

**STATE OF ILLINOIS**  
**COMPTROLLER**  

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**SUSANA A. MENDOZA**

Name of Municipality:	<u>Village of Tinley Park</u>	Reporting Fiscal Year:	<b>2018</b>
County:	<u>Cook</u>	Fiscal Year End:	<b>4/30/2018</b>
Unit Code:	<u>016/575/32</u>		

### TIF Administrator Contact Information

First Name:	Brad	Last Name:	Bettenhausen		
Address:	16250 Oak Park Ave	Title:	Treasurer		
Telephone:	708-444-5000	City:	Tinley Park	Zip:	60477
E-mail- required	bbettenhausen@tinleypark.org				

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s)

in the City/Village of:

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Frank Beltonhouse

20 Dec 2018

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

[illegible]

\*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 2018**

**Name of Redevelopment Project Area (below):**

**Main Street North District (#2)**

**Primary Use of Redevelopment Project Area\*: Combination/Mixed**

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

**If "Combination/Mixed" List Component Types: Res./Comm./Retail**

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**

**Tax Increment Allocation Redevelopment Act**

**X**

**Industrial Jobs Recovery Law**

**Please utilize the information below to properly label the Attachments.**

	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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 the 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 any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	X	
An 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 attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (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 the list only, not actual agreements (labeled Attachment M).</b>		X

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))****Provide an analysis of the special tax allocation fund.****FY 2018****TIF NAME:****Main Street North District (#2)**Special Tax Allocation Fund Balance at Beginning of Reporting Period 

\$ 4,321,395
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<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
Property Tax Increment	\$ 421,764	\$ 5,627,990	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 31,011	\$ 257,196	4%
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%

All Amount Deposited in Special Tax Allocation Fund 

\$ 452,775
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Cumulative Total Revenues/Cash Receipts 

\$ 5,885,186	100%
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<b>Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)</b>	<table border="1"><tr><td>\$ 37,340</td></tr></table>	\$ 37,340
\$ 37,340		
<b>Transfers to Municipal Sources</b>	<table border="1"><tr><td>2000000</td></tr></table>	2000000
2000000		
<b>Distribution of Surplus</b>	<table border="1"><tr><td></td></tr></table>	

Total Expenditures/Disbursements 

\$ 2,037,340
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Net/Income/Cash Receipts Over/(Under) Cash Disbursements 

\$ (1,584,565)
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FUND BALANCE, END OF REPORTING PERIOD\* 

\$ 2,736,830
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\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

[illegible]



SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 37,340

## Section 3.2 B

**FY 2018**

**TIF NAME:**

## Main Street North District (#2)

**Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.**

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

[illegible]

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

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

**FY 2018**

**TIF NAME:**

**Main Street North District (#2)**

**FUND BALANCE BY SOURCE**

\$ 2,736,830

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

<b>Total Amount Designated for Obligations</b>	\$ -	\$ -
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**2. Description of Project Costs to be Paid**

Estimated Public Improvements		\$ 13,500,000
Possible School District Reimbursement		\$ 956,758

<b>Total Amount Designated for Project Costs</b>	\$ 14,456,758
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ 14,456,758
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<b>SURPLUS/(DEFICIT)</b>	\$ (11,719,929)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2018**

**TIF NAME:**

**Main Street North District (#2)**

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

**X**

**Check here if 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 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2018

TIF Name:

Main Street North District (#2)

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	8

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 11,535,000	\$ -	\$ 11,535,000
Public Investment Undertaken	\$ 1,279,000	\$ -	\$ 1,279,000
Ratio of Private/Public Investment	9 1/53		9 1/53

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Amazing Smiles Dental Office/Apartment**

Private Investment Undertaken (See Instructions)	\$ 700,000		\$ 700,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 2\*: Wheatfield Restaurant**

