
THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois



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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2023 12:21 PM PG: 1 OF 16

ORDINANCE
NO. 2022-O-069

**AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS RELATED TO
UTILITY EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF
LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET AND 183RD
STREET**

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL G. MUELLER
DENNIS P. MAHONEY
COLLEEN M. SULLIVAN
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

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ORDINANCE NO. 2022-O-069

**AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS RELATED TO
UTILITY EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF
LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET AND 183RD STREET**

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 (“The Village”), 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, the Village is authorized to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Village has previously identified the area of the East side of LaGrange Road generally bounded by 179th Street on the North, Old 183rd Street on the South, and 94th Avenue on the east for non-residential (commercial) development by including this area in the B-3 and ORI zoning districts; and

WHEREAS, the aforementioned area has remained undeveloped for many years despite efforts to encourage such development; and

WHEREAS, the Village has determined that the lack of economic development in this area is, in part, attributable to the lack of necessary public utilities, namely water and sanitary sewer, existing and available in this vicinity; and

WHEREAS, under the Village’s Municipal Code, Ordinances, and Regulations, new developments are responsible for constructing the utility infrastructure that is necessary for that development to occur if it does not already exist; and

WHEREAS, it has been determined that the costs associated with undertaking these utility extensions are likely greater than the developer of a single property would be willing to undertake individually; and

WHEREAS, the Village believes that this lack of available public utility resources, and the costs of installation have become a significant impediment for development; and

WHEREAS, the Village of Tinley Park, in the interest of encouraging economic development in this area, intends to install water mains, sanitary sewer, and a lift station required (“the Utility Extensions”) in advance of current development to remove this impediment to development; and

WHEREAS, the Utility Extensions will benefit many properties in this area, and each of these properties should bear a proportional share of the cost of these improvements under the Village’s Municipal Code, Ordinances, Regulations, and its development and fiscal policies; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to construct the Utility Extensions and provide for a formula of recapture against the properties receiving benefits from the improvements.

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

SECTION ONE

A. That the Village owns, operates and maintains a sanitary sewer and water main system and that said system will be expanded and extended in accordance with the utility plan (the “Utility Extensions”) attached hereto and made a part hereof as **Exhibit A**. These Utility Extensions will be constructed and paid for by the Village.

B. That the construction, including without limitation the acquisition of easements and rights-of-way and all legal and engineering services required for the installation of the aforementioned utility extensions will benefit multiple properties (hereinafter referred to as “Benefitted Properties”) in the general area of the East side of LaGrange Road between 179th and 183rd Streets. The Benefitted Properties have been identified in a list (including legal descriptions) attached hereto as **Exhibit B**.

C. That in addition to the Utility Extensions mentioned above, the construction, including without limitation the acquisition of easements and rights-of-way and all legal and engineering services required for the installation of a sanitary sewer lift station, will benefit only a portion of the Benefitted Properties. The properties benefitted by the installation of a sanitary sewer lift station (hereinafter referred to as “Lift Station Benefitted Properties”) are identified in a list attached hereto as **Exhibit C**.

D. That no special assessment or special taxes have been levied in connection with the aforesaid improvements, and it is in the public interest that the cost of said improvements shall be paid by special connection charges assessed at such time as the Benefitted Properties

and the Lift Station Benefitted Properties connect to the respective utility infrastructure in accordance with Section 11-150-1 of the Illinois Municipal Code and the home rule powers of this Village;

SECTION TWO

That the special connection charges provided by this Ordinance shall be applicable to the Benefitted Properties and the Lift Station Benefitted Properties, and shall be in addition to the general connection fees and other fees that may be established under the Village Municipal Code, other separate ordinances, or regulations of the Village, as the same shall be in effect from time to time. Said special connection fees shall be paid on a square foot basis as a percentage of the actual total cost of construction of the aforementioned Utility Extensions, including without limitation the acquisition costs of easements and rights-of-way and all legal and engineering services expenses required for the installation for the utility extensions and lift station.

Upon completion of the utility extension and the installation of the lift station the actual costs will be calculated by the Village. This cost will then be applied using the following formulas to determine the cost per square foot for the Benefitted Properties and for the Lift Station Benefitted Properties. The completion date of the Utility Extensions shall be defined as the date the project is certified complete by the Village and the related total cost has been determined. The special connection fee applicable to each property shall be determined based on its proportionate beneficial share of said total costs.

