

**ORDINANCE NO. 2007-O-015**

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK  
MAIN STREET SOUTH TAX INCREMENT FINANCING DISTRICT  
EXPANDED REDEVELOPMENT PROJECT AREA  
AMENDED REDEVELOPMENT PLAN AND PROJECT**

**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") and Ordinance Numbers 2003-O-025, 2003-O-026 and 2003-O-027, adopted April 1, 2003, as amended by Ordinance Number 2003-O-036, adopted April 15, 2003, and Ordinance Number 2006-O-011, adopted March 7, 2006, the Village of Tinley Park (hereinafter referred to as the "Village") approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Original Redevelopment Project Area"), and adopted tax increment financing relative to the Village's Main Street South Tax Increment Financing District (hereinafter referred to as the "Main Street South TIF District"); and

**WHEREAS**, pursuant to Ordinance Number 2006-O-009, adopted February 7, 2006, as amended by Ordinance Number 2006-O-086, adopted December 5, 2006, the Village authorized a study in regard to expanding the Original Redevelopment Project Area for the Main Street South TIF District and adopting an amendment to the TIF Plan in relation thereto; and

**WHEREAS**, on September 5, 2006, the Village announced the availability of the amended redevelopment plan and project for the Main Street South TIF District, effective September 6, 2006, and thereafter, on December 19, 2006, based on comments made at the public meeting on October 3, 2006, the Village announced the availability of the updated amended redevelopment plan and project for the Main Street South TIF District, effective December 20, 2006 (hereinafter referred to as the "Amended TIF Plan"), with said Amended TIF Plan containing an amendment to the original eligibility study for the Main Street South TIF District addressing the tax increment financing eligibility of the area proposed for addition to the Original Redevelopment Project Area (said amendment to the original eligibility study being hereinafter referred to as the "Eligibility Study Amendment"; said area proposed for addition to the Original Redevelopment Project Area being hereinafter referred to as the "Expansion Area"; and said Original Redevelopment Project Area as amended to include the Expansion Area being hereinafter referred to as the "Expanded Redevelopment Project Area"); and

**WHEREAS**, the President and Board of Trustees of the Village desire to implement tax increment financing pursuant to the TIF Act for the proposed Amended TIF Plan within the municipal boundaries of the Village and within the Expanded Redevelopment Project Area described in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto and made part hereof; and

**WHEREAS**, the Village has complied with the specific notice, public meeting, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to amending the ordinances referenced above and approving the

Amended TIF Plan in relation to the Main Street South TIF District, in that the Village has taken the following actions:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Approved Ordinance No. 2006-O-009 authorizing an amendment to the original eligibility study	February 7, 2006
2.	Sent out notices of Ordinance No. 2006-O-009 authorizing the amendment to the original eligibility study, to all taxing districts	February 10, 2006
3.	Announced the availability of the draft amendment to the original eligibility study and a draft amended redevelopment plan and project at a Village Board meeting	September 5, 2006
4.	Mailed notices of a Housing Impact Public Meeting to all taxing districts, all parties who are registered on the Village's TIF Interested Parties Registry, all residential addresses within the proposed expanded redevelopment project area and all taxpayers of record within the proposed expanded redevelopment project area	September 8, 2006
5.	Held the Housing Impact Public Meeting	October 3, 2006
6.	Approved Ordinance No. 2006-O-086 formally deleting specific properties from the proposed expanded redevelopment project area	December 5, 2006
7.	Sent out notices of Ordinance No. 2006-O-086 deleting specific properties from the proposed expanded redevelopment project area to all taxing districts	December 8, 2006
8.	Announced the availability of the Eligibility Study Amendment and the Amended TIF Plan at a Village Board meeting	December 19, 2006
9.	Approved Ordinance No. 2007-O-002 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Expanded Redevelopment Project Area and the Amended TIF Plan in relation thereto	January 2, 2007
10.	Mailed notices relative to the availability of the Eligibility Study Amendment and Amended TIF Plan to all residential addresses within 750 feet of the boundaries of the Expanded Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry	January 5, 2007

11.	Mailed a copy of Ordinance No. 2007-O-002, the Eligibility Study Amendment and the Amended TIF Plan, along with a notice of the Joint Review Board meeting and the public hearing, to all taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board	January 5, 2007
12.	Held a Joint Review Board meeting	January 29, 2007
13.	Published notice of the public hearing in the newspaper twice	February 15, 2007 and February 22, 2007
14.	Mailed notice of the public hearing to each residential address and taxpayer of record within the Expanded Redevelopment Project Area, and to each person on the Village's TIF Interested Parties Registry	February 22, 2007
15.	Held a public hearing	March 6, 2007