Private Investment Undertaken (See Instructions)	\$ 1,500,000		\$ 1,500,000
Public Investment Undertaken	\$ 75,000		\$ 75,000
Ratio of Private/Public Investment	20		20

**Project 3\*: PASS mixed -use development**

Private Investment Undertaken (See Instructions)	\$ 3,000,000		\$ 3,000,000
Public Investment Undertaken	\$ 150,000		\$ 150,000
Ratio of Private/Public Investment	20		20

**Project 4\*: Springfield Hall mixed-use development**

Private Investment Undertaken (See Instructions)	\$ 4,500,000		\$ 4,500,000
Public Investment Undertaken	\$ 250,000		\$ 250,000
Ratio of Private/Public Investment	18		18

**Project 5\*: Fulton House remodel**

Private Investment Undertaken (See Instructions)	\$ 500,000		\$ 500,000
Public Investment Undertaken	\$ 50,000		\$ 50,000
Ratio of Private/Public Investment	10		10

**Project 6\*: Forest Glen subdivision (8 single family homesites)**

Private Investment Undertaken (See Instructions)	\$ 960,000		\$ 960,000
Public Investment Undertaken	\$ 575,000		\$ 575,000
Ratio of Private/Public Investment	1 2/3		1 2/3

**Project 7\*: Elmore parking - Elmore Plaza**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	159,000	\$ 159,000
Ratio of Private/Public Investment		0	0

**Project 8\*: JAL Midwest**

Private Investment Undertaken (See Instructions)	\$	375,000	\$ 375,000
Public Investment Undertaken	\$	20,000	\$ 20,000
Ratio of Private/Public Investment		18 3/4	18 3/4

**Project 9\*:**

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

**Project 10\*:**

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

**Project 11\*:**

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

**Project 12\*:**

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

**Project 13\*:**

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

**Project 14\*:**

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

**Project 15\*:**

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 the complete TIF report**

**SECTION 6**  
**FY 2018**

**TIF NAME:** Main Street North District (#2)

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	\$ 4,409,480	\$ 7,405,088

List all overlapping tax districts in the redevelopment project area.

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

☒ Check if 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 168000 to 17200 block including school & park properties south of 171st to Gaynelle Road - all north of railroad tracks, approximately 78 acres.

Optional Documents	Enclosed
Legal description of redevelopment project area	Previously provided
Map of District	Previously provided



16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
[www.TinleyPark.org](http://www.TinleyPark.org)

## Attachment B

**Village President**

Jacob C. Vandenberg

**Village Clerk**

Kristin A. Thirion

**Village Trustees**

Brian H. Younker

Michael J. Pannitto

Cynthia A. Berg

William P. Brady

Michael W. Glotz

John A. Curran

**Village Hall**

16250 S. Oak Park Ave.

Tinley Park, IL 60477

**Administration**

(708) 444-5000

Fax: (708) 444-5099

**Community  
Development**

(708) 444-5100

Fax: (708) 444-5199

**Public Works**

(708) 444-5500

**Police Department**

7850 W. 183rd St.

Tinley Park, IL 60477

Non-Emergency

(708) 444-5300

Fax: (708) 444-5399

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

17355 S. 68th Court

Tinley Park, IL 60477

**Fire Department**

Non-Emergency

(708) 444-5200

Fax: (708) 444-5299

**EMA**

(708) 444-5600

Fax: (708) 444-5699

**Senior Community  
Center**

(708) 444-5150

**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, 2018

IN WITNESS WHEREOF, I have placed my official signature this 19<sup>th</sup> day of December, 2018

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





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

November 5, 2018

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

***RE:    Main Street North 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,

PETERSON, JOHNSON & MURRAY LLC  
Village Attorneys

By: \_\_\_\_\_



Patrick G. Connelly

PCG/km

## **Attachment D**

Main Street North TIF District  
Village of Tinley Park, Cook and Will Counties, Illinois  
Statement of Activities  
Fiscal year ended April 30, 2018

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. The base year Equalized Assessed Value (EAV) for this District was certified by the Cook County Clerk on 29 August 2003 using the 2001 tax year EAV and totaled \$4,409,480.

