
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

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Board of Trustees

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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.

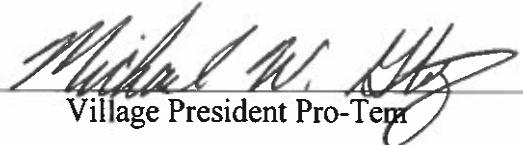
PASSED this 18th day of August, 2020 on a roll call vote as follow:

AYES: Brady, Brennan, Galante, Glotz, Mueller

NAYS: Berg

ABSENT: None

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


Village President Pro-Tem

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Excepting from the above the following described parcels of land:

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

Also,

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

Also,

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

Common Boundary Description:

The Redevelopment Project Area is generally bounded by:

North – 159th Street

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

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

East – Oak Park Avenue

West – Olcott Avenue

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

List of Tax Parcels

Orland Township			Bremen Township		
VOL	PROPERTY NUMBER	CODE	VOL	PROPERTY NUMBER	CODE
147	27-24-201-002-0000	28057	31	28-18-301-005-0000	13098
147	27-24-201-005-0000	28057	31	28-18-301-006-0000	13098
147	27-24-201-006-0000	28057	31	28-18-301-007-0000	13098
147	27-24-201-008-0000	28057	31	28-19-100-008-0000	13098
147	27-24-201-012-0000	28057	31	28-19-100-009-0000	13098
147	27-24-201-013-0000	28057	31	28-19-100-012-0000	13098
147	27-24-201-014-0000	28057	31	28-19-100-013-0000	13098
147	27-24-202-009-0000	28027	31	28-19-100-017-0000	13098
147	27-24-202-010-0000	28027	31	28-19-100-019-0000	13098
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EXHIBIT B

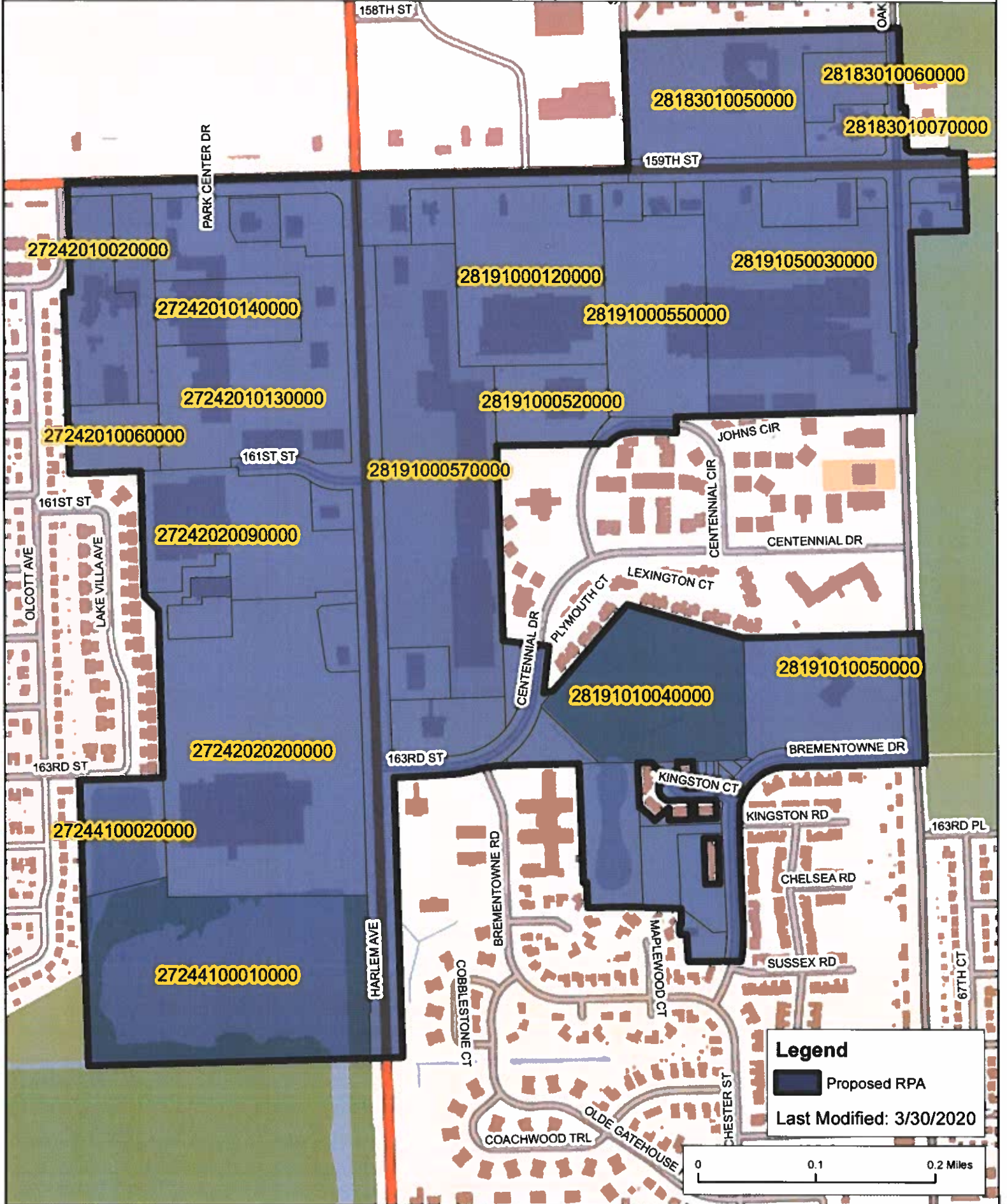
Maps of 159th and Harlem Tax Increment Financing District



