

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

---

**SUSANA A. MENDOZA**

Name of Municipality:	<u>Village of Tinley Park</u>	Reporting Fiscal Year:	<b>2022</b>
County:	<u>Cook</u>	Fiscal Year End:	<b>4/30/2022</b>
Unit Code:	<b>016/575/32</b>		

### FY 2022 TIF Administrator Contact Information-Required

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

I attest to the best of my knowledge, that this FY 2022 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 B. Bentham*

30 Jan 2023

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 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2022**

**Name of Redevelopment Project Area:**

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

<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
<b>If "Combination/Mixed" List Component Types:</b> Res/Comm/Retail
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> <b>X</b>
Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <b>chosen by the municipality</b> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <b>and actual debt service</b> . [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, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</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)]**FY 2022****Name of Redevelopment Project Area:****Main Street South District (#3)****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period 

\$	305,879
----	---------

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment		\$ 5,549,957	87%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 913	\$ 325,230	5%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 150,000	2%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 319,083	5%

All Amount Deposited in Special Tax Allocation Fund 

\$	913
----	-----

Cumulative Total Revenues/Cash Receipts 

\$	6,344,270	100%
----	-----------	------

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

\$	840
----	-----

Transfers to Municipal Sources 

\$	-
----	---

Distribution of Surplus 

--	--

Total Expenditures/Disbursements 

\$	840
----	-----

Net/Income/Cash Receipts Over/(Under) Cash Disbursements 

\$	73
----	----

Previous Year Adjustment (Explain Below) 

\$	-
----	---

FUND BALANCE, END OF REPORTING PERIOD\* 

\$	305,952
----	---------

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

**Previous Year Explanation:**



**PAGE 2**

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

**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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 840</b>

**Section 3.2 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

**Name of Redevelopment Project Area:**

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

**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)]**

**FY 2022**

**Name of Redevelopment Project Area:**

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

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

**FUND BALANCE BY SOURCE**

\$	305,952
----	---------

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
General Obligation Bonds, Series 2010	\$ 152,000	
General Obligation Bonds, Series 2013 (MSS Portion)	\$ 121,792,000	
<b>Total Amount Designated for Obligations</b>	\$ 121,944,000	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Reserve for tax adjustments		\$ 307,000
<b>Total Amount Designated for Project Costs</b>		\$ 307,000

**TOTAL AMOUNT DESIGNATED**

\$	307,000
----	---------

**SURPLUS/(DEFICIT)**

\$	(1,048)
----	---------



**SECTION 4** [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

**FY 2022**

**Name of Redevelopment Project Area:**

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

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

X	Indicate an 'X' if no property was 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:	

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2022**

**Name of Redevelopment Project Area:**

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

**PAGE 1**

**Page 1 MUST 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':**

<b>1. <u>NO</u></b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
<b>2. The Municipality <u>DID</u></b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
<b>2a. The total number of <u>ALL</u></b> activities undertaken in furtherance of the objectives of the redevelopment plan:	10

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

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 8,413,000	\$ -	\$ 43,613,000
Public Investment Undertaken	\$ 6,517,041	\$ -	\$ 47,938,777
Ratio of Private/Public Investment	1 16/55		10/11

**Project 1 Name: Bettenhausen Motor Sales Expansion**

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

**Project 2 Name: Lakeview Townhomes (6 units)**

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

**Project 3 Name: Boston Blackies Restaurant**

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

**Project 4 Name: Tinley Park Place mixed-use development**

Private Investment Undertaken (See Instructions)	\$ 1,500,000		\$ 1,500,000
Public Investment Undertaken	\$ 315,500		\$ 315,500
Ratio of Private/Public Investment	4 43/57		4 43/57

**Project 5 Name: Former school site re-development**

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

**Project 6 Name: The Boulevard at Central Station**

Private Investment Undertaken (See Instructions)	\$ 2,800,000		\$ 38,000,000
Public Investment Undertaken	\$ 1,050,000		\$ 7,000,000
Ratio of Private/Public Investment	2 2/3		5 3/7

**Project 7 Name: Public Parking Structure and Community Park**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,225,912	\$ align="right">35,000,000
Ratio of Private/Public Investment		0	0

**Project 8 Name: Intersection Improvement - North Street**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	525,631	\$ align="right">525,631
Ratio of Private/Public Investment		0	0

**Project 9 Name: Sanitary Sewer Relocation**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	826,874	\$ align="right">826,874
Ratio of Private/Public Investment		0	0

**Project 10 Name: Street Improvements - North Street**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	107,483	\$ align="right">2,805,131
Ratio of Private/Public Investment		0	0

**Project 11 Name:**

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

**Project 12 Name:**

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

**Project 13 Name:**

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

**Project 14 Name:**

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

**Project 15 Name:**

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

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

**FY 2022**

**Name of Redevelopment Project Area:**

Main Street South District (#3)

**SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.**

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
Information not gathered			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.**

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement
Not Applicable	

**SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.**

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement
Not Applicable	

**SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:**

Not Applicable

**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2022**

**Name of Redevelopment Project Area:**

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

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

Oak Park Ave from 172nd Street to 178th Street North and South Streets, 68th Ct and 69th Ave South of 173rd Place, 173rd Street, 66th Ave and 67th south of 172nd Street, approximately 71.7 acres.

