

FY 2016  
ANNUAL TAX INCREMENT FINANCE  
REPORT




STATE OF ILLINOIS  
COMPTROLLER  
LESLIE GEISSLER MUNGER

Name of Municipality: Village of Tinley Park Reporting Fiscal Year: 2016  
County: Cook Fiscal Year End: 4/30/2016  
Unit Code: 016/575/32

**TIF Administrator Contact Information**

First Name: Brad Last Name: Bettenhausen  
Address: 16250 Oak Park Avenue Title: Treasurer  
Telephone: 708-444-5000 City: Tinley Park Zip: 60477  
E-mail-  
required: bbettenhausen@tinleypark.org  
Mobile: N/A Best way to  Email  Phone  
Provider: N/A contact  Mobile  Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of  
  
is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act  
[65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]  
  
 5 Jan 2017  
Written signature of TIF Administrator Date

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)

**FILL OUT ONE FOR EACH TIF DISTRICT**

Name of Redevelopment Project Area	Date Designated	Date Terminated
Main Street South TIF District (#3)	4/1/2003	12/31/2027

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**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>	Main Street South (#3)
<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> <input checked="" type="checkbox"/>	<b>Industrial Jobs Recovery Law</b> <input type="checkbox"/>

	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:** Main Street South TIF District (#3)

Fund Balance at Beginning of Reporting Period

\$ 2,725,339

<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	\$ 2,730	\$ 5,476,695	88%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 10,039	\$ 267,181	4%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 150,000	2%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 318,648	5%

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

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

\$ 12,769

**Cumulative Total Revenues/Cash Receipts**

\$ 6,212,524 100%

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

\$ 454,536

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ 454,536

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

\$ (441,767)

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

\$ 2,283,572

\* 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)

\$ (62,479,360)

**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: Main Street South TIF District (#3)

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

**FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED**

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</b>		
Appraisal	900	
Audit	850	
Legal	18,015	
Advertising	6,862	
		\$ 26,627
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
		\$ -
<b>3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)</b>		
Land acquisition	326,875	
Demolition Costs	37,500	
		\$ 364,375
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)</b>		
Engineering	10,570	
Landscape Enhancement	42,971	
		\$ 53,541
<b>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</b>		
		\$ -
<b>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</b>		
		\$ -



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		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 454,536</b>



**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:** Main Street South TIF District (#3)

**FUND BALANCE, END OF REPORTING PERIOD** \$ 2,283,572

Amount of Original Issuance	Amount Designated
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**1. Description of Debt Obligations**

	\$	\$
General Obligation Bonds, Series 2010 (part)	152,000	-
General Obligation Bonds, Series 2013 (MSS Portion)	121,792	162,932

**Total Amount Designated for Obligations** \$ 273,792 \$ 162,932

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

	\$	\$
Land Acquisition	1,350,000	1,350,000
Public Improvements	48,250,000	48,250,000
Development Assistance	15,000,000	15,000,000

**Total Amount Designated for Project Costs** \$ 64,600,000

**TOTAL AMOUNT DESIGNATED** \$ 64,762,932

**SURPLUS\*/(DEFICIT)** \$ (62,479,360)

\* 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:** Main Street South TIF District (#3)

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

\_\_\_\_\_ **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:	6732 & 6742 North Street
Approximate size or description of property:	approximately 30,600 square feet of vacant land
Purchase price:	275,000.00
Seller of property:	First Midwest Bank as Successor Trustee to Trust 77-1007

Property (2):	
Street address:	6730 North Street
Approximate size or description of property:	approximately 5040 square feet with abandoned house
Purchase price:	60,000.00
Seller of property:	First Midwest Bank as Successor Trustee to Trust 82-2093

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: Main Street South TIF District (#3)

\*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 <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
<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)	\$ 8,413,000	\$ -	\$ 40,413,000
Public Investment Undertaken	\$ 5,057,053	\$ -	\$ 43,607,141
Ratio of Private/Public Investment	1 2/3		38/41

