF requirements.

B. Eligible Expenses

Cook County, in its sole and absolute discretion, may reimburse and/or provide funding to Subrecipient for “Eligible Expenses” as described on Attachment A of this Agreement. Notwithstanding anything herein to the contrary, “Eligible Expenses” shall not include lost revenue. Failure of Subrecipient to comply with the provisions of this Agreement, including non-compliance with 2 C.F.R. 200, may result in expenses being disallowed, withholding of federal funds, and/or termination of this Agreement.

III. NOTICES

Notices to Cook County as required by this Agreement shall be delivered in writing, via email and addressed to Cook County as set forth below. Notices to Subrecipient as required by this Agreement shall be in writing, via email and addressed to Subrecipient as set forth below. All such notices shall also be deemed duly given if personally delivered, or if deposited in the United States mail, registered or certified return receipt requested.

Ammar M. Rizki
Chief Financial Officer
Cook County Bureau of Finance
118 N. Clark Street, Suite 1127
Chicago, IL 60602
SuburbanCovidFundingRequest@cookcountyil.gov

Name of Subrecipient: VILLAGE OF TINLEY PARK
Address: 16250 Oak Park Ave Tinley Park, IL 60477
Email: ABrown@tinleypark.org

IV. TERMS & CONDITIONS

The following requirements are applicable to all activities undertaken with CRF funds.

A. Compliance with State and Local Requirements

Subrecipient acknowledges that this Agreement requires compliance with the regulations of the State of Illinois and with all applicable state and local orders, laws, regulations, rules, policies, and certifications governing any activities undertaken during the performance of this Agreement.

B. Compliance with Federal Requirements

Subrecipient acknowledges that Eligible Expenses funded or reimbursed by Cook County to Subrecipient are not considered to be grants but are “other financial assistance” under 2 C.F.R. 200.40. This Agreement requires compliance with certain provisions of Title 2 C.F.R. 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Subrecipient agrees to comply with all applicable federal laws, regulations, and policies governing the funds provided under this Agreement. Subrecipient further agrees to utilize available funds under this Agreement to supplement rather than supplant funds otherwise available.

During the performance of this Agreement, the Subrecipient shall comply with all applicable federal laws and regulations, including, including, but not limited to, the following:

- Fund payments are considered to be federal financial assistance subject to the Single Audit Act (31 U.S.C. 7501-7507).
- Subrecipients are subject to a single audit or program specific audit pursuant to 2 C.F.R. 200.501(a) when Subrecipient spends \$750,000 or more in federal awards during their fiscal year.
- Fund payments are subject to 2 C.F.R. 200.303 regarding internal controls.
- Fund payments are subject to 2 C.F.R. 200.330 through 200.332 regarding subrecipient monitoring and management.
- Fund payments are subject to Subpart F regarding audit requirements.

Subcontracts, if any, shall contain a provision making them subject to all of the provisions stipulated in this Agreement, including but not limited to 2 C.F.R. 200.303, 2 C.F.R. 200.330-332, 2 C.F.R. 200.501(a), and 2 C.F.R. Part 200 Subpart F.

With respect to any conflict between such federal requirements and the terms of this Agreement and/or the provisions of state law and except as otherwise required under federal law or regulation, the more stringent requirement shall control.

C. Hold Harmless

Subrecipient shall hold harmless, release, and defend Cook County from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient’s performance or nonperformance of the services or subject matter called for in this Agreement.

D. Indemnification

Subrecipient shall indemnify Cook County, its officers, agents, employees, and the federal awarding agency, from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by Subrecipient and/or its agents, employees or sub-contractors, excepting only loss, injury or damage determined to be solely caused by the gross negligence or willful misconduct of personnel employed by Cook County. It is the intent of the Parties to this Agreement to provide the broadest possible indemnification for Cook County. Subrecipient shall reimburse Cook County for all costs, attorneys' fees,

expenses and liabilities incurred with respect to any litigation in which Subrecipient is obligated to indemnify, defend and hold harmless Cook County under this Agreement.

E. Misrepresentations & Noncompliance

Subrecipient hereby asserts, certifies and reaffirms that all representations and other information contained in Subrecipient's application, request for funding, or request for reimbursement are true, correct and complete, to the best of Subrecipient's knowledge, as of the date of this Agreement. Subrecipient acknowledges that all such representations and information have been relied on by Cook County to provide the funding under this Agreement.

Subrecipient shall promptly notify Cook County, in writing, of the occurrence of any event or any material change in circumstances which would make any Subrecipient representation or information untrue or incorrect or otherwise impair Subrecipient's ability to fulfill Subrecipient's obligations under this Agreement.

F. Workers' Compensation

Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employee involved in the performance of this Agreement.

G. Insurance

Subrecipient shall carry sufficient insurance coverage to protect any funds provided to Subrecipient under this Agreement from loss due to theft, fraud and/or undue physical damage. Subrecipients that are self-insured shall maintain excess coverage over and above its self-insured retention limits.