Village of Tinley Park, Illinois



159th and Harlem Redevelopment Project Area Boundary Map

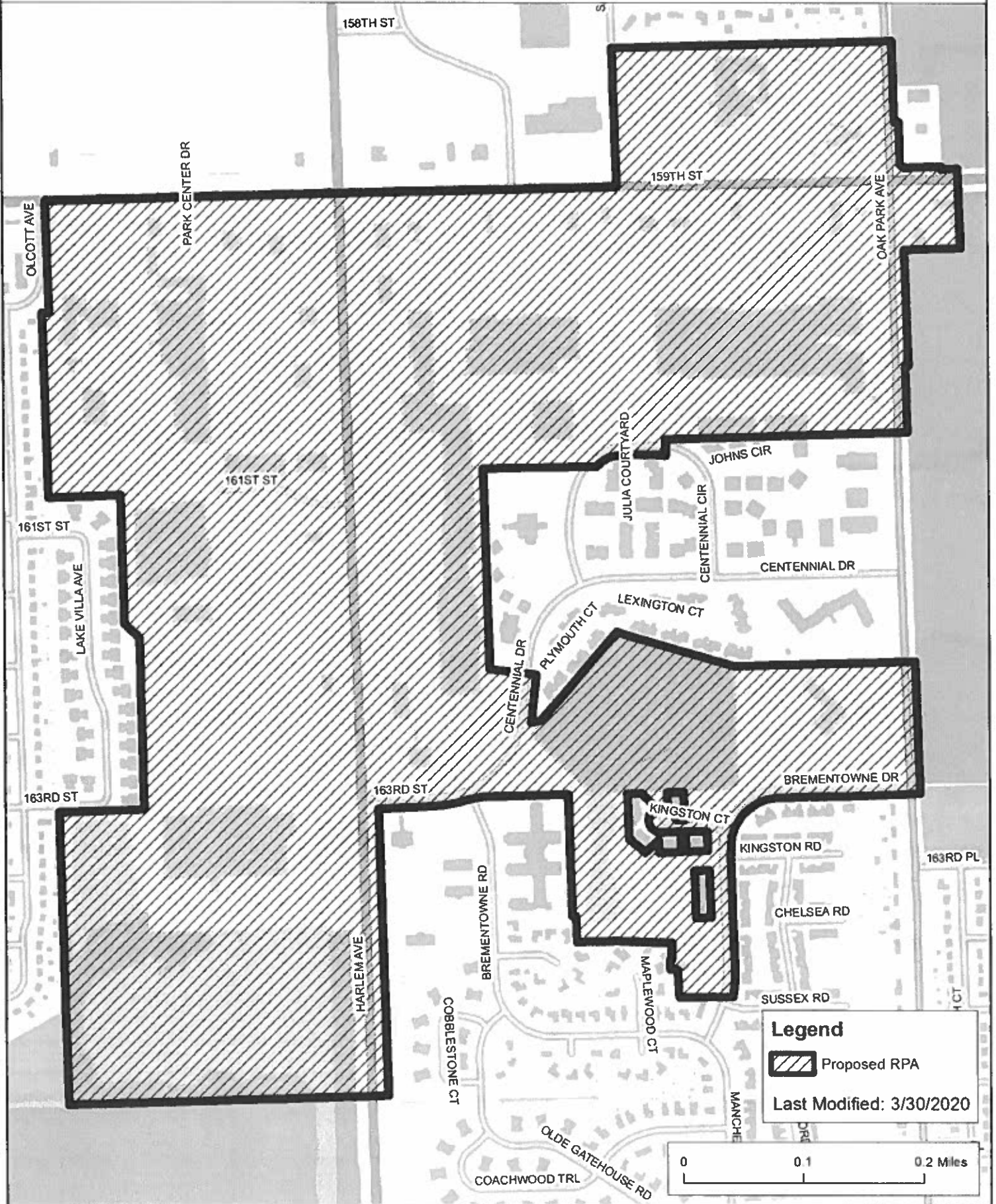




Village of Tinley Park, Illinois



159th and Harlem Redevelopment Project Area Boundary Map

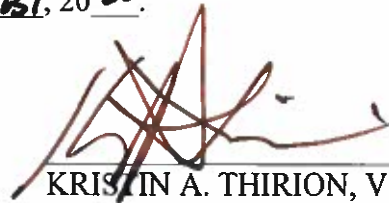


STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF W I L L)

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 18th day of August, 2020.



KRISTIN A. THIRION, VILLAGE CLERK