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

Bettenhausen Motor Sales Expansion			
Private Investment Undertaken (See Instructions)	\$ 2,000,000		\$ 2,000,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 2:**

Lakeview Townhomes (6 units)			
Private Investment Undertaken (See Instructions)	\$ 1,213,000		\$ 1,213,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3:**

Boston Blackies Restaurants			
Private Investment Undertaken (See Instructions)	\$ 900,000		\$ 900,000
Public Investment Undertaken	\$ 115,641		\$ 115,641
Ratio of Private/Public Investment	7 18/23		7 18/23

**Project 4:**

Tinley Park Place mixed-use development			
Private Investment Undertaken (See Instructions)	\$ 1,500,000		\$ 1,500,000
Public Investment Undertaken	\$ 315,500		\$ 315,500
Ratio of Private/Public Investment	4 43/57		4 43/57

**Project 5:**

Former school site redevelopment			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,350,000		\$ 1,350,000
Ratio of Private/Public Investment	0		0

**Project 6:**

The Boulevard at Central Station			
Private Investment Undertaken (See Instructions)	\$ 2,800,000		\$ 34,800,000
Public Investment Undertaken	\$ 1,050,000		\$ 6,826,000
Ratio of Private/Public Investment	2 2/3		5 5/51

<b>Project 7:</b>			
Public Parking Structure and Community Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,225,912	\$ 35,000,000
Ratio of Private/Public Investment		0	0

<b>Project 8:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 13:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 14:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 15:</b>			
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: Main Street South TIF District (#3)

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
2003	\$ 13,288,353	\$ 13,529,194 TY 2014

List all overlapping tax districts in the redevelopment project area.

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

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
Information not gathered			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

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

Oak Park Avenue from 172nd Street to 178th Street North and South Streets, 68th Ct. & 69th Avenue South of 173rd Place, 173rd Street, 66th Ave. and 67th Ct. south of 172nd St. ~71.7 acres		
Optional Documents	Enclosed	
Legal description of redevelopment project area	Previously Provided	
Map of District	Previously Provided	



**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

**Village Hall**

16250 S. Oak Park Ave.

Tinley Park, IL 60477

**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)



**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

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

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



20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

312 984 6415  
tmbarnicle@ktjlaw.com

www.ktjlaw.com

January 5, 2017

State Comptroller  
All Overlapping Taxing Districts  
Joint Review Board  
Main Street South TIF Project  
c/o Village Hall  
Village of Tinley Park  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477

Re: Main Street South 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 certifies 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,

KLEIN, THORPE AND JENKINS, LTD.

Terrence M. Barnicle

TMB/an  
cc: Brad Bettenhausen,  
Village Treasurer

## **Attachment D**

Main Street South 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 1 April 2003. Due to the necessity to tax divide a parcel containing railroad right of way, the Cook County Clerk was unable to certify the base year Equalized Assessed Value (EAV) until calendar 2004. The base year EAV was certified on 7 December 2004 at \$11,215,743 utilizing the EAV of the 2001 tax year. Tax increment has begun to be allocated to the Redevelopment Fund with the 2003 tax year (taxes payable in 2004). The life of the Redevelopment District has automatically been extended for one year due to the delay in Certification. The boundaries of the TIF district were expanded in 2006 to include additional properties. The base year for these expansion parcels was frozen at their 2005 EAV values and added approximately \$2.3 million to the TIF base value.

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

Project 1      Bettenhausen Motor Sales expansion (completed 2004)

A local automobile dealership significantly remodeled and expanded its automotive showroom, service garage, and offices.

No property tax increment funds are associated with this redevelopment project.

Project 2      Lakeview Townhomes Lakeview Townhomes (completed 2007)

A development of 16 single family attached townhomes was constructed at 178th Street and Oak Park Avenue. The site overlooks a wet detention pond completed by the Village in 2006. This detention facility removed approximately 550 adjacent properties from designated flood plain with the Federal Emergency Management Agency Letter of Map Revision in 2007. A portion of this development (6 units) is located in the Main Street South TIF, with the remainder located in the adjacent Oak Park Avenue TIF.