; and

**WHEREAS**, on January 29, 2007, the Joint Review Board, relative to the Main Street South TIF District, recommended the approval of the Expanded Redevelopment Project Area and approval of the Amended TIF Plan in relation thereto; and

**WHEREAS**, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing date to take action on this Ordinance approving the Amended TIF Plan; and

**WHEREAS**, the Amended TIF Plan sets forth the conditions in the Expansion Area and the Expanded Redevelopment Project Area qualifying both the Expansion Area and the Amended Redevelopment Project Area as a "conservation area"; and the President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing both the Expansion Area and the Expanded Redevelopment Project

Area to qualify as a "conservation area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

**WHEREAS**, the President and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the Expansion Area and the Expanded Redevelopment Project Area to determine whether private development would take place in the Expansion Area and the proposed Expanded Redevelopment Project Area as a whole without the adoption of the Amended TIF Plan; and

**WHEREAS**, it is the intent of the President and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the Amended TIF Plan within the Expanded Redevelopment Project Area; and

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

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

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

**SECTION 1:** That the President and Board of Trustees hereby make the following findings:

A. The area constituting the Expanded Redevelopment Project Area is described as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the Expansion Area and the area proposed to be designated as the Expanded Redevelopment Project Area to be classified as a "conservation area" as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);

C. The Expansion Area and the Expanded Redevelopment Project Area on the whole have not been subject to growth and redevelopment through investment by private enterprise prior to the designation of the Original Redevelopment Project Area, and would not be reasonably anticipated to be redeveloped without the adoption of the Amended TIF Plan;

D. The Expansion Area and the Expanded Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the Amended TIF Plan within the Expanded Redevelopment Project Area;

E. The Amended TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the proposed Expanded Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Amended TIF Plan are included in the proposed Expanded Redevelopment Project Area;

G. The estimated date for final completion of the Amended TIF Plan is December 31, 2026, subject to the receipt of 2026 incremental real estate tax revenues during 2027; and

H. The estimated date for retirement of obligations incurred to finance Amended TIF Plan costs is not later than December 31, 2026, subject to the receipt of 2026 incremental revenues during 2027.

**SECTION 2:** That the Amended TIF Plan which was the subject matter of the public hearing held on March 6, 2007, is hereby adopted and approved. A copy of said Amended TIF Plan is attached hereto as EXHIBIT B and made a part hereof.

**SECTION 3:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 4:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 5:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED** this 27<sup>th</sup> day of March, 2007, pursuant to a roll call vote as follows:

**AYES:** Seaman, Hannon, Heffernan, Maher

**NAYS:** None

**ABSENT:** Rea

**ABSTENTIONS:** Bettenhausen

**APPROVED** by me this 27<sup>th</sup> day of March, 2007.

  
VILLAGE PRESIDENT

**ATTEST:**  
  
VILLAGE CLERK

Published by me in pamphlet form this 28<sup>th</sup> day of March, 2007.

  
VILLAGE CLERK



## EXHIBIT A-1

### ORIGINAL

#### MAIN STREET SOUTH T.I.F. DISTRICT

(AS AMENDED BY ORDINANCE NO. 2006-O-011, ADOPTED MARCH 7, 2006)

Lots 3 and 4 in Block 5 in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the North 60 feet of Lot 1 in Block 1, Lot 3 in Block 2 and Lots 7 and 8 in Block 3 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid; the West 54 feet of Lot 10, the West 54 feet and South 5 feet of Lot 11 and Lots 12 through 16, inclusive, in Andres Subdivision of Lot 9 in Block 3 of Christian Andres Subdivision, aforesaid; Lots 3, 8 (except the North 1/2), 9, 10 and 11 in John M. Rauhoff's Subdivision of part of the South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30, aforesaid, beginning at a point 380 feet South of the Northeast corner of Lot 10 of Block 3 of Christian Andres Subdivision, running thence South on the East line of said Lot 10, 460 feet, thence West 190 feet, thence South 16 feet, thence West 1025 feet, thence North 880.84 feet to the North line of the South ½ of Lot 2 of said Southwest ¼, thence East on the North line of the South ½ of Lots 2 and 1 of said Southwest ¼, 1215 feet to the East line of Lot 10 of Block 3, thence South 391.20 feet to point of beginning; Lot A in Subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30 and of part of the North ½ of Lot 2 of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 9, inclusive, in Herman Stoeckman's Subdivision of the South 433 feet of the East 183 feet of the Southwest ¼ of Section 30, aforesaid; Lot B in Hickory Square, a resubdivision of part of Lot 9 in Circuit Court Petition in Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian and the C.R. I. & P. Railroad right-of-way located West of the East right-of-way line of Oak Park Avenue and West of the Southeasterly extension of the West line of Lot A in Subdivision of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30 and of part of the North ½ of Lot 2 of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'s: 28-30-302-015 and -016; 28-30-308-017 and -023; 28-30-312-003, -006, -009, -019, -021, -023, -024 and -025; 28-30-313-002, -004, -009, -010, -011 and -012; 28-30-314-003, -004, -005, -006, -007, -008, -009, -010, -011, -012 and -032; 28-30-500-007-6004 (formerly 28-30-500-004-6004); and 28-30-500-007-6001 (formerly Pt. 28-30-500-004-6001);

Common Addresses: 17236, 17324, 17432, 17448 and 17500 South Oak Park Avenue; 173<sup>rd</sup> and 68<sup>th</sup> Court; 6875 West 173<sup>rd</sup> Place; 17375 South 69<sup>th</sup> Court; 17356 and 17368 South 68<sup>th</sup> Court; and 17335 South 68<sup>th</sup> Court; Tinley Park, Illinois;

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the West line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 through 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66<sup>th</sup> Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

P.I.N.'s: 28-30-403-005,-006,-008, -009, -010, -011, -013, -014, -019, -020, -028 and -029; 28-30-404-025; 28-30-407-002, -003, -004, -005, -006, -007, -008 and -009; 28-30-408-001 and -002; 28-30-411-005, -008, -009, 010, -011, -012, -013, -014, -015, -017, -023 and -024; 28-30-415-003, -004 and -009; 28-30-415-011 (formerly 28-30-415-010, 28-30-415-010-8001 and -8002); 28-30-416-015, -016, -023 and -024; 28-30-418-007; 28-30-424-001 and -002; 28-30-425-001 and -002; and 28-30-500-007-6002 and -6003 (formerly 28-30-500-004-6002 and -6003); and 28-30-500-007-6001 (formerly Pt. 28-30-500-004-6001);

Common Addresses: 17235, 17237, 17247, 17251, 17255, 17265, 17309, 17401, 17407 and 17459 South Oak Park Avenue; 6744 West 173<sup>rd</sup> Street; 17249 South 67<sup>th</sup> Court; 6706, 6712, 6720, 6724, 6730 and 6750 West North Street; 6647 and 6653 West 173<sup>rd</sup> Street; 6657, 6659, 6665, 6671, 6709, 6725, 6727 and 6730 West South Street; 6775 West 174<sup>th</sup> Street; 17407, 17420 and 17423 South 67<sup>th</sup> Court; and 6730 West 174<sup>th</sup> Place; including the commuter parking lots and commuter station between Oak Park Avenue and 66<sup>th</sup> Court; Tinley Park, Illinois;

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast ¼ of the

Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1, all in Block 1 in Elmore's Harlem Avenue Estates, a subdivision in the West ½ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'s: 28-31-102-008, 009, -010, -011, -012, -013, -014, -016,-017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -049 and -050; 28-31-103-034, -035, -039 and -042 (formerly 28-31-103-012), 28-31-103-020, -021 and -024; and 28-31-103-026-1001 through -1039, inclusive.

Common Addresses: 17500, 17514, 17560, 17600, 17604, 17608, 17612, 17658, 17660, 17776, 17700, 17704-06, 17708, 17710, 17712, 17714, 17716, 17718, 17720-24, 17726-R, 17726-A through J, 17728-A through D, 17728-J, 17730 - A through D, 17730-W, 17732-AB, 17732-C through L and 17746 South Oak Park Avenue, Tinley Park, Illinois;

