





**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2016**

<b>Name of Redevelopment Project Area:</b>	Mental Health Center (#4)
<b>Primary Use of Redevelopment Project Area*:</b>	Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b>	Res./Comm./Retail
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
<b>Tax Increment Allocation Redevelopment Act</b> <u>  X  </u>	<b>Industrial Jobs Recovery Law</b> <u>      </u>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only, not actual agreements labeled Attachment M</b>	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.



**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**

**Provide an analysis of the special tax allocation fund.**

**FY 2016**

**TIF NAME: Mental Health Center TIF District (#4)**

Fund Balance at Beginning of Reporting Period

\$ -

<b>Revenue/Cash Receipts Deposited in Fund During Reporting FY:</b>	<b>Reporting Year</b>	<b>Cumulative*</b>	<b>% of Total</b>
Property Tax Increment	\$ -	\$ -	0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ -	\$ -	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

\*must be completed where current or prior year(s) have reported funds

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period**

\$ -

**Cumulative Total Revenues/Cash Receipts**

\$ - 0%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2)

\$ -

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ -

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS**

\$ -

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ -

\* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**SURPLUS\*/(DEFICIT)**(Carried forward from Section 3.3)

\$ (300,250,000)



## SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2016

TIF NAME: Mental Health Center TIF District (#4)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS &gt;\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
		\$ -
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -



SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8.Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
		\$ -
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12.Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

**PAGE 2**

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)

8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)

9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY

11. Relocation costs. Subsection (q)(8) and (o)(10)

12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)



## SECTION 3.2 A

## PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -



### Section 3.2 B

**FY 2016**

**TIF NAME: Mental Health Center TIF District (#4)**

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

  X   There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

[illegible]



**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period**

**FY 2016**

**TIF NAME: Mental Health Center TIF District (#4)**

**FUND BALANCE, END OF REPORTING PERIOD** \$ -

	Amount of Original Issuance	Amount Designated
--	--------------------------------	-------------------

**1. Description of Debt Obligations**

N/A		

**Total Amount Designated for Obligations** \$ - \$ -

**2. Description of Project Costs to be Paid**

Estimated Redevelopment Project Costs		\$ 300,250,000

**Total Amount Designated for Project Costs** \$ 300,250,000

**TOTAL AMOUNT DESIGNATED** \$ 300,250,000

**SURPLUS\*/(DEFICIT)** \$ (300,250,000)

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing



**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2016**

**TIF NAME: Mental Health Center TIF District (#4)**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

  X   **No property was acquired by the Municipality Within the Redevelopment Project Area**

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	



## SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2016

**TIF NAME: Mental Health Center TIF District (#4)**\*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.**Box below must be filled in with either a check or number of projects, not both**Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: \_\_\_\_\_**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below\*. 1

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 9,000,000	\$ -	\$ 9,000,000
Public Investment Undertaken	\$ -	\$ -	\$ 1,000,000
Ratio of Private/Public Investment	0		9

**Project 1: \*IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE**

Porter Place (Anthem Memory Care)			
Private Investment Undertaken (See Instructions)	\$ 9,000,000		\$ 9,000,000
Public Investment Undertaken			\$ 1,000,000
Ratio of Private/Public Investment	0		9

**Project 2:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. **\*even though optional MUST be included as part of complete TIF report**

## SECTION 6

FY 20156

TIF NAME: Mental Health Center TIF District (#4)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV	
2015	\$ 13,830,487	\$ 13,830,487	TY 2014

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

☒ X The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

## SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

## SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

183rd between Harlem Ave. & 80th Ave., north to 175th street ~ 565 acres

Optional Documents	Enclosed	
Legal description of redevelopment project area	X	
Map of District	X	





## Attachment B

**Village President**

David G. Seaman

**Village Clerk**

Patrick E. Rea

**Village Trustees**

Brian S. Maher

T.J. Grady

Michael J. Pannitto

Jacob C. Vandenberg

Brian H. Younker

Kevin L. Suggs

**Certification of the Chief Executive Officer  
Village of Tinley Park, Cook and Will Counties, Illinois**

I, the undersigned, the duly qualified and acting presiding officer of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that said Village has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-1 et. seq.], during the fiscal year ended April 30, 2015