No public financial assistance was required in conjunction with this development.

### Project 3 Boston Blackies's restaurant

A restaurateur acquired a building of local historical and architectural significance with the intent of renovating the structure for another restaurant in their chain. The building had been constructed in 1886 by Henry Vogt, Sr. for his general merchandise business originally known as the Bremen Cash Store. It was the first commercial structure in the community to be built of brick, and it also was one of the first buildings in the south suburban area to incorporate an elevator (used for moving merchandise from storage areas in the basement and upper floor). Henry Vogt was the first mayor for the Village of Tinley Park and he and his family were significant civic leaders in the community for over a century. In order to support their intended use, the new owners desired to make significant structural changes, and also proposed an addition to provide necessary kitchen and refrigeration spaces. Their remodeling activities created various building issues that compromised the structural integrity of the historic building. The owners elected to demolish the structure with the intent to recreate the building's appearances with a new structure.

The Village had approved financial assistance in an amount not to exceed \$550,000 toward the revised project.

During 2009, the lender acquired title to the property under foreclosure and the restaurateur filed for bankruptcy protection. In light of these developments, the proposed redevelopment will not occur.

### Project 4 Tinley Park Place mixed-use development

Developers proposed redevelopment of an entire block at the core of the Village's Historic District. Considered a transit-oriented development, the project proposed approximately 40,000 square feet of ground floor retail, an additional 20,000 square feet in second floor office/retail space, an 11 screen movie theater complex, and 115 condominium units. The proposed development would be in close proximity to the Village's Oak Park Avenue commuter rail depot providing daily rail service between Chicago and Joliet. Access to Interstates 80 and 57 are nearby. The developers had requested financial assistance with the project for a variety of TIF qualified costs associated with the development in the amount of approximately \$12,000,000. The Village was committed to undertake other public improvements in the vicinity including construction of a public parking facility which would serve both commuter and local business needs. The Village proceeded with planning for the parking structure and other public improvements. The developers began to market pre-construction contracts on the residential units while seeking financing to begin construction. Their efforts were hampered by the downturn in the housing market with The Recession, compounded by the fall-out in the mortgage loan industry and other economic forces. A residential parcel owned by the Village was demolished. The Village also proceeded with demolition of two vacant residential homes and an abandoned commercial structure in



the interest of eliminating blight. An additional vacant residential property was demolished during fiscal year 2016.

With the passage of time, the proposed project in its original form is considered to be no longer viable. Notice of Default under the agreement was sent to the developers in September 2015. The developers had 60 days to cure the defaults, which did not occur.

The Village has purchased nearly 35,650 square feet of contiguous property during fiscal year 2016 that had been tentatively part of the earlier redevelopment proposal with the intent of re-assembling property for potential improvements by other developers. In late 2016, the Village was considering the alternative of utilizing this property for a downtown community entertainment plaza that would support the recently chosen branding theme of music. Additional property acquisition is expected to be required.

#### Project 5      Former School Site

In May 2003, the Village of Tinley Park entered into an agreement with Community Consolidated School District 146 to acquire the site of the former Central Middle School consisting of approximately 3 acres. A new Central Middle School was completed in the Fall of 2001 near the northwest corner of 183rd Street and Oak Park Avenue, partially within the Tinley Park Oak Park Avenue TIF District (#1). The old school was subsequently demolished, and the site cleared of all appurtenances except the foundations. Under the terms of the agreement, the Village owed the School District \$350,000 at closing, which occurred in December 2003, with an additional \$1,000,000 payment guaranteed by the end of five years. The Village would additionally pay the School District 30% of any tax increment generated by the site over the life of the TIF District, up to an additional \$1,650,000 (for a maximum purchase price of \$3,000,000). The former school site had been anticipated to be used for temporary commuter and public parking during construction of a parking facility along North Street and adjacent to the commuter rail depot that would be required in conjunction of the now defunct proposed North Street development (See Project 4). It is expected that this site will later be sold for a residential development most likely consisting of row houses, townhomes, or similar housing products.