Also, Block 15 (except the East 195 feet thereof; except the West 99 feet of the East 294 feet of the North 144 feet thereof; and except Lot 2 in First Midwest Bank Resubdivision of part of Block 15) in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 147, 148, 149 (except the North 10 feet thereof), 152, 153, 155, 156, 157 (except the North 49 feet thereof), 158, 159 and 160 in O. Rueter & Co.'s Tinley Park Gardens, a subdivision of the South 60 acres of the West ½ of the Northeast ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'s: 28-31-200-003 and -012; Pt. 28-31-200-011; 28-31-204-001, -002, -003, -005, -006 and -007; 28-31-208-001, -002, -006, -007 and -016;

Common Addresses: 17501, 17541, 17551, 17605, 17609, 17621, 17651, 17655, 17701, 17713, 17743, 17745, 17747 and 17749 South Oak Park Avenue, Tinley Park, Illinois;

Also, Oak Park Avenue, from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North; Range 13 East of the Third Principal Meridian; to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue, from the Northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid, to the South right-of-way line of 178<sup>th</sup> Street; 68<sup>th</sup> Court, from the North right-of-way line of the C.R.I. & P. Railroad to the North right-of-way line of 173<sup>rd</sup> Place; 67<sup>th</sup> Court and 67<sup>th</sup> Avenue, from the North right-

of-way line of Hickory Street to the South right-of-way line of 172<sup>nd</sup> Street; Hickory Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66<sup>th</sup> Court; 66<sup>th</sup> Court, from the North right-of-way line of Hickory Street to the South right-of-way line of the C.R. I. & P. Railroad; 67<sup>th</sup> Avenue, from the South right-of-way line of Hickory Street to the North right-of-way line of North Street; North Street, from the East right-of-way line of Oak Park Avenue to the South line of Lots 5 and 6 in Block 5 in Village of Bremen, aforesaid; South Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66<sup>th</sup> Court; South Street (Hickory Street), from the West right-of-way line of Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67<sup>th</sup> Court to a point 400 feet East of the East right-of-way line of 67<sup>th</sup> Court; 67<sup>th</sup> Court, from the South right-of-way line of South Street to the North right-of-way line of 174<sup>th</sup> Place; 175<sup>th</sup> Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176<sup>th</sup> Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177<sup>th</sup> Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178<sup>th</sup> Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69<sup>th</sup> Avenue, from a point 97.28 feet South of the South right-of-way line of 177<sup>th</sup> Street to a point 497.28 feet South of the South right-of-way line of 177<sup>th</sup> Street; all in Cook County, Illinois.

**AREA TO BE ADDED TO THE ORIGINAL  
MAIN STREET SOUTH T.I.F. DISTRICT  
(EXPANSION AREA)**

Lots 1, 5, 6, 7 and 8 in Block 5 of McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 18, along with the 16-foot wide North/South alley located West of and adjacent to Lot 18, in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 10 (except the North 115 feet thereof as measured along the West line thereof) in Block 4 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 4, 5, 6, 7 and the North 1/2 of Lot 8 in John M. Rauhoff's Subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, beginning at a point 380 feet South of the Northeast corner of Lot 10 of Block 3 of Christian Andres Subdivision, running thence South on the East line of said Lot 10, 460 feet, thence West 190 feet, thence South 16 feet, thence West 1025 feet, thence North 880.84 feet to the North line of the South 1/2 of Lot 2 of said Southwest 1/4, thence East on the North line of the South 1/2 of Lots 2 and 1 of said Southwest 1/4, 1215 feet to the East line of Lot 10 of Block 3, thence South 391.20 feet to point of beginning; Lot 8 (now part of 173rd Place), Lot 9, Lot 10 (except the West 54 feet thereof)