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

**Project 1      Amazing Smiles dental office (completed 2004)**

A vacant commercial building that had previously served as a bicycle shop was renovated for a dental office, and included the addition of a residential apartment above the dental office.

No public financial assistance was required with this project.

**Project 2      Wheatfield Restaurant (completed 2004)**

The owner of Wheatfield Restaurant, a popular Tinley Park restaurant for breakfast and lunch since 1983, acquired a partially vacant commercial property at the northwest corner of Oak Park Avenue and 170th Street in 2002 with the primary intent of redeveloping the property for a new and larger restaurant facility.

The building had been constructed in the late 1950s for a Jewel Food Store and an attached Walgreen's drug store.

The owner presented plans to redevelop the former drug store space as the new restaurant, improve the parking and landscaping. Future plans included redevelopment of the former grocery store (at the time occupied by a video store) for other commercial uses.

The Village of Tinley Park provided economic assistance to this redevelopment project in the form of assistance with landscaping, façade improvements, and a sales tax

incentive. However, no property tax increment funds are associated with this redevelopment project. The new restaurant location opened in July 2004.

Project 3      Tinley Park Arms (P.A.S.S.) mixed-use development (completed 2007)

The Pregnancy Aid for South Suburbia (P.A.S.S.), and other owners redeveloped three parcels in the 17200 block of Oak Park Avenue consisting of slightly more than  $\frac{3}{4}$  of an acre. This mixed-use development consists of 6,100 square feet of commercial space (4 units) on the ground floor, and 12,200 square feet of residential condominiums (8 units) on the second and third floors. The development includes external parking garages for the residential units, and incorporates a segment of the Village's rear yard parking plan that has been developed for the west side of Oak Park Avenue to consolidate driveway access points, minimize curb cuts, and improve traffic flow along Oak Park Avenue between 172nd Street and 173rd Place.

The developers requested financial assistance from the Village toward qualified infrastructure costs associated with the project in an amount not to exceed \$150,000 to be paid from TIF incremental revenues generated by the development. This assistance has been paid.

Project 4 – Springfort Hall mixed use development (completed 2007)

Springfort Hall entailed the redevelopment of three parcels immediately north of the P.A.S.S. building (detailed as Project 3 above). Also a mixed-use development, this project included approximately 9,300 square feet of commercial space on the ground floor, and 14 residential units including two penthouse suites with rooftop patios. This development incorporated underground parking for the residential units and continues the aforementioned Village rear yard parking plan along the west side of Oak Park Avenue.

The developers requested financial assistance from the Village toward the qualified infrastructure costs associated with the project in the amount not to exceed \$250,000 to be paid from TIF incremental revenues generated by the development. This assistance has been paid.

Project 5 – Fulton House remodel (completed 2006)

A former residential property has been renovated and was converted for use as offices for a real estate construction and management firm. The home has been locally recognized as part of the community's Historic District and had previously been owned and occupied by the family of John Fulton, Jr. whose parents and family were among the early settlers of Bremen Township and have long been civic leaders in the community and larger area. A prior owner had intended to open a bed and breakfast in the home,



but was unable to fulfill that dream. The structure is now occupied by a day care facility.

The Village provided financial assistance toward this earlier endeavor through a Façade Enhancement Grant and assistance in repaving a section of unneeded public street right of way adjacent to the property. However, no property tax increment funds were associated with this redevelopment project.

#### Project 6 – Forest Glen subdivision (site work began 2007)

A developer acquired the heavily wooded property that had formerly been the site of the local Lions Club Pool and adjacent picnic grove. The developer plan proposed to construct eight (8) single family homes on the property. Plans included construction/extension of a road and a new bridge across Midlothian Creek along with improvements to the adjoining roadways to provide better vehicular traffic flow and improved public safety access to the site and adjoining areas.