H. Amendments

This Agreement may be amended at any time only by a written instrument signed by both Parties. Such amendments shall not invalidate this Agreement, nor relieve or release either Party from its obligations under this Agreement. Cook County may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Parties.

I. Suspension or Termination

Cook County may suspend or terminate this Agreement if Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to), the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and Federal awarding agency guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to Cook County reports that are incorrect or incomplete in any material respect.

J. Program Fraud & False or Fraudulent Statements or Related Acts

Subrecipient and any subcontractors must comply with 31 U.S.C. Chapter 38, Administrative Remedies for False Claims and Statements, which shall apply to the activities and actions of Subrecipient and any

subcontractors pertaining to any matter resulting from a contract.

K. Debarment / Suspension and Voluntary Exclusion

1. Non-Federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, Debarment and Suspension (1986) and Executive Order 12689, Debarment and Suspension (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Nonprocurement Debarment and Suspension).
 2. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities. A contract award must not be made to parties listed in the Systems of Award Management ("SAM") Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov.
- L. Governing Law and Venue. This Agreement shall be interpreted under, and governed by, the laws of the State of Illinois, without regard to conflicts of laws principles. Any claim, suit, action, or proceeding brought in connection with this Agreement shall be in the Circuit Court of Cook County and each party hereby irrevocably consents to the personal and subject matter jurisdiction of such court and waives any claim that such court does not constitute a convenient and appropriate venue for such claims, suits, actions, or proceedings.

V. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

Subrecipient agrees to comply with and agrees to adhere to appropriate accounting principles and procedures, utilize adequate internal controls, and maintain necessary source documentation for all Eligible Expenses.

B. Duplication of Benefits; Subrogation

Subrecipient shall not carry out any of the activities under this Agreement in a manner that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155) and in accordance with Section 1210 of the Disaster Recovery Reform Act of 2018 (division D of Public Law 115–254; 132 Stat. 3442), which amended section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155).

If Subrecipient receives duplicate benefits from another source, Subrecipient must refund the benefits provided by Cook County to Cook County.

Subrecipient must execute and deliver a Duplication of Benefits and Subrogation Agreement ("Duplication of Benefits Certification"), in the form attached hereto as Attachment B. Subrecipient shall comply with all terms and conditions of the Duplication of Benefits Certification, including, without limitation, Subrecipient's obligation to promptly notify Cook County of any disaster assistance received from any other source.

C. Documentation & Recordkeeping

As required by 2 C.F.R. 200.331(a)(5), Cook County, or any duly authorized representative of Cook County, shall have the right of access to any records, documents, financial statements, papers, or other records of Subrecipient that are pertinent to this Agreement, in order to comply with any audits pertaining to funds

allocated to Subrecipient under this Agreement. The right of access also includes timely and reasonable access to Subrecipient's personnel for the purpose of interview and discussion related to such documents. The right of access is not limited to the required retention period, as set forth in paragraph D below, but lasts as long as the records are retained.

D. Record Retention

Subrecipient shall retain sufficient records, which may include, but are not limited to financial records, supporting documents, statistical records, and all other Subrecipient records pertinent to the Agreement to show its compliance with the terms of this Agreement, as well as the compliance of all subcontractors or consultants paid from funds under this Agreement, for a period of three (3) years from the date of submission of the final expenditure report.

E. Internal Controls

Subrecipient must comply with 2 C.F.R. 200.303 and establish and maintain effective internal control over the funds allocated under this Agreement and provide reasonable assurance that the Subrecipient is managing the award in compliance with Federal statutes, regulations, and the terms and conditions of the award. These internal controls should be in compliance with guidance in "Standards for Internal Control in the Federal Government" issued by the Comptroller General of the United States or the "Internal Control Integrated Framework" issued by the Committee of Sponsoring Organizations of the Treadway Commission.

F. Personally Identifiable Information

Subrecipient must comply with 2 C.F.R. 200.303(e) and take reasonable measures to safeguard protected personally identifiable information, as defined in 2 C.F.R. 200.82, and other information designated as sensitive or the Subrecipient considers sensitive consistent with applicable Federal, state, local, and tribal laws regarding privacy and obligations of confidentiality.

G. Monitoring & Compliance

Cook County shall evaluate the Subrecipient's risk of noncompliance and monitor the activities of Subrecipient as necessary to ensure that the CRF funds are used for authorized purposes, in compliance with Federal statutes, regulations, and the terms and conditions of this Agreement. Monitoring of Subrecipient shall include reviewing invoices for eligible expenses, reviewing payroll logs, applicable contracts and other documentation that may be requested by the County to substantiate eligible expenses. Failure to submit proper documentation verifying eligible expenses may result in termination of this agreement and recoupment of awarded funds from the Subrecipient.

Cook County shall verify that Subrecipient is audited as required by 2 C.F.R. Part 200 Subpart F—Audit Requirements. Cook County may take enforcement action against noncompliant Subrecipient as described in 2 C.F.R. 200.338 Remedies for noncompliance of this part and in program regulations

H. Close-Outs

Subrecipient shall close-out its use of funds under this Agreement by complying with the closeout procedures set forth in 2 C.F.R. 200.343 and the procedures described below. Subrecipient's obligation to Cook County will not terminate until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to:

Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that Subrecipient has control over funding provided under this Agreement.

I. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to Cook County, the Federal awarding agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be resolved by Subrecipient within 30 days after notice of such deficiencies by the Subrecipient. Failure of Subrecipient to comply with the audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

If Subrecipient expends \$750,000 or more in total federal assistance (all programs) in a single year, must have an audit conducted of Coronavirus Relief Funds in accordance with 2 C.F.R. Part 200, Subpart F—Audit Requirements. Subrecipient shall submit a copy of that audit to Cook County.

Subrecipients who do not meet the Single Audit threshold are required to have a program-specific Coronavirus Relief Funds audit conducted in accordance with § 200.507 - Program-Specific Audits and may be required to submit such copy of that audit to Cook County.

Issues arising out of noncompliance identified in a Single or Program-Specific Coronavirus Relief Funds audit are to receive priority status of remediation or possible return of all funds to Cook County.

J. Payment & Reporting Procedures

1. Payment Procedures

Cook County will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with the allocations and disbursement policies established by Cook County. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient.

Subrecipients should maintain a financial file with copies of back-up documentation for all paid eligible expenditures made by the Subrecipient during the eligible period. Documentation of expenditures will be reviewed and verified upon receipt by Cook County.

- a. Requests for reimbursement or funding must be submitted via email to SuburbanCovidFundingRequest@cookcountyil.gov. Incomplete applications may result in a delay in a decision regarding of funding requests.
- b. Upon receipt of the Applications, the County will confirm receipt of application by email.
- c. The received application will be reviewed and Subrecipient will receive a Notification Letter by email indicating denial and/or approval of the funding request within approximately 10 days.
- d. Notification letters approving requested funds will contain detailed instructions regarding delivery of approved funds to Subrecipient. Receipt of approved funds will be contingent on a fully executed Intergovernmental and Subrecipient Agreement. All CRF funds not expended by Subrecipient must be returned to Cook County by December 30, 2020, in compliance with the Close-Out Procedures contained in this Agreement.

2. Reporting Procedures. Subrecipient will be required to periodically report the status of projects approved for advance funding and will be required to tender to the County records addressing how the

funding was used for eligible expenses. Such reporting may include documentation of invoices, submission of payroll logs, proof of contracts, etc... to substantiate eligible expenses. Subrecipient must indicate to the County by September 30, 2020 its intent (or not) to fully expend its allocated funds by December 30, 2020. In the case the subrecipient reports to Cook County that it anticipates spending less than its entire allocation, the County will reduce the subrecipient's total allocation by the anticipated unused amount. Failure to submit proper documentation verifying eligible expenses may result in termination of this agreement and recoupment of awarded funds from the Subrecipient.

VI. Personnel & Participation Conditions

1. Hatch Act

Subrecipient must comply with provisions of the Hatch Act of 1939 (Chapter 15 of Title V of the U.S.C.) limiting the political activities of public employees, as it relates to the programs funded.

2. Conflict of Interest

The Subrecipient shall maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

VII. ATTACHMENTS

All attachments to this Agreement are incorporated as if set out fully. In the event of any inconsistencies or conflict between the language of this Agreement and the attachments, the language of the attachments shall control, but only to the extent of the conflict or inconsistency.

This Agreement contains the following attachments:

- Attachment A – Eligible Expenses
- Attachment B – Duplication of Benefits Certification

VII. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

VIII. WAIVER

Cook County's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of Cook County to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

IX. CERTIFICATION

The subrecipient hereby certifies that they have the authority and approval from the governing body to execute this Agreement and request reimbursement from Cook County from the allocation of the Coronavirus Relief Fund provided to Cook County for eligible expenditures. The subrecipient further certifies the funds received for reimbursement from the Coronavirus Relief Funds were or will be used only to cover those costs that:

- a. Are *necessary expenditures* incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
- b. Were not accounted for in the budget most recently approved as of March 27, 2020; and
- c. Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.

Subrecipient understands any award of funds pursuant to this agreement must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure and that the subrecipient has reviewed the guidance established by U.S. Department of the Treasury and certify costs meet the required guidance. Any funds expended by the subrecipient or its subcontractor(s) in any manner that does not adhere to official federal guidance shall be returned to Cook County.

Subrecipient agrees that they will retain documentation of all uses of the funds, including but not limited to invoices and/or sales receipts in a manner consistent with §200.333 *Retention requirements for records* of 2 CFR Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Subrecipient understands any funds provided pursuant to this agreement cannot be used as a revenue replacement for lower than expected tax or other revenue collections and cannot be used for expenditures for which the subrecipient has received any other emergency COVID-19 supplemental funding (whether state, federal or private in nature) for that same expense.

X. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Parties relating to Cook County's allocation of CRF funding to Subrecipient. This Agreement is subject to availability of Federal assistance under the Coronavirus Relief Funds as authorized under the CARES Act. Cook County has no legal requirement to provide funding to any Subrecipient.

VI. SIGNATURE AUTHORITY

The following specific officers/officials, or their authorized designees, are required to sign this Agreement on behalf of the of Subrecipient. Note: If this Agreement is signed by a designee, a duly authenticated delegation of authority evidencing the signer's authority to execute the Agreement for and on behalf of the Subrecipient must be attached to the Agreement for review by Cook County.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Agreement on the dates hereafter set forth below.

VILLAGE OF TINLEY PARK

Signed: _____

Its Duly Authorized Agent

Printed Name: _____

Title: _____

Date: _____

COOK COUNTY, ILLINOIS

Signed: _____

Its Duly Authorized Agent

Printed Name: _____

Title: _____

Date: _____

Approved as to form:

Signed: _____

Office of the Cook County State's Attorney

ATTACHMENT A – ELIGIBLE EXPENSES

Eligible expenses are subject to approval by Cook County and are contingent on allowability under the respective funding sources. Eligible expenses are those incurred for response and recovery activities as a result of a declared emergency. Cook County will review all expenses submitted for reimbursement. Reimbursement shall only be made for eligible expenses that are directly tied to response and recovery activities related to COVID-19. Expenses must be allowable pursuant to the Federal agency award requirements. Expenses listed below is nonexclusive, and additional Federal funding sources may include additional eligible expenses.

Eligible Coronavirus Relief Fund (CRF) Expenses

The CARES Act requires that the payments from the Coronavirus Relief Fund only be used to cover expenses that—

- Are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19);
- Were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and
- Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.

Eligible expenditures include, but are not limited to, payment for:

- Medical expenses such as:
 - COVID-19-related expenses of public hospitals, clinics, and similar facilities.
 - Expenses of establishing temporary public medical facilities and other measures to increase.
 - COVID-19 treatment capacity, including related construction costs.
 - Costs of providing COVID-19 testing, including serological testing.
 - Emergency medical response expenses, including emergency medical transportation, related to COVID-19.
 - Expenses for establishing and operating public telemedicine capabilities for COVID-19- related treatment.
- Public health expenses such as:
 - Expenses for communication and enforcement by State, territorial, local, and Tribal governments of public health orders related to COVID-19.
 - Expenses for acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment, for medical personnel, police officers, social workers, child protection services, and child welfare officers, direct service providers for older adults and individuals with disabilities in community settings, and other public health or safety workers in connection with the COVID-19 public health emergency.
 - Expenses for disinfection of public areas and other facilities, e.g., nursing homes, in response to the COVID-19 public health emergency.
 - Expenses for technical assistance to local authorities or other entities on mitigation of COVID-19-related threats to public health and safety.
 - Expenses for public safety measures undertaken in response to COVID-19.

- Expenses for quarantining individuals.
- Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID19 public health emergency.
- Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as:
 - Expenses for food delivery to residents, including, for example, senior citizens and other vulnerable populations, to enable compliance with COVID-19 public health precautions.
 - Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions.
 - Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.
 - Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions.
 - COVID-19-related expenses of maintaining state prisons and county jails, including as relates to sanitation and improvement of social distancing measures, to enable compliance with COVID-19 public health precautions.
 - Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions.
- Any other COVID-19-related expenses reasonably necessary to the function of government that satisfy the Fund's eligibility criteria, excluding costs associated in conducting Coronavirus Relief Fund Single or Program-Specific audits.

ATTACHMENT B – DUPLICATION OF BENEFITS CERTIFICATION

In consideration of Subrecipient's receipt of funds or the commitment of funds by the Cook County, Subrecipient hereby assigns to Cook County all of Subrecipient's future rights to reimbursement and all payments received from any grant, subsidized loan, or insurance policies or coverage or any other reimbursement or relief program related to or administered by the Federal Emergency Management Agency, the Small Business Administration or any other source of funding that were the basis of the calculation of the portion of the Coronavirus Relief Funding transferred to the Subrecipient under the Intergovernmental and Subrecipient Agreement for Coronavirus Relief Funds Agreement entered into by and between Cook

County, Illinois, and VILLAGE OF TINLEY PARK on _____, 2020. Any such funds received by the Subrecipient shall be referred to herein as “additional funds.”

Additional funds received by the Subrecipient that are determined to be a Duplication of Benefits (“DOB”) shall be referred to herein as “DOB Funds.” Subrecipient agrees to immediately notify Cook County of the source and receipt of additional funds related to the COVID-19 pandemic. Cook County shall notify the Federal awarding agency of the additional funding reported by Subrecipient to Cook County. Subrecipient agrees to reimburse Cook County for any additional funding received by the Subrecipient if such additional funding is determined to be a DOB by Cook County, the Federal awarding agency or an auditing agency. Subrecipient further agrees to apply for additional funds that the Subrecipient may be entitled to under any applicable Disaster Program in an effort to maximize funding sources available to the Subrecipient and Cook County.

Subrecipient acknowledges that in the event that Subrecipient makes or files any false, misleading, or fraudulent statement and/or omits or fails to disclose any material fact in connection with the funding under this Agreement, Subrecipient may be subject to civil and/or criminal prosecution by federal, State and/or local authorities. In any proceeding to enforce this Agreement, the Grantee shall be entitled to recover all costs of enforcement, including actual attorney’s fees.

Subrecipient: VILLAGE OF TINLEY PARK

Signed: _____

Its Duly Authorized Agent

Printed Name: _____

Title: _____

Date: _____



Cook County Suburban Municipality Application for Coronavirus Relief Funds

In order to request funding from Cook County under the Cook County COVID-19 Funding Response Plan, the Cook County Suburban Municipality Application for Coronavirus Relief Funds (the “application”) must be submitted in the form and manner as described herein and include all required documentation. Please see the attached Funding Guidance and Frequently Asked Questions document for detailed information and instructions on the application process and how a suburban municipality, township or fire protection district may apply for an allocation of funding. Questions regarding the Cook County COVID-19 Funding Response Plan and/or the application process should be submitted via email to SuburbanCovidFundingQuestions@cookcountyil.gov. Completed applications must be submitted via email to: SuburbanCovidFundingRequest@cookcountyil.gov. Please note that incomplete applications may cause a delay in processing.

General Information		
Organization Name	Name of Requesting Official	Submission Date
VILLAGE OF TINLEY PARK	ANDREW BROWN	AUGUST 4, 2020
Request Description and Background Information		
<p>Explain <i>what</i> the expenditure will be or has been utilized for (materials, projects, services, etc.):</p> <p>The expenditures that the funding will be used for is reimbursement of necessary expenditures incurred due to the public health emergency with respect to the Coronavirus disease from March 26 through the end of the emergency declaration period. These expenses include, but are not limited to, medical expenses, public health expenses, payroll expenses, expenses associated with actions to facilitate compliance with COVID-19 and any other expenses related to or reasonably necessary to the function(s) of the Village of Tinley Park administration.</p>		

Indicate the total amount requested (project specific and date specific to the extent possible):
\$383,275.56

Explain *how* expenditures will be or have been used to respond to the public health emergency (utilize the guiding questions below along with the attached Funding Guidance and FAQ document). Note: incomplete descriptions may lead to funding delays or denials of requests.

- *What impact will this project have or has had on your organization's service level / ability to reopen or maintain operations?*
- *What segment and size of the population is the project expected to serve or has served?*
- *How is the success of this project related to other projects?*
- *What are the projected consequences, if the request is not approved or project is not reimbursed?*

The Village of Tinley Park is seeking reimbursement of funds for payroll related to public safety; Police, Fire, and Emergency Management. The reimbursement of the funds expended to cover payroll will allow the Village to recoup the funds spent to manage, contain and ensure public health, within the Village service area were and are met and that the Village is protecting its residents, businesses, and visitors to the Village of Tinley Park. The reimbursement of the unbudgeted funds expended to manage and mitigate the COVID-19 pandemic. This will reduce the amount of expenditures to be reduced, cut or eliminated to create available funds in the current years budget to absorb costs that have been or will be incurred specific to COVID-19.

Public Safety services provided for the management, containment and mitigation of COVID-19 served 100 percent of the population in Tinley Park. This project was successful thus far as the Village was able to contain and limit contact, transmission, and the spread of COVID-19 within the community as well as provide guidance, oversight, and assistance to the at-risk population that resides in Tinley Park.

If the funding was not made available the Village would have to reduce the current year Village budget to public safety that would be detrimental to providing the established level of public safety services.

Are any requested funds expected to be expended after December 30, 2020?	<input type="radio"/> Y / <input checked="" type="radio"/> N
If any requested funds in this application are for expenses not yet incurred, when are such funds expected to be incurred (<i>please be as precise as possible</i>)? N/A	

If expenditures are FEMA-eligible, has applicant already requested FEMA reimbursement for such expenditures? If so, please provide Applicant #. If not, why not?

Please explain:

Applicant# 031-75484-00, we are still compiling expenses as we've been informed FEMA's eligibility rules may change again. The Village will be applying for FEMA funds prior to requesting funds from the County of Cook.

☐ Y ☒ N

Cook County Reimbursement Information: Cook County ("County") can only utilize Coronavirus Relief Funds ("CRF") for documented COVID-19 related expenses. The information below will assist the County to remain federally compliant. Please indicate below which type(s) of expenses your organization is submitting. You can click on the embedded link for a detailed list of eligibility criteria.

Description	Indicate CRF Eligibility Category
<p>The <u>Coronavirus Relief Fund</u> is used to cover costs that:</p> <ul style="list-style-type: none"> • Are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19); • Were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and • Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020. 	<input checked="" type="checkbox"/> Medical expenses
	<input checked="" type="checkbox"/> Public health expenses
	<input checked="" type="checkbox"/> Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.
	<input checked="" type="checkbox"/> Expenses of actions to facilitate compliance with COVID-19 related public health measures.
	<input checked="" type="checkbox"/> Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency.
	<input checked="" type="checkbox"/> Any other COVID-19 – related expenses reasonably necessary to the function of government that satisfy the fund's eligibility criteria.
Department of the Treasury Coronavirus Relief Fund Frequently Asked Questions	

Required Attachments


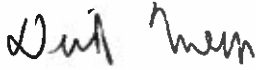
- Project and/or Program Budget
- Relevant invoices and/or receipts (if seeking reimbursement)
- Copy of your most recent annual financial statement as audited by a registered CPA

Signatures and Certification

1. The undersigned hereby certify that they have the authority and approval from the governing body on behalf of the applying municipality to submit this application and request reimbursement from Cook County from the allocation of the Coronavirus Relief Fund provided to Cook County for eligible expenditures.

2. I understand that should this application be approved; an Intergovernmental and Sub-recipient Agreement will need to be executed between the parties.
3. I understand Cook County will rely on this certification as a material representation in reviewing and potentially approving this application.
4. I certify the use of funds submitted in this application for reimbursement from the Coronavirus Relief Funds were or will be used only to cover those costs that:
 - a. Are *necessary expenditures* incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
 - b. Were not accounted for in the budget most recently approved as of March 27, 2020; and
 - c. Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.
5. I understand any award of funds pursuant to this application must adhere to official federal guidance issued or to be issued on what constitutes a necessary expenditure. We have reviewed the guidance established by U.S. Department of the Treasury and certify costs meet the required guidance. Any funds expended by the Municipality or its subcontractor(s) in any manner that does not adhere to official federal guidance shall be returned to Cook County.
6. I understand any funds provided pursuant to this application and certification cannot be used as a revenue replacement for lower than expected tax or other revenue collections.
7. I understand funds received pursuant to this application and certification cannot be used for expenditures for which the Municipality has received any other emergency COVID-19 supplemental funding (whether state, federal or private in nature) for that same expense.

I certify that I have read the above certification and my statements contained herein as well as the application are true and correct to the best of my knowledge.

	Asst. Finance Director	08/04/2020
Finance Liaison (signature)	Title	Date
Andrew Brown		
Finance Liaison (printed name)		
	Village Manager	08/04/2020
Organization Head (signature)	Title	Date
David Niemeyer		
Organization Head (printed name)		

Effective: [7-2-2020]



Interoffice Memo

Date: August 11, 2020
To: Village Board of Trustees
Cc: David Niemeyer, Village Manager
From: Hannah Lipman, Management Analyst
Subject: Class E Liquor License Request – Fry the Coop (16703 S Harlem Ave.)

Background:

The purpose of this memo is to explain the background of Fry the Coop's request for a Class E Liquor License, which allows for the sale of beer and wine only.

The petitioner, Joe Fontanta (Founder and Owner of Fry the Coop) has approached the Liquor Commissioner seeking a Class E Liquor License for his restaurant that will be opening soon in Tinley Park. Fry the Coop features Nashville Hot Chicken, and has seen much success in its five (5) other locations which include Oak Lawn, Elmhurst, Prospect Heights, Chicago's Loop, and Chicago's West Town. The establishment has been featured on WGN's Chicago Best, ABC's Hungry Hound, WGN's Lunch Break, ABC's Windy City Live, FOX's Good Day Chicago, USA Today, Chicago Suntimes and Chicago Tribune. As a restaurant, Fry the Coop values their role in the community and works hard to build valuable relationships with people and other businesses.

Request:

Approve a Class E Liquor License for Fry the Coop, located at 16703 S Harlem Ave, which allows for the sale of wine and beer only.

If the request is granted, the total number of class "E" liquor licenses in the Village will be seven (7).



Dear Mayor Vandenberg and the Village of Tinley Park,

I hope this note finds you well.

I am writing you this letter in preview with our request for a liquor license (Class E).

We strongly believe that restaurants play a very important part of the community. Restaurants provide a gathering place where people can come together to build and strengthen relationships. Just as important, people also go to restaurants to rejuvenate their bodies with food. Food is deeper than we know. It tells us who we are, where we come from and what we believe in. Food represents the past, present and future. It bears the ties of joy, celebration and fulfillment. The word 'Restaurant' actually derives from the French verb *restaurer*, meaning “restoring your soul.” This embodies our purpose to restore your soul by replenishing your body with care, love, and food.

Our restaurants are called Fry the Coop “Nashville Hot Chicken.” We have five locations and we are located in Oak Lawn, Elmhurst, Prospect Heights, Chicago’s Loop and Chicago’s West Town neighborhood. We have been featured on WGN’s Chicago Best, ABC’s Hungry Hound, WGN’s Lunch Break, ABC’s Windy City Live, FOX Good Day Chicago, USA TODAY, Chicago Suntimes and Chicago Tribune. Most recently, we have signed a lease for our 6th location in Tinley Park at 16703 S Harlem Ave, Tinley Park, IL 60477 in efforts to grow our people through growing our company. We are very excited about opening Fry the Coop in Tinley as we have a lot of Tinley fans come all the way down to Oak Lawn to dine with us.

In our Oak Lawn location, for example, we currently have a Class Q & Class N liquor licenses for Beer/Wine and Patio. Draft beer sales only make up about 0.5% of our business, but we believe it is an essential part of the Fry the Coop experience. Beer and Fried Chicken are just such a great combo! Also, we exclusively support local Chicago craft breweries by selling only beer made here in the Chicagoland area. It is a program we are very proud of as we support other family businesses.

Thank you for the opportunity and consideration. We are looking forward to bringing our purpose of care and love to the Village of Tinley Park and we are honored for the opportunity to be a part of such a great community that has a vision for the future.

We will work hard to earn our place in the community. We hope to under promise and over deliver by exceeding expectations every day.

Thank you sincerely,
Joe

Joe Fontana
Founder and Owner
630-508-5962
joe@frythecoop.com

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

ORDINANCE
NO. 2020-O-047

**AN ORDINANCE INCREASING THE NUMBER OF CLASS “E” LIQUOR
LICENSES THAT CAN BE ISSUED IN THE VILLAGE (FRY THE COOP - 16703
S HARLEM AVE.)**

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-047**AN ORDINANCE INCREASING THE NUMBER OF CLASS “E” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (FRY THE COOP – 16703 S HARLEM AVE.)**

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 desire to amend Title XI, Chapter 112, Section 22 of the Village Code to add one (1) additional Class “E” liquor license; 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 amend Title XI, Chapter 112, Section 22 of the Village Code to increase the number of Class “E” liquor licenses authorized to be issued pursuant to this Ordinance; 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, the number of Class “E” licenses that can be issued by the Village shall be and is hereby increased from six (6) to seven (7), (this increase in the number of Class “E” liquor licenses reflects the availability of one additional Class “E” liquor license to be issued to Fry the Coop, located at 16703 S Harlem Ave.).

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 18th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 18th day of August, 2020.

ATTEST:

VILLAGE PRESIDENT

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-047, “AN ORDINANCE INCREASING THE NUMBER OF CLASS “E” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (FRY THE COOP LOCATED AT 16703 S HARLEM AVE.) which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 18, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



Interoffice Memo

Date: August 11, 2020

To: Village Board of Trustees

Cc: David Niemeyer, Village Manager

From: Hannah Lipman, Management Analyst

Subject: Class AV Video Gaming Request – Burrito Jalisco #2 (7547 W. 159th St.)

Background:

The purpose of this memo is to explain the background of Burrito Jalisco's request for a Class AV Liquor License, which allows for video gaming in addition to alcoholic liquor sales.

The petitioner, Burrito Jalisco, has approached the Liquor Commissioner seeking a Class AV Liquor License to add video gaming. The establishment current has a Class A Liquor License which allows for the sale of alcoholic liquor. Burrito Jalisco has been in Tinley Park for over 18 years, but with the challenges restaurants have faced, would like to add video gaming as an additional revenue source. A sketch of where the terminals would be placed is attached. The petitioner is proposing a seven (7) foot separation wall to align with requirements of the Board. Note, the petitioner has already sought approval from the Illinois Gaming Board, and would only need local approval to move forward.

Request:

Approve a Class AV Liquor License for Burrito Jalisco located at 7547 W. 159th St., which allows for video gaming in addition to alcoholic liquor sales.

If the request is granted, the total number of class AV Liquor Licenses in the Village will be increased from fourteen (14) to fifteen (15), and the number of Class A Liquor Licenses will be decreased from nineteen (19) to eighteen (18).

160701493

Meraz, Inc
dba Burrito Jalisco #2
7547 W. 159 Street
Tinley Park, IL 60477

VIA In Person Delivery

Village of Tinley Park
Attention: Mayor Jacob C. Vandenberg
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Dear Mayor Vandenburg,

I am writing this letter to request that the Village of Tinley Park grant me the necessary Local Video Gaming License so I may provide the opportunity to play Video Gaming to my patrons.

I applied for and received the appropriate Illinois Gaming Board License on 06/11/20 and my license number is 160701493. I have successfully operated Burrito Jalisco #2 in Tinley Park for over 18 years without incident. I have persevered through challenging economic times, by working hard and making sound business decisions.

Now, the restaurant industry is challenged more than ever with Covid 19. My competition has the advantage of additional revenue to offset the loss in revenue from reduced capacity. I currently do not have that option.

Also, I have recently noticed that more businesses have been allowed to operate Video Gaming in Tinley Park, therefore am requesting the same consideration.

Attached I have provided a drawing that demonstrates the placement of the video gaming within Burrito Jalisco #2, to comply with Village ordinances.

Mayor Vandenburg, I ask that you please grant my business the necessary licensing to allow for Video Gaming Terminals to operate at Burrito Jalisco #2.



Should you like to meet with me to discuss, please don't hesitate to contact me at (708) 612-9385.