and Lot 11 (except the West 54 feet and South 5 feet thereof) in Andres Subdivision of Lot 9 in Block 3 of Christian Andres Subdivision of part of the South 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; that part of the Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian (including any vacated streets located therein), located East of 66th Court, South of South Street, North of the North line of Kara's Tara Subdivision of parts of Lots 7 and 8 in Village of Bremen, aforesaid, and West of the West line of Double "R" Subdivision of parts of Lots 6, 7 and 8 in Village of Bremen, aforesaid; Lots 8 and 9 in Block 9 in Village of Bremen, aforesaid; Lots 1 and 2 in Stive's Subdivision of the East 120 feet lying West of the East line of Block 9 in Village of Bremen, aforesaid, extended South and North of the North line of Market Street and South of the Southeasterly line of Block 9 in Village of Bremen, aforesaid, in the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; that portion of the West 1/2 of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian located Southeasterly of the Southeasterly line of Block 9 in Village of Bremen, aforesaid, West of the West line of Stive's Subdivision, aforesaid, and North of the North line of 174th Street (Market Street); Lots A and B in Vandenberg's Subdivision, being a resubdivision of Lot 45 in Vogt's Addition to Tinley Park in the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, and part of Lot 1 in Block 11 in Village of Bremen, aforesaid, together with that vacated street lying Easterly and adjacent to the North 1/2 of the aforesaid Lot 1; the South 1/2 and the West 25 feet of the North 1/2 of Lot 1, along with the vacated street lying Easterly of the South 1/2 of said Lot 1, the North 1/2 and the West 2.80 feet of the South 1/2 of Lot 2, and Lots 3 and 4, all in Block 11 of the Village of Bremen, aforesaid; Block 14 (except the South 74.5 feet of the West 125 feet and except the North 124.5 feet thereof) in Village of Bremen, aforesaid; Lots 4, 5, 7, 8, 9, 10 and 11, along with the vacated and unvacated 15-foot wide North/South alley located East of and adjacent to Lots 6 through 9, inclusive, along with the vacated and unvacated 13-foot wide alley located South of and adjacent to Lots 4 and 5, all in William Lawrenz Subdivision of Block 13 in Village of Bremen, aforesaid;

P.I.N.'s: 28-30-302-013, -017, -018, -019 and -020; 28-30-403-021; 28-30-407-010; 28-30-312-001, -002, -004, -005, -020 and -022; 28-30-411-007, -019, -020, -021, -022, -025 and -026; 28-30-412-019; 28-30-416-006, -007, -009, -012, -017, -019, -020 and -021; 28-30-418-005, -006 and -008; 28-30-419-002, -003, -004, -005, -006, -010 and -011;

Common Addresses: 17226, 17244, 17250, 17256, 17260, 17329 and 17451 South Oak Park Avenue; 17346 South 68th Court; 6875 and 6879 West 173rd Place; 17357 and 17365 South 69th Avenue; 17301 and 17348 South 66th Court; 6700, 6715, 6716, 6721, 6724, 6725, 6726 and 6729 West 174th Street; 17410 South 67th Avenue; 6700, 6712, 6718, 6727 and 6729 West 174th Place; 17228, 17450 and 17454 South 67th Court; 6704, 6708 and 6730 West 175th Street; and 6683 and 6703 West South Street;

Also, Oak Park Avenue, from the Easterly extension of the North line of Lot 1 in Block 5 in McClary's Subdivision, aforesaid, to a line drawn from the Northwest corner of Lot 1 in Boldt's