The Village provided financial assistance toward this project with the construction of the bridge and some of the adjacent roadway improvements. A portion of the bridge cost will be recaptured as an impact fee assessed as the residential lots are developed. However, no property tax increment funds have been associated with this redevelopment project.

The developer sold two lots, and constructed one home before walking away from the project. The developer turned over the remaining lots over to the bank in lieu of foreclosure. The downturn in the housing markets and the general economy associated with the Great Recession are significant factors in the lack of greater activity with this development.

New owners have acquired the undeveloped lots and construction of two homes began during 2016.

#### Project 7 – Public Parking - Elmore Plaza (completed 2010)

During fiscal year 2010, the Village undertook a project to add a right turn lane for southbound Oak Park Avenue at 171<sup>st</sup> Street. Prior to this improvement, at certain times of day, traffic could back up for over one-half a mile. This project resulted in the loss of some off-street parking in front of certain businesses in the adjacent Tinley Square shopping center (formerly known as Elmore Plaza Shopping Center). To compensate for this lost parking, the Village entered into a lease agreement that improved a privately owned vacant lot behind and adjacent to the shopping center for public and employee parking.

#### Project 8 – JAL Midwest (completed 2016)

During fiscal year 2014, the Village approved a proposed project to renovate and remodel a vacant commercial building for a new commercial use including the addition of a residential apartment above.

The Village approved a façade improvement grant that would reimburse a maximum of \$20,000 of qualified building façade costs once the project has been completed. However, no funds have been requested.

Based on projects that have been proposed, the Village of Tinley Park contracted traffic studies to determine the adequacy of the existing roadways within the development area with specific consideration of proposed developments. Village staff and consultants compiled a list of public and private infrastructure and other improvements that are either necessary or desirable as part of redevelopment within the District. The Village staff and consultants continue to periodically refine analysis of projected incremental revenues, and related costs associated with the identified projects as proposed by developers and under consideration for approval.

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD  
MAIN STREET SOUTH TAX INCREMENT FINANCING DISTRICT  
MARCH 1, 2018  
COUNCIL CHAMBERS AT TINLEY PARK VILLAGE HALL  
16250 S. OAK PARK AVE., TINLEY PARK, IL 60477  
SCHEDULED START 1:40 PM**

The Meeting of the Joint Review Board was called to order by the Village of Tinley Park Trustee Michael Mangin, at 2:37 PM in the Council Chambers at the Village Hall of Tinley Park.

Joint Review Board Members Present and responding to Roll Call:

Trustee Michael Mangin, Village of Tinley Park  
Shawn Roby, Tinley Park Park District  
Jeff Charleston, Community Consolidated School District 146  
Brittany Morrison, Bremen High School District 228  
Public Member (Michael Clark)

Joint Review Board Members Absent:

Bremen Township  
County of Cook  
South Suburban Community College District No. 510

Others Present:

Brad Bettenhausen, Village Treasurer  
Laura Godette, Deputy Village Clerk  
Patrick Connelly, Village Attorney  
Douglas Spale, Peterson, Johnson & Murray  
Maureen Barry, Ehlers

Trustee Michael Mangin opened the meeting.

The meeting of this JRB is to review the FY 2017 activities of the Main Street South Tax Increment Financing District (TIF) Redevelopment Plan and Project.

At this time Shawn Roby, Tinley Park Park District nominated Michael Mangin as chairperson of this JRB, seconded by Michael Clark, Public Member.

Trustee Mangin asked if there were any other nominations. No one came forward. Vote by voice call. Motion was carried. Michael Mangin was selected as the chairperson and will serve as chairperson for the Joint Review Board.

**MINUTES OF THE JOINT REVIEW BOARD MEETING TINLEY PARK MAIN STREET SOUTH  
TAX INCREMENT FINANCING DISTRICT**

**MARCH 1, 2018**

**SCHEDULED START: 1:45 pm**

Motion was made by Michael Clark, Public Member, seconded by Sean Roby, Tinley Park Park District to approve the minutes of the Main Street South TIF Joint Review Board meeting held on April 17, 2017. Vote by Voice call. Chairman Mangin declared the motion carried.

A presentation was made by Brad Bettenhausen, Village Treasurer, showing an overview of the 2017 Fiscal Year Activities relative to the Main Street South TIF District, and an overview of the proposed 2018 Fiscal Year activities relative to the TIF District. Highlights include:

EAV dropped below frozen base in 2015 Only 8 incremental tax years remain Projected to be unable to generate sufficient incremental taxes during this remaining period to support Redevelopment Plan infrastructure improvements or to assist redevelopment Plans are underway to close this TIF in 2018 and replace with the New Bremen TIF

Primary (taxable) developments since inception include:

- Bettenhausen Motor Sales expansion (improvements hit tax rolls after creation of TIF)
- Lakeview Townhomes (White Egret Ct @ 178th & OPA; part in OPA TIF and MSS TIF)
- Citibank facade and landscape improvements
- Oak Park Center redevelopment/improvement (former P&R Auto Parts)
- Bailey's Restaurant & Bar improvement/redevelopment (former Jim's Inn)

Non-taxable developments

- Oak Park Avenue Train Station
- Zabrocki Plaza
- Carl Vogt Building Plaza

Proposed redevelopment

- South Street – The Boulevard at Central Station
- North Street – Harmony Square entertainment plaza
- Blackstone Lofts (former Bremen Cash Store site east of Citibank)
- Former Central Middle School site
- Construction of Freedom Pond addresses individual site stormwater storage requirements under new MWRD WMO rules

The TIF Equalized Assessed Valuation (EAV) and the Gross incremental Tax Revenue is slightly higher 2016 over 2015. The Change is Equalized Assessed Value in 2016 is Base 98% and Increment 2%.

Chairman Mangin asked if anyone cared to make Public Comment. No one came forward.

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

**MINUTES OF THE JOINT REVIEW BOARD MEETING TINLEY PARK MAIN STREET SOUTH  
TAX INCREMENT FINANCING DISTRICT**

**MARCH 1, 2018**

**SCHEDULED START: 1:45 pm**

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

Adjournment – Motion was made by Michael Clark, Public Member, seconded by Sean Roby, Tinley Park Park District, to adjourn the Meeting of the Tinley Park Main Street South TIF District Joint Review Board. Vote by voice Call: Chairman Mangin declared the motion carried unanimously and adjourned the meeting at 2:45 PM.



## **VILLAGE OF TINLEY PARK, ILLINOIS**

**MAIN STREET NORTH TAX INCREMENT  
REDEVELOPMENT PROJECT AREA FUND**

**REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142**

**For the Year Ended April 30, 2018**

A grayscale photograph of a city street scene, likely Main Street North in Tinley Park, Illinois, showing buildings and a street. The image is overlaid with a complex pattern of semi-transparent, overlapping geometric shapes (triangles and polygons) in various shades of gray, creating a modern, architectural aesthetic.

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**VILLAGE OF TINELY PARK, ILLINOIS**  
**MAIN STREET SOUTH TAX INCREMENT**  
**REDEVELOPMENT PROJECT AREA FUND**  
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**INDEPENDENT ACCOUNTANT'S REPORT ON  
MANAGEMENT'S ASSERTION OF COMPLIANCE**



1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

**SIKICH.COM**

## **INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE**

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

We have examined management's assertion, included in its representation letter dated December 17, 2018 that the Village of Tinley Park, Illinois (the Village) complied 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 Main Street North Tax Increment Redevelopment Project Area Fund during the year ended April 30, 2018. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Tinley Park, Illinois complied with the aforementioned requirements for the year ended April 30, 2018 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Board of Trustees, management of the Village, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
December 17, 2018

**INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION**

## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

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

We have audited the financial statements of the governmental activities, business-type activities, 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, 2018, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated December 17, 2018, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming opinions on the basic financial statements as a whole. The supplementary information (balance sheet, schedules of revenues, expenditures and changes in fund balance; schedule of fund balance by source) is presented for purposes 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.

*Sikich LLP*

Naperville, Illinois  
December 17, 2018

## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF TINLEY PARK, ILLINOIS**  
**MAIN STREET NORTH TAX INCREMENT**  
**REDEVELOPMENT PROJECT AREA FUND**  
**BALANCE SHEET**

April 30, 2018

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**ASSETS**

Cash and investments	<u>\$ 2,738,506</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 2,738,506</u></u>

**LIABILITIES AND  
FUND BALANCE**

**LIABILITIES**

Accounts payable	<u>\$ 1,677</u>
Total liabilities	<u>1,677</u>

**FUND BALANCE**

Restricted	
Capital projects	<u>2,736,829</u>
Total fund balance	<u>2,736,829</u>

<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 2,738,506</u></u>
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(See independent auditor's report on supplementary information.)

**VILLAGE OF TINLEY PARK, ILLINOIS**

**MAIN STREET NORTH TAX INCREMENT  
REDEVELOPMENT PROJECT AREA FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE**

For the Year Ended April 30, 2018

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**REVENUES**

Property taxes	\$ 421,764
Investment income	<u>31,010</u>
Total revenues	<u>452,774</u>

**EXPENDITURES**

General government	
Other contractual services	35,663
Capital outlay	<u>1,677</u>
Total expenditures	<u>37,340</u>

EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>415,434</u>
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**OTHER FINANCING SOURCES (USES)**

Transfers (out)	<u>(2,000,000)</u>
Total other financing sources (uses)	<u>(2,000,000)</u>

NET CHANGE IN FUND BALANCE	(1,584,566)
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FUND BALANCE, MAY 1	<u>4,321,395</u>
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<b>FUND BALANCE, APRIL 30</b>	<u><u>\$ 2,736,829</u></u>
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(See independent auditor's report on supplementary information.)

**VILLAGE OF TINLEY PARK, ILLINOIS**

**MAIN STREET NORTH TAX INCREMENT  
REDEVELOPMENT PROJECT AREA FUND  
SCHEDULE OF FUND BALANCE BY SOURCE**

For the Year Ended April 30, 2018

<b>BEGINNING BALANCE, MAY 1, 2017</b>	<u>\$ 4,321,395</u>
<b>DEPOSITS</b>	
Property taxes	421,764
Investment income	<u>31,010</u>
Total deposits	<u>452,774</u>
Balance plus deposits	<u>4,774,169</u>
<b>EXPENDITURES</b>	
General government	
Other contractual services	35,663
Capital outlay	<u>1,677</u>
Total expenditures	<u>37,340</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers (out)	<u>(2,000,000)</u>
<b>ENDING BALANCE, APRIL 30, 2018</b>	<u><u>\$ 2,736,829</u></u>
<b>ENDING BALANCE BY SOURCE</b>	
Property tax	<u>\$ 2,736,829</u>
Subtotal	2,736,829
Less surplus funds	<u>-</u>
<b>FUND BALANCE, APRIL 30, 2018</b>	<u><u>\$ 2,736,829</u></u>

(See independent auditor's report on supplementary information.)

## **Attachment M**

Main Street North TIF District  
Village of Tinley Park, Cook and Will Counties, Illinois  
Statement of Intergovernmental Agreements  
Fiscal year ended April 30, 2018

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:

An Intergovernmental Agreement was entered into with Community Consolidated School District 146 in 2003 that provides for certain payments out of the TIF fund for improvements to certain school property located within the TIF.

No payments were made during the fiscal year under this agreement.