#### Project 6      The Boulevard at Central Station South Street mixed-use development

A redevelopment project proposed for the majority of the block immediately south of the Oak Park Avenue commuter rail depot on South Street has gone through several evolutions since its first proposal.

The initial project was referenced by the concept name of Market Square due to its location abutting the "Markt Platz" of the original plat for the Village of Bremen dating to 1853. Traditional German towns are often centered around a central market place (Markt Platz) which was incorporated into the original plan for the Village of Bremen

presumably due to the large number of individuals of German ancestry emigrating to and settling in this area at that time. This redevelopment project was proposed to include two mixed use buildings containing a total of 69 residential condominiums built over first floor commercial space. The commercial space was tentatively 32,700 square feet providing for approximately 23 tenant units. This plan was in keeping with the concepts for Transit Oriented Development which would place higher density housing closer to the transit hub (the commuter rail station).

The developer subsequently revised his development plan to a lower density project consisting of 31 townhomes and approximately 24,000 square foot of first floor retail along South Street after the developer was concerned about the marketing and sale of the residential units. This project was referred to as The Promenade in reference to the open common area created above the commercial spaces providing access to the townhome units. The townhome units were originally proposed to have two car garage units and individual elevator access to each of the three story townhome units. In 2007, the Village formally approved \$2.2 million in financial assistance as reimbursements for TIF qualified costs. A tentative increase the financial assistance to \$2.7 million based on certain development enhancements requested by the Village had been discussed but was not formally acted upon or approved by the Village Board. During this time, the Village acquired additional property that was necessary for the overall project and the development site has been cleared of all of the previously existing buildings and structures. However, due to economic forces and other issues, this development plan was also abandoned. A portion of the property continues to be used as a commuter parking lot in the interim.

In light of the economic recession, in 2010, the developer again retooled his development plan. The development project referenced as The Boulevard at Central Station consists of 167 one and two bedroom apartments and approximately 11,500 square foot of commercial space. At the time of the developer's proposal, financing appeared to be more easily obtainable for residential rental development than for other types of residential projects (townhome or condominium). It was intended that the development would be converted to no more than 151 condominium units in the future, with the one bedroom units largely being absorbed into adjacent units to provide larger condominium units when ultimately sold as condominiums.

The proposed project was estimated to cost \$34.8 million. The Village approved a development agreement in July 2012 including financial assistance. The Village will grant a Cook County Class 8 property tax incentive for the property. The Village will reimburse the developer up to a maximum of \$3,776,000 in qualified TIF redevelopment costs. Additionally, the Village will reimburse up to \$2,000,000 in public improvements associated with, and serving, the development. Finally, the Village will share 50% of sales taxes generated by the new commercial establishments locating in the development for a period of ten years. Businesses relocating to the development from other Tinley Park locations will be discounted for the sales tax incentive calculation based on their prior sales tax activity.

The developers continue to finalize their plans and financing necessary to begin construction.

The Village has been working on the design of a regional stormwater detention pond that would address the storage needs of this and other sites within the “downtown” area. In late 2016, the Village secured the donation of the proposed pond site and anticipates beginning construction in the Spring of 2017. In addition to finalizing the project financing, the aforementioned mixed use development can not obtain the necessary permitting to move forward until the pond is constructed.

No other development activity has occurred at this time.