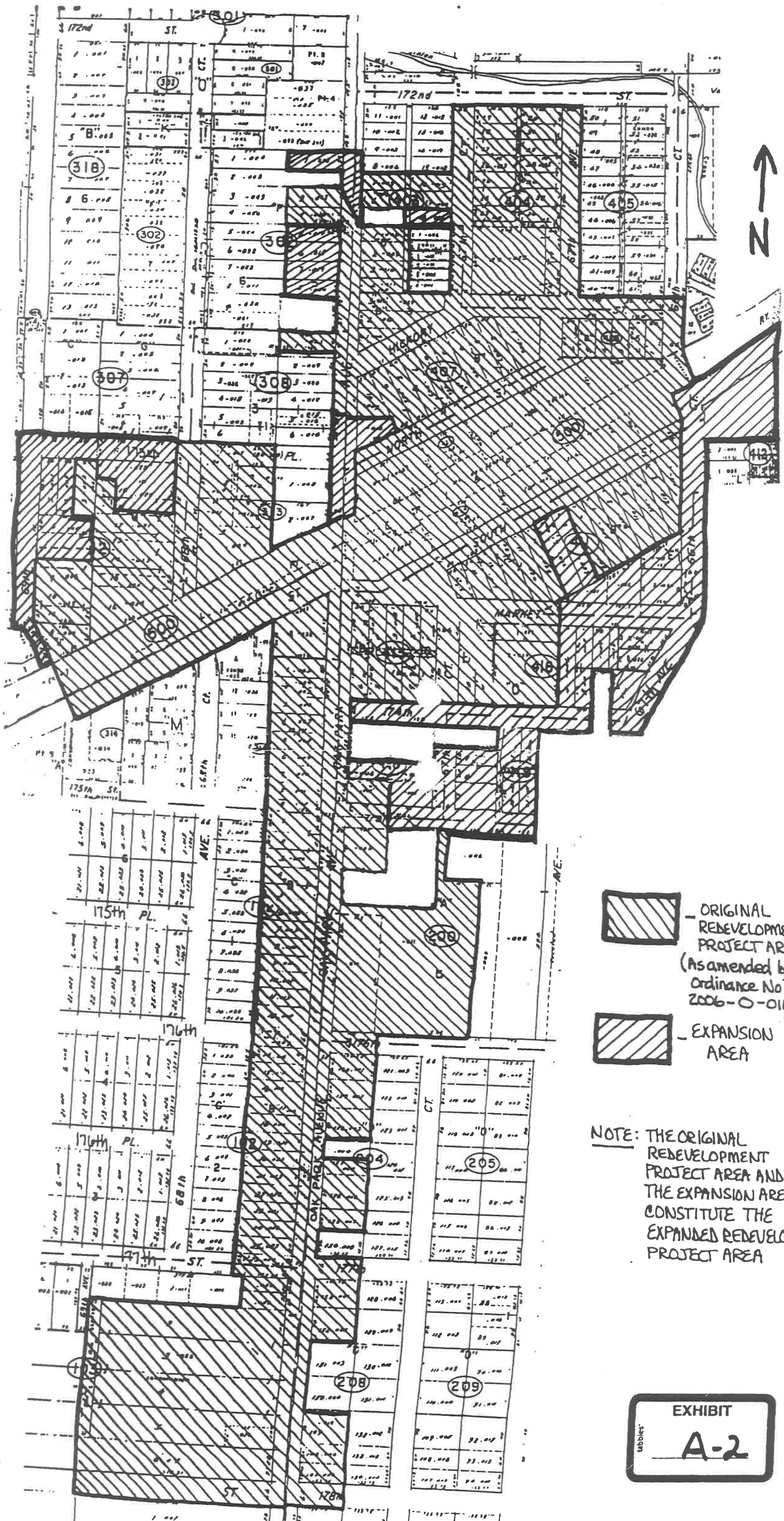
Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North, Range 13 East, of the Third Principal Meridian, to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of Lot 1 of the Southwest  $\frac{1}{4}$  of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to the Northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision, aforesaid; 173rd Place, from the West right-of-way line of 69th Avenue to the West right-of-way line of 68th Avenue; 69th Avenue, from the South right-of-way line of 173rd Place to the Northwesterly right-of-way line of the C.R.I.&P. Railroad; 66th Court, from the North right-of-way line of 174th Street to the Southeasterly right-of-way line of the C.R.I.&P. Railroad; South Street, from the East right-of-way line of 66<sup>th</sup> Court to the Northerly extension of the West line of Double "R" Subdivision, aforesaid; 174th Street, from the Northerly extension of the West Line of Lot 4 in Block 11 of Village of Bremen, aforesaid, to the Southerly extension of the East right-of-way line of 66th Court; 67th Avenue, from the South right-of-way line of 174th Place to the South right-of-way line of 174th Street; 174th Place, from the East right-of-way line of Oak Park Avenue to the Westerly right-of-way line of 67th Avenue (except for that portion located immediately South of and adjacent to Lot 2 (except the West 2.80 feet thereof) in Block 11 in Village of Bremen, aforesaid); 175th Street, from a point 125 feet East of the East right-of-way line of Oak Park Avenue to the Southerly extension of the West line of Lot 12 in William Lawrenz Subdivision of Block 13 in Village of Bremen, aforesaid; and 67th Court, from the Westerly extension of the South line of Lot 6 in William Lawrenz Subdivision of Block 13 in Village of Bremen, aforesaid, to the North right-of-way line of 175th Street.


**EXHIBIT A-2**

**EXPANDED REDEVELOPMENT PROJECT AREA FOR  
THE TINLEY PARK MAIN STREET SOUTH TIF DISTRICT**

**(Map)**





 ORIGINAL REDEVELOPMENT PROJECT AREA  
 (As amended by Ordinance No. 2006-0-011)

 EXPANSION AREA

NOTE: THE ORIGINAL REDEVELOPMENT PROJECT AREA AND THE EXPANSION AREA CONSTITUTE THE EXPANDED REDEVELOPMENT PROJECT AREA

EXHIBIT  
 A-2