Benefitted Properties

Total Cost of the utility extension (excluding the lift station costs) divided by **Total Area*** (Parcels 1, 2, 3, 4a & 4b) = **Benefitted Properties cost per square foot of area.**

The Benefitted Properties cost per square foot will then be multiplied by the square footage of each parcel in the benefitted property area (Parcels 1, 2, 3, 4a & 4b) to determine the recapture obligation of each Benefitted Property (excluding the recapture obligation for those properties benefitted by the lift station).

Lift Station Benefitted Properties

The Lift Station Benefitted Properties (Parcels 2, 3, 4a & 4b) are subject to share in the cost of the lift station and will follow a similar formula to the Benefitted properties. The formula for Lift Station Benefitted Properties is as follows:

Total Cost of the lift station divided by **Total Area*** (Parcels 2, 3, 4a & 4b) = **Lift Station Benefitted Properties cost per square foot of area.**

** Area calculations will be verified upon the completion of the improvements as described above and identified in Exhibit A.*

The Lift Station Benefitted Properties cost per square foot will then be multiplied by the square footage of each parcel in the lift station property area (Parcels 2, 3. 4a & 4b) to determine the recapture obligation for the lift station.

The total recapture obligation of the Lift Station Benefitted Properties will be a combination of the cost for Benefitted Properties and the cost for Lift Station Benefitted Properties.

SECTION THREE

The Village shall require, to the extent the same is permitted by law, that the owner or owners of said Benefitted Properties and Lift Station Benefitted Properties pay to the Village the aforesaid special connection fees in the amounts established under Section Two (2) herein prior to such time as the Benefitted Properties and the Lift Station Benefitted Properties connect to the related utility extensions and a lift station serving the area east of LaGrange Road generally between 179th Street and 183rd Street.

SECTION FOUR

The special connection fees established by this ordinance shall be compounded annually, or any part thereof, to the date of determination by either the True Interest Cost, or the annual change in the Construction Cost Index, whichever shall apply, and as further described below. The special connection fees shall be increased each year, or part thereof, for a total of five (5) full years, and thereafter such connection charge shall cease to increase further.

At the time of adopting this recapture ordinance, the Village of Tinley Park has not made final determination on how the Utility Extensions shall be financed. If the Village elects to finance the Utility Extensions utilizing a municipal bond issue, said special connection fees shall be increased annually by the True Interest Cost (TIC) of said municipal bond issue. True interest cost is the real cost of the bond issue including all ancillary fees and costs stated as an annualized percentage. The TIC will be established when the bonds are sold.

Should the Village choose to finance the improvements through any means other than a municipal bond issue (e.g. capital reserves, grant, or short term borrowing), said special connection fees shall be increased annually by the change in the Construction Cost Index

(CCI) as compiled as part of the collection of Municipal Cost Indexes assembled by American City and County on a monthly basis. (<https://www.americancityandcounty.com/municipal-cost-index/>) The base index value shall be established using the month in which the Utility Extensions have been certified complete as described above.

SECTION FIVE

Any provisions of this Ordinance that conflicts with the existing Municipal Code, policy, resolution, other ordinance, or regulation of the Village shall be and is hereby repealed to the extent of such conflict.

SECTION SIX

That this Ordinance shall be in full force and effect, from and after its passage, approval and publication as provided by law.

SECTION SEVEN

The Village Clerk is directed to publish this Ordinance in pamphlet form and to record a copy of this Ordinance with the Recorder of Deeds of Cook County, Illinois against all the Benefitted Properties as identified in **Exhibits B and C** and as made a part of this Ordinance herein.

PASSED this 16th day of August, 2022, pursuant to a roll call vote of the Corporate Authorities of the Village of Tinley Park as follows:

AYES: Brady, Brennan, Mahoney, mueller, Sullivan

NAYS: None

ABSENT: Galante

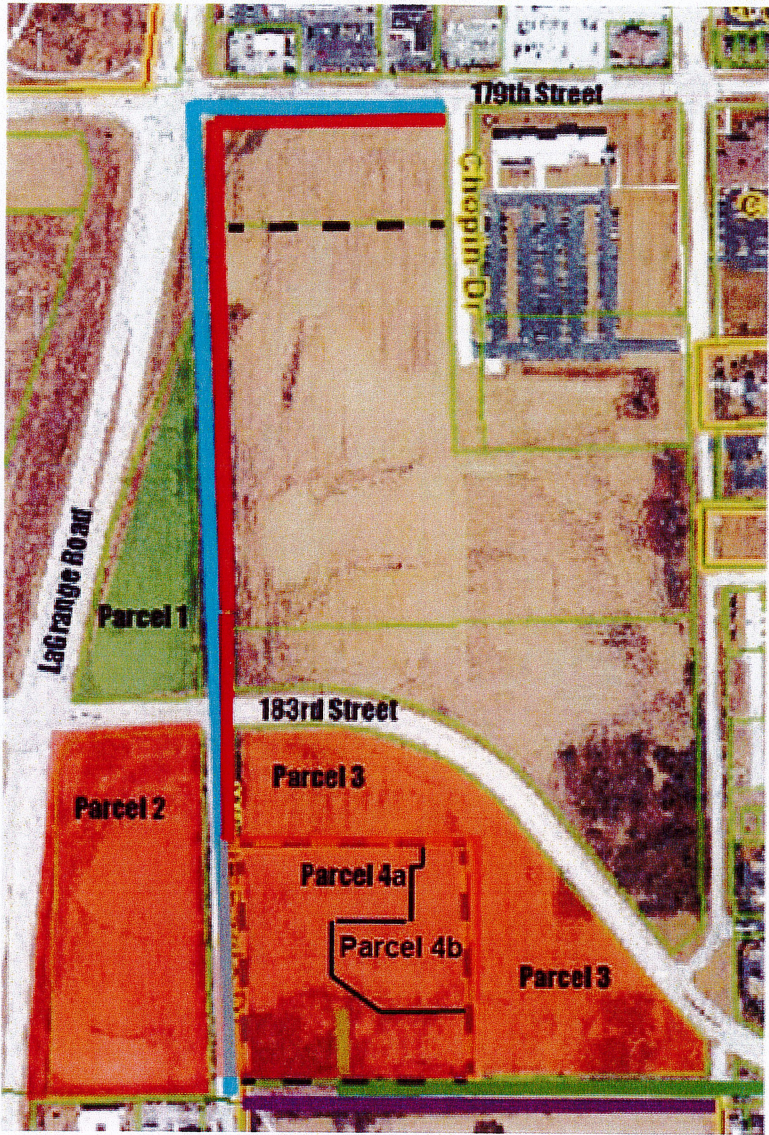
APPROVED THIS 16th day of August, 2022.






VILLAGE PRESIDENT

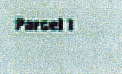
ATTEST:

VILLAGE CLERK

EXHIBIT A
UTILITY EXPANSION PLAN



-  Proposed sanitary
-  Proposed water
-  Existing water
-  Existing sanitary

-  Parcel 1
Subject to Utility Extension Costs
but Not Subject to Lift Station Costs

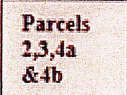
-  Parcels
2,3,4a
& 4b
Subject to Utility Extension Costs
and Lift Station Costs

EXHIBIT B

PROPERTIES BENEFITTING FROM UTILITY EXTENSION

<u>Parcel #</u>	<u>Pin #</u>	<u>Area (Sq Ft)</u>	<u>Recapture Cost</u>	<u>Ownership</u>
0	27-34-300-005-0000	216,493.00	\$132,811.83	Loyola
00	27-34-300-011-0000	938,500.15	\$575,741.13	Loyola
1	27-33-401-012-0000	141,614.00	\$86,875.86	Loyola
2	27-33-401-013-0000	382,718.00	\$234,785.78	R. Charal/Halikias
3a/b	27-34-300-012-0000	941,462.00	\$577,558.13	Tinley Park, LLC/Halikias
4a/b	27-34-300-002-0000	435,600.00	\$267,227.27	Top Hospitality/Marriott
	Totals:	3,056,387.15	\$1,875,000.00	

LEGAL DESCRIPTIONS OF BENEFITTED PARTIES

Parcel 1: 27-33-401-012-000

141,614 square feet

LEGAL DESCRIPTION - PARCEL 1

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 01 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 253.81 FEET;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES:

SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, 338.86 FEET;

SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, 580.18 FEET;

SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, 447.303 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE;

THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1328.76 FEET TO THE POINT OF BEGINNING, (EXCEPTING THAT PART TAKEN FOR 183RD STREET AND 96TH AVENUE), ALL IN COOK COUNTY, ILLINOIS.