#### Project 7      Public Parking Facility and Community Park

The Village has architectural designs completed for a public parking facility adjacent to the Oak Park Avenue Metra commuter rail depot that would provide additional parking required to support the proposed Tinley Park Place (project 4) and other existing and proposed developments in the area of the Oak Park Avenue depot. This parking facility would replace the existing surface parking lots north of the railroad tracks that are used primarily for commuter parking and provide additional parking to support adjacent commercial developments. In conjunction with this facility, a portion of the parking would be below grade with an urban style community park developed at surface level. This park is expected to have a performance stage and a central fountain/water feature that would also serve as an ice skating rink in the winter months. Funding to support this development beyond the design phase has not currently been determined.

Based on several projects being proposed, the Village of Tinley Park has contracted traffic studies to determine the adequacy of the existing roadways within the development area with specific consideration of the proposed developments. 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 have been developing and refining 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 JOINT REVIEW BOARD MEETING  
MAIN STREET SOUTH TIF DISTRICT**

**February 1, 2016**

**Scheduled Start: 3:35 P.M.**

The meeting of the Main Street South TIF District Joint Review Board was called to order by Chairman Rea at 4:02 p.m. in the Village Hall of Tinley Park, Council Chambers.

Joint Review Board Members Present and responding to Roll Call:

Patrick E. Rea, Village of Tinley Park, Clerk & Chairman of the Joint Review Board  
Maggie Crotty, Bremen Township  
John Curran, Director of Parks and Recreation, Tinley Park Park District  
Jeff Charleston, Elementary School District 146

Joint Review Board Members Absent:

Public Member-Michael Clark  
Cook County  
South Suburban Community College District 510  
Bremen High School District 228

Others Present:

Bernard Brady, Village Trustee  
Jacob Vandenberg, Village Trustee (Depart 4:21 p.m.)  
Michael Mertens, Assistant Village Manager  
Brad Bettenhausen, Village Treasurer  
Laura Godette, Deputy Village Clerk  
Thomas Bayer, Village Attorney  
Demetria Brown, Elementary School District 159

Motion was made by John Curran, Tinley Park Park District, seconded by, Jeff Charleston, Elementary School District 146, to approve and place on file the minutes of the December 3, 2014, meeting of the Main Street South TIF District (hereinafter the "TIF District") Joint Review Board. Vote by voice call. Chairman Rea declared motion carried unanimously.

Chairman Rea provided an overview of the Joint Review Board meeting.

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

At this time, Village staff presented an overview of the TIF Annual Report and activities within the TIF District for the Village's 2015 Fiscal Year. In particular: Mike Mertens, Assistant Village Manager, presented an overview of the boundaries of the TIF District and presented an overview of the projects taking place in this TIF District.

Mr. Mertens presented an overview of the following projects:

1. Taxable developments since inception include:
  - a. Bettenhausen Motor Sales expansion
  - b. Lakeview Townhomes (White Egret Court @ 178<sup>th</sup> and Oak Park Avenue in both the Oak Park Avenue TIF District and the Main Street South TIF District)
  - c. Citibank façade and landscape improvements
  - d. Oak Park Center redevelopment/improvement (former P&R Auto Parts)
  - e. Bailey's Restaurant & Bar improvement/redevelopment (former Jim's Inn)

**MINUTES OF THE JOINT REVIEW BOARD  
MAIN STREET SOUTH TIF DISTRICT**

**February 1, 2016, at 3:35 p.m.**

**Page 2**

Non-taxable developments:

- a. Oak Park Avenue Train Station
  - b. Zabrocki Plaza
  - c. Carl Vogt Building Plaza
2. Former Central Middle School Site
- a. Village purchased 3.3 acre site in 2003;
  - b. Markets interest has changed on this property in the past year. At this time Village Board sees this as a market driven development.
  - c. Match up potential development on this property with potential development on North Street.
3. South Street
- a. South Street potential development includes The Residences at Central Station, a rental development.
4. Legacy Pond
- a. Located at the Panduit redevelopment site at 175<sup>th</sup> Street Ridgeland Avenue;
  - b. Used for storm water retention pond for the entire downtown district and Panduit site.
  - c. Permitting process has started with the Metropolitan Water Reclamation District of Greater Chicago.

At this time Chairman Rea asked if there were any questions. No one came forward.

Chairman Rea recognized Brad Bettenhausen, Village Treasurer, who presented a recap of the TIF District Equalized Assessed Valuation (EAV) from 2001 to 2014. The EAV of this TIF District since has been leveling off in the past year. Gross expected tax revenue declined through 2014. The change in the EAV shows a base of 98% and an increment of 2%

At this time Chairman Rea asked if there were any questions. No one came forward.

Chairman Rea noted this TIF District ends in 2025.

At this time Chairman Rea once again asked if there were any questions. No one came forward

There being no further questions, Chairman Rea called for a motion to adjourn. Motion was made John Curran, Tinley Park Park District by, seconded by Maggie Crotty, Bremen Township, to adjourn the meeting of the Main Street South TIF District Joint Review Board. Vote by voice call: Chairman Rea declared motion carried unanimously and adjourned the meeting at 4:30 p.m.

# **Village of Tinley Park, Illinois**

Main Street South Tax Increment Redevelopment  
Project Area Fund

Financial and Compliance Report  
April 30, 2016

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RSM US LLP

## Independent Auditor's Report on Supplementary Information

To the Honorable Village President and  
Members of the Board of Trustees  
Village of Tinley Park, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Village of Tinley Park, Illinois (the Village) as of and for the year ended April 30, 2016, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated December 27, 2016, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements as a whole.

The accompanying supplementary information is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*RSM US LLP*

Chicago, Illinois  
December 27, 2016



Village of Tinley Park, Illinois

Main Street South Tax Increment Redevelopment Project Area Fund

Balance Sheet

April 30, 2016

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**Assets**

Cash and cash equivalents \$ 2,283,572

**Liabilities and Fund Balance**

Fund balance:

    Restricted \$ 2,283,572

**Total liabilities and  
fund balance**

\$ 2,283,572

Village of Tinley Park, Illinois

Main Street South Tax Increment Redevelopment Project Area Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Year Ended April 30, 2016

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Revenues:	
Property taxes	\$ 2,730
Interest	10,039
<b>Total revenues</b>	<u>12,769</u>
Expenditures:	
Current, general government:	
Other contractual services	23,212
Capital outlay	421,331
<b>Total expenditures</b>	<u>444,543</u>
Deficiency of revenues under expenditures	(431,774)
Other financing uses:	
Transfers out	<u>(9,993)</u>
Change in fund balance	(441,767)
Fund balance:	
May 1, 2015	<u>2,725,339</u>
April 30, 2016	<u>\$ 2,283,572</u>



RSM US LLP

## Independent Auditor's Report on Compliance

To the Honorable Village President and  
Members of the Board of Trustees  
Village of Tinley Park, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Tinley Park, Illinois (the Village) for the year ended April 30, 2016, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated December 27, 2016.

In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) applicable to the Village's Main Street South Tax Increment Redevelopment Project Area Fund for the year ended April 30, 2016, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village's noncompliance with the above-referenced provisions of Illinois Public Act 85-1142, insofar as they relate to accounting matters.

This report is intended solely for the information and use of management, the Village President and Board of Trustees, each governmental entity within the TIF Area, the State Comptroller and others within the State of Illinois and is not intended to be, and should not be, used by anyone other than these specified parties.

*RSM US LLP*

Chicago, Illinois  
December 27, 2016

## **Attachment M**

Main Street South TIF District  
Village of Tinley Park, Cook and Will Counties, Illinois  
Statement of Intergovernmental Agreements  
Fiscal year ended April 30, 2016

In accordance with 65 ILCS 5/11-74.4-5(d)(10), the following summarizes the intergovernmental agreements in effect during the fiscal year and the amounts of money paid during the fiscal year:

Intergovernmental agreement entered into with Community Consolidated School District 146 in 2003 providing for certain payments out of the TIF fund for the purchase of certain real estate.

No payments made during the fiscal year under this agreement.