

**MEETING NOTICE**

**NOTICE IS HEREBY GIVEN** that the Special Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, September 20, 2022, beginning at 6:15 p.m. in the Council Chambers at the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL

6:15 p.m.      CALL TO ORDER  
                    ROLL CALL

**ITEM #1      MOTION TO OPEN A PUBLIC HEARING**

**SUBJECT:**      CONDUCT A PUBLIC HEARING ON THE ESTABLISHMENT OF A SPECIAL SERVICE AREA #5 FOR PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF OAK FOREST AVENUE AND RIDGELAND AVENUE, IN REGARD TO THE OAK RIDGE DEVELOPMENT – **Trustee Mueller**

**ACTION:**      Discussion: It is proposed that the Subject Property be established with a special service area which will allow for the development of single-family townhomes and detached single-family homes in an area comprised of 39.19 acres.

- a. Open the Public Hearing.
- b. Receive comments from the Petitioner.
- c. Receive comments from the public.
- d. Close or continue public hearing.

**MOTION TO CLOSE THE PUBLIC HEARING**

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**ITEM #2**

**SUBJECT:**      RECEIVE COMMENTS FROM THE PUBLIC

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**ADJOURN THE SPECIAL BOARD MEETING**

**NOTICE OF PUBLIC HEARING ON THE ESTABLISHMENT OF A SPECIAL SERVICE  
AREA #5 FOR PROPERTY LOCATED IN THE VILLAGE OF TINLEY PARK, COOK AND  
WILL COUNTIES**

**NOTICE IS HEREBY GIVEN BY** the Mayor and Village Board of the Village of Tinley Park (“Corporate Authorities”), that on September 20, 2022, at 6:15 p.m. (or following completion of the Committee of the Whole Meeting, whichever is later) a Public Hearing will be held by said Corporate Authorities at the Village of Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477, for the purpose of considering and hearing testimony as to a ordinance authorizing the execution of a Special Service Area with DR Horton (contract purchaser), located near the southeast corner of Oak Forest Avenue and Ridgeland Avenue, in regard to the Oak Ridge development in the Village of Tinley Park, Cook and Will Counties, Illinois, of a tract of real property comprising approximately 39.19 acres, and legally described as follows:

**LEGAL DESCRIPTION:**

PARCEL 1: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF OAK FOREST AVENUE (SAID LINE BEING 60 FEET SOUTHEASTERLY OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY), AND THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4); THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 358.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 1285.59 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 544.91 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 758.60 FEET TO THE EAST LINE OF THE WEST 577.00 FEET OF SAID SOUTHWEST\* 1/4; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 521.12 FEET TO THE NORTH LINE OF THE SOUTH 703 FEET OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 527.00 FEET TO THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 00 MINUTES 14 SECONDS EAST, ALONG SAID EAST LINE OF RIDGELAND AVENUE, 1066.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF OAK FOREST AVENUE (SAID LINE BEING 60 FEET SOUTHEASTERLY OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY), AND THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST OF (BY RECTANGULAR MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4); THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS EAST, ALONG SAID EAST LINE OF RIDGELAND

AVENUE 358.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 345.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 941.25 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 902.43 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST ALONG THE LAST DESCRIBED LINE 282.49 FEET TO THE AFORESAID SOUTHEASTERLY LINE OF OAK FOREST AVENUE: THENCE SOUTH 61 DEGREES 29 MINUTES 52 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 747.91 FEET TO A LINE THAT IS 345.00 FEET EAST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF RIDGELAND AVENUE; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 545.25 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. \*AMENDED SCRIVNER'S ERROR.

PARCEL 3: A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY (BY RECTANGULAR MEASUREMENT) OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE, SAID EAST LINE BEING 50 FEET EAST (BY RECTANGULAR MEASUREMENT) OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 298.00 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345.00 FEET; THENCE NORTH ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 491 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE AND MAKING AN ANGLE 61 DEGREES 29 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM NORTH TO EAST) A DISTANCE OF 290.14 FEET TO A POINT BEING 600 FEET EAST OF AND PARALLEL TO THE EAST LINE OF RIDGELAND AVENUE; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 61 DEGREES 29 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTHWESTERLY TO SOUTH) A DISTANCE OF 683.81 FEET TO A POINT OF INTERSECTION WITH A LINE, SAID LINE BEING DRAWN AT RIGHT ANGLES TO THE EAST LINE OF RIDGELAND AVENUE AND BEING 358 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF OAK FOREST AVENUE AND THE EAST LINE OF RIDGELAND AVENUE; THENCE WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 600.00 FEET TO THE EAST LINE OF RIDGELAND AVENUE; THENCE NORTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 298 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4), THENCE SOUTH ALONG

THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 60 FEET, THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60 FEET, THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET TO THE PLACE OF BEGINNING).

**COMMONLY KNOWN AS:** SEC Ridgeland Ave. & Oak Park Ave (Also previously referred to as 17301 Ridgeland Ave, 6301 Oak Forest Ave, 6200 175th St).

**PARCEL IDENTIFICATION NUMBERS:** 28-29-200-030-0000, 28-29-200-036-0000, and 28-29-300-041-0000

**PETITIONER:** DR Horton (Contract Purchaser)

**IT IS PROPOSED THAT THE SUBJECT PROPERTY BE ESTABLISHED WITH A SPECIAL SERVICE AREA** in accordance with all zoning approval, and the granting of these requests will allow for the development of a residential subdivision consisting of 162 attached townhomes units, 81 detached single-family homes, and a 3-acre public park. An accurate map of the Subject Property proposed to be annexed to the Village of Tinley Park and the form of the proposed annexation agreement are on file with the Village Clerk of the Village of Tinley Park.

**You are further notified that the proposed Special Service Area may be changed, altered, modified, amended, or redrafted in its entirety after the Public Hearing.**

**All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.**

By order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

Mailed and Published by the order of the  
Corporate Authorities of the Village of Tinley Park  
Cook and Will Counties, Illinois  
Nancy M. O'Connor, Village Clerk