Parcel 2: 27-33-401-013-0000
382,718 square feet

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THAT IS 253.81 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;
THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET;
THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET;
THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET;
THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET;
THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING,
(EXCEPTING THEREFROM THAT PART TAKEN FOR PUBLIC ROADWAY FOR 96TH AVENUE, 183RD STREET AND F.A.I. 80) AND (FURTHER EXCEPTING THAT PART LYING NORTH OF THE NORTH LINE OF 183RD STREET), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3: (27-34-300-012 PARTIAL)
504,068 square feet

LEGAL DESCRIPTION - PARCEL 3

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT INTERSECTION OF THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE, A DISTANCE OF 462.76 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 03 MINUTES 21 SECONDS WEST, 1239.07 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928;
THENCE SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 581.39 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.71 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 629.03 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF 183RD STREET;

THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 634.64 FEET TO SAID WEST LINE OF 94TH AVENUE;

THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1210.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 19 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 872.02 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ON A TANGENTIAL CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 750.00 FEET, CHORD BEARING OF NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, CENTRAL ANGLE OF 41 DEGREES 31 MINUTES 19 SECONDS, AN ARC DISTANCE OF 543.52 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 65.45 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 46 SECONDS WEST, CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, AN ARC DISTANCE OF 183.11 FEET TO A POINT OF TANGENCY;

THENCE NORTH 40 DEGREES 09 MINUTES 20 SECONDS WEST ALONG A TANGENTIAL LINE, 588.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET, CHORD BEARING OF NORTH 65 DEGREES 58 MINUTES 02 SECONDS WEST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 630.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A TANGENTIAL LINE, 197.74 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 1057484;

THENCE NORTH 02 DEGREES 01 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 100.00 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 17 SECONDS EAST, 198.18 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF SOUTH 65 DEGREES 58 MINUTES 02 SECONDS EAST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 720.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 09 MINUTES 20 SECONDS EAST ALONG A TANGENTIAL LINE, 538.06 FEET TO A POINT;

THENCE NORTH 49 DEGREES 50 MINUTES 40 SECONDS EAST, 103.28 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34;

THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 229.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO FURTHER EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF 183RD STREET.

Parcel 4a : (part of 27-34-300-002)

242,584 square feet

LEGAL DESCRIPTION - PARCEL 4a

LOT 1 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 4B : (part of 27-34-300-002)

136,143 square feet

LEGAL DESCRIPTION - PARCEL 4B

LOT 2 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT C

PROPERTIES BENEFITTING FROM THE LIFT STATION

<u>Parcel #</u>	<u>Pin #</u>	<u>Area (Sq Ft)</u>	<u>Recapture Cost</u>	<u>Ownership</u>
2	27-33-401-013-0000	382,718.00	\$151,942.74	R. Charal/Halikias
3b	27-34-300-012-0000	504,068.00	\$200,119.86	Tinley Park, LLC/Halikias
4a/b	27-34-300-002-0000	435,600.00	\$172,937.40	Top Hospitality/Marriott
Totals:		1,322,386.00	\$525,000.00	

** The area of the parcels is provided for general estimating purposes only. Individual parcel areas will be verified upon completion of the utility extension project in order to calculate pro-rata share of costs for each parcel.*

Total Recapture Costs

<u>Parcel #</u>	<u>Pin #</u>	<u>Area (Sq Ft)</u>	<u>Recapture Cost</u>	<u>Ownership</u>
0	27-34-300-005-0000	216,493.00	\$132,811.83	Loyola
00	27-34-300-011-0000	938,500.15	\$575,741.13	Loyola
1	27-33-401-012-0000	141,614.00	\$86,875.86	Loyola
2	27-33-401-013-0000	382,718.00	\$386,728.52	R. Charal/Halikias
3a	27-34-300-012-0000	437,394.00	\$268,327.84	Tinley Park, LLC/Halikias
3b	27-34-300-012-0000	504,068.00	\$509,350.15	Tinley Park, LLC/Halikias
4a/b	27-34-300-002-0000	435,600.00	\$440,164.67	Top Hospitality/Marriott
Totals:		3,056,387.15	\$2,400,000.00	

