

**STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA**

Name of Municipality:	<u>Village of Tinley Park</u>	Reporting Fiscal Year:	<b>2020</b>
County:	<u>Cook</u>	Fiscal Year End:	<b>4/30/2020</b>
Unit Code:	<b>016/575/32</b>		

### **FY 2020 TIF Administrator Contact Information**

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

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s)

in the ~~City~~ Village of:

## Tinley Park

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 H. Ellendauer

14 Apr 2021  
Date

**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 2020**

<b>Name of Redevelopment Project Area (below):</b>  <div style="text-align: center; padding: 10px;">Main Street North District (#2)</div>	
<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed	
<small>* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
<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> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>Tax Increment Allocation Redevelopment Act</span> <span><input checked="" type="checkbox"/></span> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>Industrial Jobs Recovery Law</span> <span><input type="checkbox"/></span> </div>	

**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 <u>submitted to</u> the municipality <u>by</u> 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 2020

**Main Street North District (#2)**Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 3,087,830

<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	\$ 385,041	\$ 6,415,087	95%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 50,349	\$ 348,240	5%
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 \$ 435,390Cumulative Total Revenues/Cash Receipts \$ 6,763,327 100%Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 210,114Transfers to Municipal Sources \$ -Distribution of Surplus Total Expenditures/Disbursements \$ 210,114Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 225,276Previous Year Adjustment (Explain Below) \$ -FUND BALANCE, END OF REPORTING PERIOD\* \$ 3,313,106

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

Previous Year Explanation:

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Audit	1,768	
		\$ 1,768
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construion of public works or improvements.		
Engineering	5,742	
Sanitary Sewer Construction	202,604	
		\$ 208,346



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		\$ 210,114

### Section 3.2 B

**FY 2020**

**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 2020**

**TIF NAME:**

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

**FUND BALANCE BY SOURCE**

\$ 3,313,106

	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		\$ 13,291,654
Possible School District Reimbursement		\$ 956,758

<b>Total Amount Designated for Project Costs</b>	\$ 14,248,412
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ 14,248,412
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<b>SURPLUS/(DEFICIT)</b>	\$ (10,935,306)
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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 2020**

**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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

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 total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	9

LIST <b>ALL</b> 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	\$ 1,487,346	\$ 27,696	\$ 1,515,042
Ratio of Private/Public Investment	7 34/45		7 27/44

\*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\*: Sanitary Sewer Lining**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	208,346	\$ 27,696 \$ 236,042
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

**Project 16\*:**

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

**Project 17\*:**

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

**Project 18\*:**

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

**Project 19\*:**

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

**Project 20\*:**

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

**Project 21\*:**

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

**Project 22\*:**

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

**Project 23\*:**

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

**Project 24\*:**

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

**Project 25\*:**

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 2020

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	\$ 7,732,642

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.
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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**  
Cynthia A. Berg  
William P. Brady  
William A. Brennan  
Diane M. Galante  
Michael W. Glotz  
Michael G. Mueller

**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, 2020

IN WITNESS WHEREOF, I have placed my official signature this 14<sup>th</sup> day of April, 2021

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



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

April 7, 2021

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*  
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, 2020

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:

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 was renovated and was converted for commercial use. 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 garden and gift shop.

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 acquired the undeveloped lots and construction of two homes were completed in 2017. A third home was completed in late 2019.

#### 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 were requested.

#### Project 9 – Sanitary Sewer Lining

Beginning in fiscal year 2020, Insituform Technologies USA and Airy's, Inc. were hired for work which consisted of cured-in-place sewer lining of two side-by-side sanitary sewers along Ridgeland Avenue from 167<sup>th</sup> to 175<sup>th</sup> Street. Reconstruction of certain sections of badly deteriorated sewer was necessary, because failure of these pipes could result in sinkholes, interruption to service, and invasive boring for any kind of emergency repairs. This has also been reported in the Legacy TIF – both contiguous TIFs are receiving new sanitary sewer and/or lining of the segments of the sewer within the respective TIFs.

This project is anticipated to be completed in fiscal year 2021.

## **Attachment F**

**Main Street North TIF District  
Village of Tinley Park, Cook and Will Counties, Illinois  
Additional Information  
Fiscal year ended April 30, 2020**

In accordance with 65 ILCS 5/11-74.4-5(d)(7)(D) and 5/11-74.6-22(d)(7)(D), the following additional information 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 using the 2001 tax year EAV and totaled \$4,409,480.

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.



## **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, 2020**

The background of the lower half of the cover is a grayscale photograph of a city street scene, possibly a construction or redevelopment area, with various geometric shapes and lines overlaid in a light gray color. In the bottom right corner, there is an orange rectangular box containing the text 'SIKICH.COM' in white, bold, sans-serif font.

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**VILLAGE OF TINLEY PARK, ILLINOIS**  
**MAIN STREET NORTH TAX INCREMENT**  
**REDEVELOPMENT PROJECT AREA FUND**  
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**INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION**

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

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## **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, 2020, and the notes to financial statements, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated February 18, 2021, 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  
February 18, 2021

## **SUPPLEMENTARY INFORMATION**



**VILLAGE OF TINLEY PARK, ILLINOIS**

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

April 30, 2020

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<b>ASSETS</b>	
Cash and investments	<u>\$ 3,323,570</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 3,323,570</u></u>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts payable	<u>\$ 10,464</u>
Total liabilities	<u>10,464</u>
<b>FUND BALANCE</b>	
Restricted	
Capital projects	<u>3,313,106</u>
Total fund balance	<u>3,313,106</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 3,323,570</u></u>

(See independent auditor's report.)

**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, 2020

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**REVENUES**

Property taxes	\$ 385,042
Investment income	<u>50,349</u>
Total revenues	<u>435,391</u>

**EXPENDITURES**

General government	
Other contractual services	1,769
Capital outlay	<u>208,346</u>
Total expenditures	<u>210,115</u>

NET CHANGE IN FUND BALANCE	225,276
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FUND BALANCE, MAY 1	<u>3,087,830</u>
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<b>FUND BALANCE, APRIL 30</b>	<u><u>\$ 3,313,106</u></u>
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(See independent auditor's report.)

**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, 2020

<b>BEGINNING BALANCE, MAY 1, 2019</b>	<u>\$ 3,087,830</u>
<b>DEPOSITS</b>	
Property taxes	385,042
Investment income	<u>50,349</u>
Total deposits	<u>435,391</u>
Balance plus deposits	<u>3,523,221</u>
<b>EXPENDITURES</b>	
General government	
Other contractual services	1,769
Capital outlay	<u>208,346</u>
Total expenditures	<u>210,115</u>
<b>ENDING BALANCE, APRIL 30, 2020</b>	<u><u>\$ 3,313,106</u></u>
<b>ENDING BALANCE BY SOURCE</b>	
Property tax	<u>\$ 3,313,106</u>
Subtotal	3,313,106
Less surplus funds	<u>-</u>
<b>FUND BALANCE, APRIL 30, 2020</b>	<u><u>\$ 3,313,106</u></u>

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

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

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## **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 February 18, 2021, 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, 2020. 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, 2020 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  
February 18, 2021

## **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, 2020**

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 requested or made during the fiscal year under this agreement.