**Village Hall**

16250 S. Oak Park Ave.  
Tinley Park, IL 60477

**IN WITNESS WHEREOF**, I have placed my official signature this 28th day of December, 2016

**Administration**

(708) 444-5000

Fax: (708) 444-5099

**Building & Planning**

(708) 444-5100

Fax: (708) 444-5199

**Public Works**

(708) 444-5500

**Police Department**

7850 W. 183rd St.

Tinley Park, IL 60477

(708) 444-5300/Non-emergency

Fax: (708) 444-5399

**John T. Dunn****Public Safety Building**

17355 S. 68th Court

Tinley Park, IL 60477

**Fire Department &  
Prevention**

(708) 444-5200/Non-emergency

Fax: (708) 444-5299

**EMA**

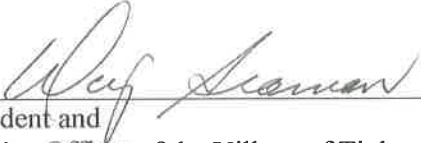
(708) 444-5600

Fax: (708) 444-5699

**Senior****Community Center**

(708) 444-5150

[www.tinleypark.org](http://www.tinleypark.org)

  
\_\_\_\_\_  
Village President and  
Chief Executive Officer of the Village of Tinley Park







Patrick G. Connelly  
[pconnelly@pjmlaw.com](mailto:pconnelly@pjmlaw.com)

July 27, 2017

State Comptroller  
All Overlapping Taxing Districts  
Joint Review Board  
Mental Health Center TIF District  
c/o Village Hall  
Village of Tinley Park  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477

RE: Mental Health Center TIF Project Statutory Status Report

Dear Addressees:

Please be advised that the undersigned, as attorney for the Village of Tinley Park, Cook and Will Counties, Illinois, hereby certify that upon my review of all relevant redevelopment project documents and information provided by the Village, the Village of Tinley Park is in compliance with the Tax Increment Redevelopment Allocation Act (65 ILCS 11-74.4-1, *et seq.*) with respect to the above-referenced Project.

Very truly yours,

Patrick G. Connelly

PGC/lj



## **Attachment D**

Mental Health Center TIF District  
Village of Tinley Park, Cook and Will Counties, Illinois  
Statement of Activities  
Fiscal year ended April 30, 2016

In accordance with 65 ILCS 5/11-74.4-5(d)(7)(A&B) and 5/11-74.6-22(d)(7)(A&B), the following statement of activities is provided:

This TIF District was established by ordinance on 21 July 2015. The base year Equalized Assessed Value (EAV) for this District was certified by the Cook County Clerk on 21 July 2016 using the 2014 tax year EAV and totaled \$13,817,694.

Through the fiscal year ended as indicated above, the following projects have been undertaken, in process, or completed:

**Project 1      Porter Place (Anthem Memory Care) (completed 2016)**

Porter Place is a 66-suite memory care facility located at the northeast corner of 179<sup>th</sup> Street and Harlem Avenue. It was designed to allow the building to be expanded to accommodate 82 residential suites. The property was designed to optimize the experience of those individuals with Alzheimer's and other forms of dementia. The facility opened in the summer of 2016.

The developers have provided funds in escrow to the Village of Tinley Park toward the future improvement of 179<sup>th</sup> Street and burial of overhead utility wires along the property's two street facings. The Village intends to undertake these improvements at a later date where appropriate economy of scale can be achieved and TIF incremental funds are available.

No public financial assistance was provided in relation to this project.

The Village of Tinley Park has contracted with consultants to assist in creating master planning documents in relation to the 280 acre former Mental Health Center site. This will provide guidance to assist both the Village and investors in the redevelopment of the site. The master planning process is expected to identify other public improvements that will be needed in conjunction with the redevelopment. Village staff and consultants have compiled a list of public and private infrastructure and other improvements that will either be necessary or desirable as part of redevelopment within the District and work continues on refining the cost estimates for these projects. Additionally, the Village staff and consultants continue to refine analysis of projected incremental



revenues, and related developmental costs associated with the redevelopment projects that are being proposed by developers and under discussion.



**MINUTES OF THE SPECIAL MEETING OF THE JOINT REVIEW BOARD  
TINLEY PARK MENTAL HEALTH CENTER  
TAX INCREMENT FINANCING DISTRICT  
MAY 14, 2015  
Scheduled Start: 3:00 P.M.**

The Special Meeting of the Joint Review Board was called to order by Acting Chairman Rea at 3:03p.m. in the Council Chambers at the Village Hall of Tinley Park.