LEGAL DESCRIPTIONS OF BENEFITTED PARTIES

Parcel 2: 27-33-401-013-0000

382,718 square feet

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THAT IS 253.81 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET;

THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET;

THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET;

THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM THAT PART TAKEN FOR PUBLIC ROADWAY FOR 96TH AVENUE, 183RD STREET AND F.A.I. 80) AND (FURTHER EXCEPTING THAT PART LYING NORTH OF THE NORTH LINE OF 183RD STREET), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3: (27-34-300-012 PARTIAL)

504,068 square feet

LEGAL DESCRIPTION - PARCEL 3

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE, A DISTANCE OF 462.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 21 SECONDS WEST, 1239.07 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928;

THENCE SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 581.39 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.71 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 629.03 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF 183RD STREET;

THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 634.64 FEET TO SAID WEST LINE OF 94TH AVENUE;

THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1210.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 19 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 872.02 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ON A TANGENTIAL CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 750.00 FEET, CHORD BEARING OF NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, CENTRAL ANGLE OF 41 DEGREES 31 MINUTES 19 SECONDS, AN ARC DISTANCE OF 543.52 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 65.45 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 46 SECONDS WEST, CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, AN ARC DISTANCE OF 183.11 FEET TO A POINT OF TANGENCY;

THENCE NORTH 40 DEGREES 09 MINUTES 20 SECONDS WEST ALONG A TANGENTIAL LINE, 588.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET, CHORD BEARING OF NORTH 65 DEGREES 58 MINUTES 02 SECONDS WEST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 630.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A TANGENTIAL LINE, 197.74 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 1057484;

THENCE NORTH 02 DEGREES 01 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 100.00 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 17 SECONDS EAST, 198.18 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF SOUTH 65 DEGREES 58 MINUTES 02 SECONDS EAST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 720.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 09 MINUTES 20 SECONDS EAST ALONG A TANGENTIAL LINE, 538.06 FEET TO A POINT;

THENCE NORTH 49 DEGREES 50 MINUTES 40 SECONDS EAST, 103.28 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34;

THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 229.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO FURTHER EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF 183RD STREET.

Parcel 4a : (part of 27-34-300-002)

242,584 square feet

LEGAL DESCRIPTION - PARCEL 4a

LOT 1 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 4B : (part of 27-34-300-002)

136,143 square feet

LEGAL DESCRIPTION - PARCEL 4B

LOT 2 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)
COUNTY OF WILL)

SS

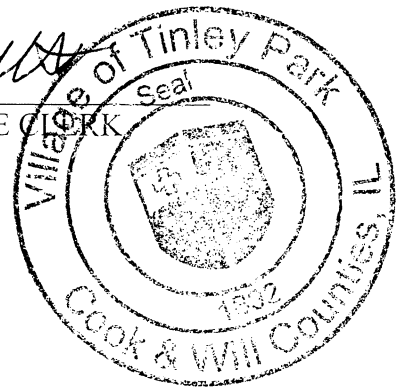
CERTIFICATE

I, LAURA GODETTE, Deputy Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2022-R-069, "AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS RELATED TO UTILITY EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET AND 183RD STREET," which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 16, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 16th day of August, 2022.

Laura Godette

DEPUTY VILLAGE CLERK





CONTRACT AND DOCUMENT APPROVAL CHECKLIST

Ordinance/Resolution No: _____

Exhibits Attached: Yes _____ No _____

Contracting Party/Vendor: _____

Contract Contact Info: _____

Bid Opening Date (If applicable): _____

Mylar (Rcvd by Clerk's Office): Y / N – Date Sent for Recording: _____ Date Recorded: _____

Certificates of Insurance Received: Yes _____ No _____

Contract Expiration: Date: _____

Signature of Contracting Party received: Yes _____ Date: _____

Staff Review Date: _____ Approved Via: _____ By: _____

Attorney Review: Date: _____ Approved Via: _____ By: _____

Village Manager Review: Date: _____ Approved Via: _____ By: _____

Committee Review Date: _____ Committee Type: _____

Committee Approval Date: _____ Committee Type: _____

Village Board Meeting: Date: _____

Village Board Approval: Date: _____ Approved: _____ Denied: _____

Notes: