
THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**ORDINANCE
NO. 2018-O-012**

**AN ORDINANCE DISSOLVING THE SPECIAL TAX ALLOCATION FUND AND
TERMINATING THE DESIGNATION OF THE EXPANDED MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

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Board of Trustees**

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WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (“TIF Act”), the Village of Tinley Park (“Village”) adopted a series of ordinances including as supplemented and amended by certain ordinances as further detailed within **Exhibit A** attached hereto (collectively, the “TIF Ordinances”); and

WHEREAS, pursuant to the TIF Act and the TIF Ordinances, the Village designated the Expanded Main Street South Redevelopment Project Area (“Main Street South TIF”), approved the related redevelopment plan, (“Redevelopment Plan”), including the redevelopment projects described in the Redevelopment Plan (collectively, the “Redevelopment Projects”) and established a special tax allocation fund (“TIF Fund”) in connection therewith; and

WHEREAS, the Village has notified affected taxing districts of the proposed termination of the Main Street South TIF, as a redevelopment project area, in accordance with the provisions of Section 8 of the TIF Act (see **Exhibit B** attached hereto); and

WHEREAS, with respect to the Main Street South TIF, provisions have been made or will be made prior to April 3, 2018 to create an escrow (“Escrow Account”) and to transfer certain amounts from the TIF Fund to the Escrow Account for the purpose of:

- (i) The annual payment to all of the affected taxing districts as specified in the Redevelopment Plan
- (ii) Certain amounts remaining to be paid in connection with certain payment obligations under existing Redevelopment Agreements;
- (iii) The annual vocational payment [School District affected by the TIF];
- (iv) Paying any administrative costs incurred by the Village for staff and professional services related to the administration of this Ordinance, the Redevelopment Plan, the Main Street South TIF, and the TIF Fund; and

WHEREAS, except for such transfers to the Escrow Account as described above, all redevelopment project costs have been or will be paid, all obligations relating thereto have been or will be paid and retired and all excess monies, if any, have been or will be distributed prior to April 3, 2018; and

WHEREAS, pursuant to the provisions found within Section 8(b) of the TIF Act, the Village desires to dissolve the special tax allocation fund relating to the Main Street South TIF and to terminate the designation of the Main Street South TIF as a redevelopment project area.

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: The Preambles hereto are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein.

Section 2: The TIF Fund established in regard to the Main Street South TIF is hereby dissolved as of the effective date of this Ordinance.

Section 3: The designation of the Main Street South TIF as a redevelopment project area is hereby terminated as of April 3, 2018.

Section 4: Amounts remaining in the Escrow Account, if any, shall be distributed by being paid in the manner specified by Section 8 of the TIF Act.

Section 5: Any policy, resolution, or ordinance of the Village of Tinley Park that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

Section 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

Section 7: The Village Clerk be and hereby is authorized and directed to publish this Ordinance in pamphlet form.

PASSED THIS 1st day of May, 2018.

AYES: Younker, Pannitto, Berg, Brady, Glotz, Mangin

NAYS: None

ABSENT: None

APPROVED THIS 1st day of May, 2018.


VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A

ENABLING ORDINANCES – EXPANDED MAIN STREET SOUTH TIF

- 2002-O-079 An ordinance authorizing a study of the feasibility of establishing tax increment allocation financing to improve deteriorating physical conditions and stimulate new economic development within the Oak Park Avenue corridor (the Main Street South TIF District) [Adopted November 5, 2002]
- 2002-O-087 An ordinance amending Ordinance 2002-O-079, adopted Nov. 5, 2002, authorizing a study of the feasibility of establishing tax increment allocation financing to improve deteriorating physical conditions and stimulate new economic development within the Oak Park Avenue corridor, from just south of 172nd Street to 178th Street (the Main Street South TIF District) [Adopted Dec. 3, 2002]
- 2002-O-092 An ordinance amending Ordinance 2002-O-079, adopted Nov. 5, 2002, as amended by Ordinance 2002-O-087, adopted Dec. 3, 2002, authorizing a study of the feasibility of establishing tax increment allocation financing to improve deteriorating physical conditions and stimulate new economic development within the Oak Park Avenue corridor, from just south of 172nd Street to 178th Street (the Main Street South TIF District) [Adopted Dec. 17, 2002]
- 2003-O-007 An ordinance calling for a public hearing and a joint review board meeting to consider designation of a redevelopment project area, redevelopment plan and redevelopment project for the Village of Tinley Park (Main Street South TIF District) [Adopted 21 January 2003]
- 2003-O-025 An ordinance adopting tax increment financing for the Village of Tinley Park (Main Street South TIF District) [Adopted April 1, 2003]
- 2003-O-026 An ordinance designating the Village of Tinley Park Main Street South Tax Increment Redevelopment Project Area [Adopted April 1, 2003]
- 2003-O-027 An ordinance approving the Village of Tinley Park Main Street South Tax Increment Redevelopment Project Area Redevelopment Plan and Project [Adopted April 1, 2003]
- 2003-O-036 An ordinance amending ordinances 2003-O-092, 2003-O-007, 2003-O-025, 2003-O-026 and 2003-O-027 in regard to the Village of Tinley Park Main Street South TIF District to correct a scrivener's error [Adopted April 15, 2003]
- 2006-O-009 An ordinance authorizing a study of the feasibility of establishing an expanded redevelopment project area for the Main Street South TIF District [Adopted Feb. 7, 2006]

- 2006-O-011 An ordinance deleting certain property from the redevelopment project area for the Main Street South TIF District [Adopted March 7, 2006]
- 2007-O-002 An ordinance calling for a public hearing and a Joint Review Board meeting to consider the expansion of the redevelopment project area for the Main Street South Tax Increment Financing District and an amended redevelopment plan for the Main Street South Tax Increment Financing District in relation thereto [Adopted Jan. 2, 2007]
- 2007-O-014 An ordinance designating the Village of Tinley Park Main Street South Tax Increment Financing District Expanded Redevelopment Project Area [Adopted March 27, 2007]
- 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 [Adopted March 27, 2007]
- 2007-O-016 An ordinance adopting tax increment financing for the Village of Tinley Park Expanded Main Street South Tax Increment Financing District [Adopted March 27, 2007]
- 2007-O-036 An ordinance deleting certain property from the redevelopment project area for the Expanded Main Street South TIF District [Adopted May 15, 2007]
- 2015-O-036 An ordinance deleting certain property from the Redevelopment Project Area for the Tinley Park Expanded Main Street South Tax Increment Financing District [Adopted Sept. 1, 2015]

EXHIBIT B

NOTICE OF TERMINATION OF EXPANDED MAIN STREET SOUTH TIF

**NOTICE TO AFFECTED TAXING DISTRICTS OF THE TERMINATION OF THE
MAIN STREET SOUTH TAX INCREMENT FINANCING DISTRICT AND THE
DISSOLUTION OF THE MAIN STREET SOUTH SPECIAL ALLOCATION FUND**

Notice is hereby given, that on March 20, 2018, the Village of Tinley Park Corporate Authorities passed an Ordinance dissolving the Main Street South Tax Increment Financing District (“MSS TIF District”) and terminated the Main Street South Special Tax Allocation Fund (“MSS TIF Fund”) pursuant to 65 ILCS 5/11-74.4-8 of the Tax Increment Allocation Financing Act (the “Act”). Pursuant to the statutory requirements found in 65 ILCS 5/11-74.4-8 of the Act, the Village of Tinley is required to provide timely notice to affected taxing districts prior to November 1 of the same year that a redevelopment project area is to be terminated. As such, the Village of Tinley Park hereby notifies the affected taxing districts that the MSS TIF District shall be terminated and the MSS TIF Fund shall be dissolved.

A copy of aforesaid ordinance is available at the Village of Tinley Park Clerk’s Office.

For additional information about the ordinance, contact The Village of Tinley Park, ATTN: Patrick Hoban, Economic Development Manager, whose address is 16250 S. Oak Park Avenue, Tinley Park, Illinois 60477, and whose phone number is (708) 444-5117.

Mailed and Published by the order of the
Corporate Authorities of the Village of Tinley Park
Cook and Will Counties, Illinois
Kristin A. Thirion, Village Clerk