Joint Review Board Members Present and responding to Roll Call:

Patrick E. Rea, Village Clerk, Village of Tinley Park  
John Curran, Director of Parks and Recreation, Tinley Park Park District  
William P. Brady, Orland Township  
Tom O'Malley, Bremen High School District 228  
Dr. Mike Byrne, Kirby Elementary School District 140  
Dr. James M. Gay, High School District 230 (Arrived 3:08 p.m. and left the meeting at 3:55 p.m.)

Joint Review Board Members Absent:

Cook County  
Will County  
Bremen Township  
Frankfort Township  
South Suburban Community College District No. 510  
Moraine Valley Community College District No. 524  
Joliet Junior College Community College District No. 525  
Lincoln-Way Community High School District No. 210  
Community Consolidated School District No. 146  
Summit Hill School District 161

Others Present:

Trustee Jacob Vandenberg  
Trustee Brian Younker  
David Niemeyer, Village Manager  
Michael Mertens, Assistant Village Manager  
Steve Tilton, Assistant Village Manager  
Brad Bettenhausen, Village Treasurer  
Alison Brothen, Assistant Village Treasurer  
Amy Bayer, Accountant  
Lucas Hirsch, Intern  
Laura Godette, Deputy Village Clerk  
Thomas Bayer, Village Attorney  
Maureen Barry, Ehlers  
Mike Nolan, Southtown Star Newspaper

Motion was made by John Curran, Tinley Park Park District, seconded by Dr. Michael Bryne, Kirby School District 140, to approve the appointment of Tammy Shoemaker as the Public Member to this Joint Review Board. Vote by voice call. Acting Chairman Rea declared motion carried unanimously. Tamy Shoemaker was present by electronic participation, and left the meeting a 3:25 p.m.



**MINUTES OF THE SPECIAL JOINT REVIEW BOARD MEETING  
TINLEY PARK MENTAL HEALTH CENTER**

**May 14, 2015 - 3:00 P.M.**

**Page 2**

Motion was made by John Curran, Tinley Park Park District, seconded by Tom O'Malley, Bremen High School District 228, to approve the appointment of Village Clerk Patrick Rea as the Chairman of this Joint Review Board. Vote by voice call. Chairman Rea declared motion carried unanimously.

Chairman Rea asked if there were any questions at this point. No one came forward.

Michael Mertens, Assistant Village Manager introduced Thomas Bayer, Village Attorney, who provided an overview of the statutory duties of the Joint Review Board in regard to the proposed establishment of the Mental Health Center Tax Increment Financing District (TIF).

Chairman Rea asked if there were any questions at this point. No one came forward.

At this time, Michael Mertens presented an overview of the proposed Redevelopment Project Area for the Mental Health Center Tax Increment Financing District (TIF), along with the Eligibility Report and the Redevelopment Plan and Project in relation thereto.

Mike Mertens presented the following overview:

1. Existing TIF Districts include:
  - a. Oak Park Avenue TIF District
  - b. Main Street South TIF District
  - c. Main Street North TIF District
2. Mental Health Center Redevelopment Project Area and proposed Mental Health Center TIF District boundaries. The approximate boundaries for the project area are as follows
  - North – 175<sup>th</sup> Street
  - South – 183<sup>rd</sup> Street
  - East – Oak Park Avenue
  - West – 80<sup>th</sup> Avenue

This area, of 565 acres , with proposed uses including institutional, industrial, residential, commercial, public/recreational, open space, wetlands, parks/recreational, railroad ROW, and parking areas.

3. The area includes taxable property, non-taxable property without right-of-way and non-taxable property with right-of-way as follows:
  - a. Taxable Property Area
    - 4,327,992 Square Feet
    - 99 Acres
  - b. Non-Taxable Property Without Right-of-Way
    - 17,517,024 Square Feet
    - 402 acres
  - c. Non-Taxable Property With Right-of-Way
    - 20,286,725 Square Feet
    - 466 acres



**MINUTES OF THE SPECIAL JOINT REVIEW BOARD MEETING  
TINLEY PARK MENTAL HEALTH CENTER**

**May 14, 2015 - 3:00 P.M.**

**Page 3**

4. What is Tax Increment Financing (TIF)?
  - A tool to help local governments restore rundown areas or jumpstart economically sluggish parts of town;
  - TIF District's help local governments attract private development and new business;
  - TIF District's help local governments make the improvements they need, like new roads, new sewers and water mains.
  - Allows redevelopment costs to equal green grass development costs, therefore "incenting" redevelopment.
5. What is "Tax Increment"?
  - It is not a tax increase;
  - It 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; and
    - Only property taxes generated by the incremental increase are available for use by within the TIF District.
6. How do you establish a TIF District?
  - Identify an area with physical and economic deficiencies;
  - Prepare Eligibility Report and Redevelopment Plan;
  - Public notice via mailings and newspaper.
  - Convene Joint Review Board (May 14, 2015);
  - Conduct public hearing (June 16, 2015);
  - Adopt TIF Ordinances to establish TIF District. (July 21, 2015 at earliest);
  - No state or federal approval is required; and
  - 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 municipal Council votes to terminate the TIF District.
7. Eligibility Study
  - Review and document Criteria for Eligibility
  - Blighted, Conservation, Combination of Blighted and Conservation, or Industrial Conservation
    - Conservation (Land with Buildings/Improved)
    - Blighted
      - Improved Land (land with buildings)
      - Vacant Land



**MINUTES OF THE SPECIAL JOINT REVIEW BOARD MEETING  
TINLEY PARK MENTAL HEALTH CENTER**

**May 14, 2015 - 3:00 P.M.**

**Page 4**

8. TIF Qualifications

▪ Blighted Area

Improved Land – 13 criteria: At least 5 must be met (10 criteria were met)

1. Obsolesce
2. Deterioration
3. Presence of structures below minimum code standards
4. Excessive vacancies
5. Inadequate Utilities
6. Excessive land coverage and overcrowding or structures
7. Deleterious land use or layout
8. Environmental Clean-up
9. Lack of community planning
10. Lagging EAV

▪ Vacant Land

Section 1: 6 criteria: at least 2 must be met (3 criteria met)

1. Obsolete Platting
2. Deterioration of Structures in Neighboring Adjacent to Vacant Land
3. Lagging EAV

(Chronic Flooding is also present, but is not reasonable distributed.)

9. Current Conditions of the State Mental Health Center:

1. Recognized Environmental Concerns;
2. Asbestos, Universal Waste, Hazards Materials, Above ground storage tanks within buildings;
3. Potential lead in soil; and
4. Underground Tunnels.

10. The Redevelopment Plan which describes the community and its issues was reviewed. Also reviewed was the redevelopment goals and objectives along with the program policies and implementation. The project costs, program certificates and findings were discussed.

11. School District Reimbursement as required by the TIF Act was discussed.

12. How TIF funds can be used.

TIF funds can be used to support a number of public improvements and other investments that support the Redevelopment Plan and Project generally including:

- Public infrastructure improvements including roads, sidewalks, utilities, water, sanitary sewer, storm sewer, detention/retention, parking, street lighting, etc.;
- Acquisition of property, land assembly, demolition, site preparation, etc.;
- Rehabilitation of older buildings;
- Correction and mitigation of environmental issues;
- Job training, workforce readiness and other related educational and training programs;
- Incentives to retain or attract private development.



**MINUTES OF THE SPECIAL JOINT REVIEW BOARD MEETING  
TINLEY PARK MENTAL HEALTH CENTER**

**May 14, 2015 - 3:00 P.M.**

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13. Why should Tinley Park purchase the Mental Health Center from the State?
  - This is an opportunity to create a legacy project. This site is roughly the geographic center of the Village, presenting a redevelopment opportunity to serve as a “best-in-region” precedent for surrounding areas and beyond. The site’s large acreage, central location within Tinley Park, Metra rail service and proximity to Interstate 80 are all premiums that justify the cost of buying and cleaning up the site.
14. What resources may be required to develop the site?
  - The Village will need a clear Master Plan and regulatory framework in order to ensure that the vision is carried throughout the course of development phases.
15. Commitment to Sustainability and Innovation
  - If the Village of Tinley Park is determined to have a unique product within the region, a commitment to sustainability and innovation may help it gain its place on the map.
16. How will the purchase and cleanup of the site affect taxes?
  - It is not expected that the purchase or cleanup will have any impact on existing taxpayers. The Village Board does not intend to add to any existing taxpayer’s property tax burden to pay for those costs.
17. What is the vision for the site?
  - “In order for Tinley Park to prosper long into the future the Trustees envision a best-in-region development based on core values of community, beauty, authenticity, and sustainability, health and happiness.”
  - Three Concept Plans were drafted by Farr and Associates earlier this year.
18. Design Principles to be Applied.
  - Provide diverse housing types;
  - Improve connectivity and access;
  - Allow for a mix of uses;
  - Provide access and high-quality open space;
  - Create economic viability; and
  - Reclaim the natural hydrology.
19. Will this compete with the Legacy (Downtown) Plan?
  - The Village is wary of the Tinley Park Mental Health Center (TPMHC) site competing with the downtown and these projects run the risk of competing if they are marketed at the same time. In order to avoid this conflict the implementation of the downtown plan needs to advance quickly. These two district projects offer different places, products and experiences. Downtown has unique historic character and existing amenities. The TPMHC site will be a new community supporting a healthy and active lifestyle. Purchasing and master planning the TPMHC site may allow the Village an opportunity to better connect the site and its future residents to the downtown, which is only a ½ mile from the site.



**MINUTES OF THE SPECIAL JOINT REVIEW BOARD MEETING  
TINLEY PARK MENTAL HEALTH CENTER  
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Chairman Rea asked if there were any questions at this point.

John Curran, Tinley Park Park District, asked how the Village will determine which of the three concept plans will be selected? Michael Mertens noted that these concept plans are not final plans. The Village would use comparable communities to assist in the decision. These plans would be refined. Multiple open houses would be held to receive feedback from the community, to arrive upon a “final” plan.

Tom O’Malley, Bremen High School District 228 asked how the overall volume of homes would affect the schools? Michael Mertens pointed to a rough estimate per acre of housing in the Farr Report and indicated that he would forward the specific pages from the report, which address this issue, to the Joint Review Board members.

John Curran, Tinley Park Park District, asked if this TIF District is approved what are the next steps? Michael Mertens stated the steps following the Board Approval:

1. Phase II Design;
2. Consider Purchase the TPMHC site;
3. Secure the TPMHC site to prevent possible vandalism and uncontrolled access; and
4. Communicate with Developers on Redevelopment options.

Chairman Rea asked if there were any questions at this point. No one came forward.

The Board determined that more review of the information was needed, and scheduled the next Joint Review Board meeting for June 4<sup>th</sup>, 2014 at 3:00 p.m. in the Council Chambers at the Village Hall of Tinley Park.

At this time Clerk Rea introduced Trustee Jacob Vandenberg and Trustee Brian Younker, and asked if they had any questions. They did not at this time.

Being no further questions, Chairman Rea called for a motion to adjourn.

Motion was made by John Curran, Tinley Park Park District, seconded by Dr. Michael Byrne, Kirby School District 140, to adjourn the Special Meeting of the Tinley Park Mental Health Center TIF District Joint Review Board. Vote by voice call: Chairman Rea declared motion carried unanimously and adjourned the meeting at 4:20 p.m.

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_



**MINUTES OF THE SPECIAL MEETING OF THE JOINT REVIEW BOARD  
TINLEY PARK MENTAL HEALTH CENTER  
TAX INCREMENT FINANCING DISTRICT  
JUNE 4, 2015  
SCHEDULED START: 3:00 P.M.**

The Special Meeting of the Joint Review Board was called to order by Chairman Rea at 3:01p.m. in the Council Chambers at the Village Hall of Tinley Park.

Joint Review Board Members Present and responding to Roll Call:

Patrick E. Rea, Village Clerk, Village of Tinley Park  
Tammy Shoemaker, Public Member  
John Curran, Director of Parks and Recreation, Tinley Park Park District  
William P. Brady, Orland Township (Arrived 3:05)  
Dr. Mike Byrne, Kirby Elementary School District 140  
Dr. James M. Gay, High School District 230 (Arrived 3:03 p.m.)  
Dean L. Gerdes, Summit Hill School District 161

Joint Review Board Members Absent:

Cook County  
Will County  
Bremen Township  
Frankfort Township  
South Suburban Community College District No. 510  
Moraine Valley Community College District No. 524  
Joliet Junior College Community College District No. 525  
Lincoln-Way Community High School District No. 210  
Bremen High School District 228  
Community Consolidated School District No. 146

Others Present:

Michael Mertens, Assistant Village Manager  
Steve Tilton, Assistant Village Manager  
Brad Bettenhausen, Village Treasurer  
Alison Brothen, Assistant Village Treasurer  
Laura Godette, Deputy Village Clerk  
Yuije Sansone, Village of Tinley Park Economic Development Intern  
Thomas Bayer, Village Attorney  
Maureen Barry, Ehlers  
Steve Langert, High School District 230

Motion was made by John Curran, Tinley Park Park District, seconded by Dr. Michael Bryne, Kirby School District 140, to approve the minutes of the Joint Review Board meeting held on May 14, 2015. Vote by voice call. Chairman Rea declared motion carried unanimously.

Chairman Rea asked if there were any questions at this point. No one came forward.



**MINUTES OF THE SPECIAL JOINT REVIEW BOARD MEETING  
TINLEY PARK MENTAL HEALTH CENTER**

**June 4, 2015 - 3:00 P.M.**

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A presentation was made by Michael Mertens, Assistant Village Manager for the Village of Tinley Park with a brief overview of the Tinley Park Mental Health Center Tax Increment Finance District, the Eligibility Report and the Redevelopment Project and Plan. The Board reviewed the public records including, planning documents, proposed ordinances approving the designation of the Redevelopment Project Area, the Eligibility Report and the Redevelopment Project and Plan for the Mental Health Center TIF District.

Motion was made by Chairman Rea, Village of Tinley Park, Seconded by John Curran, Tinley Park Park District 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 Mental Health Center TIF District and approve the Redevelopment Plan and Project in relation thereto and to authorize the Chairperson of the Joint Review Board to forward this recommendation in writing to the President and Board of Trustees with a copy of the written recommendation to be forwarded to each member of the Joint Review Board. The Joint Review Board, by a unanimous vote of those members present and voting [Consolidated High School District No. 230 (Dr. James Gay) – aye; Kirby School District No. 140 (Dr. Michael Byrne) – aye; Summit Hill School District No. 161 (Dean L. Gerdes) – aye; Orland Township (Bill Brady) – aye; Tinley Park Park District (John Curran) – aye; Public Member (Tammy Shoemaker) – aye; and Village of Tinley Park (Patrick E. Rea) – aye] voted to approve the motion. Chairman Rea declared the motion carried.

Additionally, a Motion was made by Dr. James Gay, High School District No. 230, and Seconded by John Curran, Tinley Park Park District to request that the President and Board of Trustees review and update the Village's Impact Fees Ordinance, given that the dollar amounts established have not been updated for some time, and to request that the Board of Trustees investigate and consider entering into a written agreement with the school districts that will be most significantly impacted by any new students generated by the Mental Health Center TIF District, School Districts 140 and 230, to clarify how the new student payments, as provided for by State Statute, will be made by the Village to School Districts 140 and 230 during the life of the Mental Health Center TIF District. The Joint Review Board, by a unanimous vote of those members present and voting [Consolidated High School District No. 230 (Dr. James Gay) – aye; Kirby School District No. 140 (Dr. Michael Byrne) – aye; Summit Hill School District No. 161 (Dean L. Gerdes) – aye; Orland Township (Bill Brady) – aye; Tinley Park Park District (John Curran) – aye; Public Member (Tammy Shoemaker) – aye; and Village of Tinley Park (Patrick E. Rea) – aye] voted to approve the motion. Chairman Rea declared the motion carried.

Being no further questions, Chairman Rea called for a motion to adjourn.

Motion was made by John Curran, Tinley Park Park District, seconded by Dr. Michael Byrne, Kirby School District 140, to adjourn the Special Meeting of the Tinley Park Mental Health Center TIF District Joint Review Board. Vote by voice call: Chairman Rea declared motion carried unanimously and adjourned the meeting at 4:25 p.m.

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## EXHIBIT A-1

### Redevelopment Project Area Description

#### **Village of Tinley Park Mental Health Center Tax Increment Financing District**

##### **Legal Description:**

ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;

THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;

THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;



THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3  
 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;  
 THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;  
 THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER  
 OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK  
 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION  
 THEREOF TO THE SOUTH LINE OF 179TH STREET;  
 THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY  
 EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE  
 EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES  
 TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S  
 HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;  
 THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE  
 OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT  
 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE  
 NORTHWEST QUARTER OF SECTION 31;  
 THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO  
 THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE THEREOF;  
 THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;



THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY  
 EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE  
 EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES  
 TO THE NORTH LINE OF 178TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF  
 LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1  
 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1  
 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN  
 BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN  
 BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN  
 BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM  
 AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF  
 SAYRE AVENUE;  
 THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF  
 THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;  
 THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN  
 CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;  
 THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT  
 COURT PARTITION TO THE NORTH LINE THEREOF;  
 THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO  
 THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO  
 THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF  
 177TH PLACE;  
 THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM  
 AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN  
 FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM  
 AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;  
 THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM  
 AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94,  
 INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION  
 OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;  
 THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT  
 BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS  
 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN  
 BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87  
 AFORESAID;  
 THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH  
 ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET  
 TO THE SOUTH LINE OF 175TH STREET;



THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY  
 EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE  
 SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT  
 COURT OF COOK COUNTY, ILLINOIS;  
 THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1  
 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE  
 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET  
 TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE  
 SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;  
 THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE  
 OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE  
 NORTHEASTERLY LINE OF 69TH AVENUE;  
 THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE  
 NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE  
 CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO,  
 ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF  
 71ST AVENUE;  
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A  
 RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART  
 OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID  
 POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;  
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE  
 CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY  
 OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO,  
 ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS  
 ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO  
 THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY  
 EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE  
 NORTHEAST QUARTER OF SECTION 36;  
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF  
 SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;  
 THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH  
 LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE  
 NORTHEAST QUARTER OF SECTION 36;  
 THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH  
 LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO.  
 2 IN THE NORTHEAST QUARTER OF SECTION 36;  
 THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE  
 THEREOF;  
 THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE  
 NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY  
 EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION



OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE  
 NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;  
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG  
 THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION  
 OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF  
 PART OF THE NORTHWEST QUARTER OF SECTION 36;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE  
 NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF  
 LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;  
 THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224  
 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229  
 AFORESAID;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND  
 THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK  
 DRIVE;  
 THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO  
 ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST  
 CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21  
 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;  
 THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON  
 PLACE OF BRISTOL PARK UNIT 2;  
 THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF  
 BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK  
 ISLAND & PACIFIC RAILWAY;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO,  
 ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST CORNER OF LOT 19 IN  
 GRAFTON PLACE OF BRISTOL PARK, A SUBDIVISION OF PART OF THE NORTHWEST  
 QUARTER OF SECTION 36;  
 THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19 AFORESAID TO A BEND  
 THEREIN, BEING 83.54 FEET NORTH FROM THE LAST DESCRIBED COURSE;  
 THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND THEREIN, BEING  
 22.78 FEET NORTHWESTERLY FROM THE LAST DESCRIBED COURSE;  
 THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF  
 LOT 19 AFORESAID, BEING 38.62 FEET NORTHWESTERLY OF THE LAST DESCRIBED  
 COURSE;  
 THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING  
 122.46 FEET WESTERLY OF THE LAST DESCRIBED COURSE;  
 THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 27.68  
 FEET WESTERLY OF THE LAST DESCRIBED COURSE;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE  
 OF LOT 19 AFORESAID, BEING 88.38 FEET SOUTHWESTERLY OF THE LAST DESCRIBED  
 COURSE;  
 THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING  
 148.04 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;  
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 23.23  
 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;  
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 32.86  
 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;



THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK; THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE;

EXCEPTING THEREFROM

THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;

ALL IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.

**PINs:** 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015; 27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003; 27-36-204-044, -045, -046, -047, -048, -049 and -050; 27-36-205-011, -013, -014, -015, -016, -017, -018, -020, -021, -022, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034 and -036; 27-36-402-003, -004, -008, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 27-36-500-002-6001 and -6002; 28-30-314-013; 28-30-500-005; 28-31-100-016; 28-31-101-012, -014, -015, -016, -017, -018 and -019; 28-31-103-030, -032, -033, -045 and -047; 28-31-104-007, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -025, -026, -027, -028 and -029; 28-31-105-010, -027, -044, -055, -056, -057, -058, -059, -060, -072 and -075; 28-31-114-008 and -040; and 28-31-500-001.

**Commonly known as** the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.




**EHLERS**  
 LEADERS IN PUBLIC FINANCE