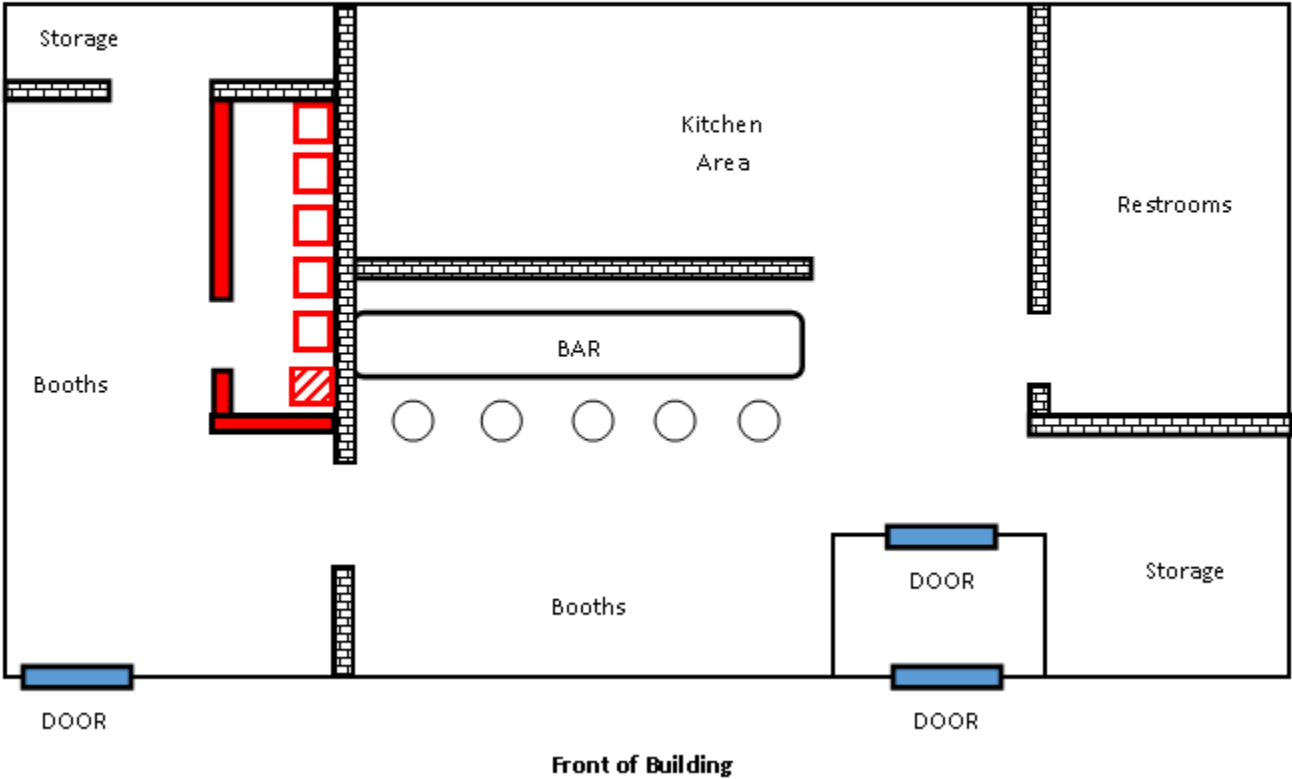
Respectfully,

Guadalupe Meraz-Herrera

Meraz, Inc
dba Burrito Jalisco #2
7547 W. 159 Street
Tinley Park, IL 60477
Video Gaming Purposed Layout
**Propose walls would be 7ft tall per Tinley Park ordinance.*

*Sketch not to scale

Redemption Terminal 
Current VGT 



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

ORDINANCE
NO. 2020-O-048

**AN ORDINANCE DECREASING THE NUMBER OF CLASS “A” LIQUOR
LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE
NUMBER OF CLASS “AV” LIQUOR LICENSES THAT CAN BE ISSUED IN
THE VILLAGE (BURRITO JALISCO #2 LOCATED AT 7547 W. 159TH STREET)**

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-048**AN ORDINANCE DECREASING THE NUMBER OF CLASS “A” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE NUMBER OF CLASS “AV” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (BURRITO JALISCO #2 LOCATED AT 7547 W. 159TH STREET)**

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 desire to amend Title XI, Chapter 112, Section 22 of the Village Code to decrease one (1) Class “A” liquor license and increase one (1) additional Class “AV” liquor license; 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 amend Title XI, Chapter 112, Section 22 of the Village Code to decrease the number of Class “A” licenses by one (1) and increase the number of Class “AV” liquor licenses by one (1) authorized to be issued pursuant to this Ordinance; 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, the number of Class “A” licenses that can be issued by the Village shall be and is hereby decreased from nineteen (19) to eighteen (18), and the number of Class “AV” licenses that can be issued by the Village shall be and is hereby increased from fourteen (14) to fifteen (15), (this

increase in the number of Class “AV” liquor licenses reflects the availability of one additional Class “AV” liquor license to be issued to Burrito Jalisco #2, located at 7547 W. 159th Street).

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 18th day of August, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 18th 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. 2020-O-048, “AN ORDINANCE DECREASING THE NUMBER OF CLASS “A” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE NUMBER OF CLASS “AV” LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (BURRITO JALISCO #2 LOCATED AT 7547 W. 159TH STREET)” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 18, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th day of August, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.**
- 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 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. 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.**
- E. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.**

ADJOURNMENT