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

## FY 2022

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

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2003	\$ 11,215,743	-

X	Indicate an 'X' if the overlapping taxing districts did not receive a surplus.
---	--

[illegible]

**Village President**  
Michael W. Glotz

**Village Clerk**  
Nancy M. O'Connor

**Village Trustees**  
William P. Brady  
William A. Brennan  
Diane M. Galante  
Dennis P. Mahoney  
Michael G. Mueller  
Colleen M. Sullivan

**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  
(708) 444-5300  
Non-Emergency  
Fax: (708) 444-5399

**John T. Dunn**  
**Public Safety Building**  
17355 S. 68th Court  
Tinley Park, IL 60477

**Fire Department**  
(708) 444-5200  
Non-Emergency  
Fax: (708) 444-5299

**EMA**  
(708) 444-5600  
Fax: (708) 444-5699

**Senior Community Center**  
(708) 444-5150

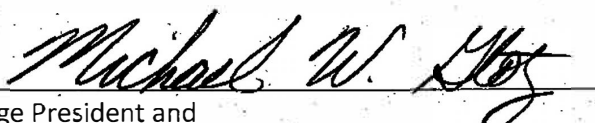


## Attachment B

### 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, 2022

IN WITNESS WHEREOF, I have placed my official signature this 25<sup>th</sup> day of  
\_January\_, 2023

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



Dominick L. Lanzito  
[dlanzito@pjmlaw.com](mailto:dlanzito@pjmlaw.com)

January 28, 2023

State Comptroller  
All Overlapping Taxing Districts  
Joint Review Board  
Tinley Park Main Street South TIF District  
c/o Village Hall  
Village of Tinley Park  
16250 Oak Park Avenue  
Tinley Park, Illinois 60467

***RE:   Main Street South TIF Project Statutory Status Report***

Dear Addressees:

Please be advised that the undersigned, as attorney for the Village of Tinley Park, Cook County, 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,

***/s/Dominick L. Lanzito***  
Peterson, Johnson & Murray Chicago, LLC  
Village Attorneys

DLL/km

**Attachment C**



## **Attachment D**

Main Street South TIF District  
Village of Tinley Park, Cook and Will Counties, Illinois  
Statement of Activities  
Fiscal year ended April 30, 2022

In accordance with 65 ILCS 5/11-74.4-5(d)(7)(A&B) and 5/11-74.6-22(d)(7)(A&B), the following statement of activities is provided:

This TIF District was established by ordinance on 1 April 2003. Due to the necessity to tax divide a parcel containing railroad right of way, the Cook County Clerk was unable to certify the base year Equalized Assessed Value (EAV) until calendar 2004. The base year EAV was certified at \$11,215,743 utilizing the EAV of the 2001 tax year. Tax increment began to be allocated to the Redevelopment Fund with the 2003 tax year (taxes payable in 2004). The boundaries of the TIF district were expanded in 2006 to include additional properties. The base year for these expansion parcels was frozen at their 2005 EAV values and added approximately \$2.3 million to the TIF base value. This TIF was terminated on 3 April 2018.

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

**Project 1      Bettenhausen Motor Sales expansion (completed 2004)**

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

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

**Project 2      Lakeview Townhomes Lakeview Townhomes (completed 2007)**

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

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

### Project 3      Boston Blackie's restaurant

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

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

The Village had approved financial assistance in an amount not to exceed \$550,000 toward the revised project. No monies were paid.

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

Developers proposed redevelopment of an entire block at the core of the Village's Historic District. Considered a transit-oriented development (TOD), the project proposed approximately 40,000 square feet of ground floor retail, 20,000 square feet in second floor office/retail space, an 11-screen movie theater complex, and 115 condominium units. The proposed development's close proximity to the Village's Oak Park Avenue commuter rail depot providing daily rail service between Chicago and Joliet was well suited for a TOD type project. Access to Interstates 80 and 57 are also nearby. The developers had requested financial assistance with the project for a variety of TIF qualified costs associated with the development in the amount of approximately \$12,000,000. The Village was committed to undertake other public improvements in the vicinity including construction of a public parking facility which would serve both commuter and local business needs. The Village proceeded with planning for the parking structure and other public improvements. The developers began to market pre-construction contracts on the residential units while seeking financing to begin construction. Their efforts were hampered by the downturn in the housing market with The Recession, compounded by the fall-out in the mortgage loan industry and other economic forces. A residential parcel owned by the Village was demolished as part of site preparation. The Village also proceeded with demolition of two vacant residential homes and an abandoned commercial structure in the interest of eliminating blight. An additional vacant residential property was demolished during fiscal year 2016.

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

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

#### Project 5      Former School Site

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

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

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

The initial project was referenced by the concept name of Market Square due to its location abutting the “Markt Platz” of the original plat for the Village of Bremen dating to 1853. Traditional German towns often are built around a central market place (Markt Platz). This concept was incorporated into the original plan for the Village of Bremen presumably due to the large number of individuals of German ancestry emigrating to and settling in this area at that time. This redevelopment project was proposed to include two mixed use buildings containing a total of 69 residential condominiums built

over first floor commercial space. The commercial space was tentatively 32,700 square feet providing for approximately 23 tenant units. This plan was in keeping with the concepts for Transit Oriented Development which would place higher density housing closer to the transit hub (the commuter rail station which lies immediately north of the site).

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

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

The proposed project was estimated to cost \$34.8 million. The Village approved a development agreement in July 2012 including revised financial assistance. The Village agreed to grant a Cook County Class 8 property tax incentive for the property. Under this agreement, the Village would reimburse the developer up to a maximum of \$3,776,000 in qualified TIF redevelopment costs. Additionally, the Village would reimburse up to \$2,000,000 in public improvements associated with, and serving, the development. Finally, the Village would share 50% of sales taxes generated by new commercial establishments locating in the development for a period of ten years. The sales tax incentive was structured in relation to new businesses being added to the community and would be discounted for any businesses that relocated to the development from other Tinley Park locations based on their prior sales tax activity. Construction on this project had not commenced at the time this TIF was terminated.

The Village engineers worked on the design of a regional detention pond, now known as Freedom Pond, that was required to address the storm water storage needs of this and other sites within the “downtown” area. In late 2016, the Village secured the donation of the proposed pond site. Construction on the pond began in the Spring of 2017 and was substantially completed during 2018.

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

The Village had architectural designs completed for a public parking facility adjacent to the Oak Park Avenue Metra commuter rail depot that would provide additional parking required to support the previously proposed Tinley Park Place (project 4) and other existing and proposed developments in the area of the Oak Park Avenue depot. This parking facility was intended to replace the existing surface parking lots north of the railroad tracks that are used primarily for commuter parking and provide additional parking to support adjacent commercial developments. In conjunction with this facility, it was planned that a portion of the parking would be below grade with an urban style community park developed at surface level. This park was expected to have a performance stage and a central fountain/water feature that would also serve as an ice-skating rink in the winter months.

As noted earlier, the previously proposed Tinley Park Place development (Project 4) was abandoned and the Village subsequently acquired a significant portion of the former development site. Based on recommendations of its Branding consultant, it is now contemplated that the North Street location would become the site of the community park and music-based entertainment center previously contemplated to be part of the redevelopment of the existing commuter parking lot. The parking deck plans have been “shelved” for future consideration should revised development plans reflect a need for expanded parking opportunities in the vicinity.

Land acquisition necessary for the park is still being pursued.

#### Project 8      Intersection Improvement North Street (completed 2018)

The Village acquired a parcel of vacant property on the east side of North Street at 173rd Street that allowed the reconstruction and realignment of the intersection of North Street with 67th Avenue and 173rd Street to remove the offset between North Street and 67th Avenue to improve traffic flow and public safety.

This improvement was financed as part of a bond issue for capital projects and the portion of the debt service attributable to this project is paid by the TIF.

#### Project 9      Sanitary Sewer Relocation (completed 2019)

This project consists of replacing and relocating a sanitary sewer trunk line at the intersections of 67th Court, 174th Street, and South Street within the TIF District. This

replaced a section of aging infrastructure and relocated the sewer line to allow for the reconfiguration of the South Street and 67th Court intersection. A portion of the former street right of way is anticipated to be vacated and added to the former Bremen Cash Store site (see also Project 3) to be incorporated with future redevelopment of that site.

#### Project 10      Street Improvements North Street

This project consists of replacing a 12" watermain, extending the storm sewer that feeds into Freedom Pond, and a streetscape project that replaces existing blacktop with permeable street pavers within the TIF District. The permeable pavers will aid in managing storm water runoff and will allow the streets to be closed off from time to time to expand the usable area for events in conjunction with the planned development of a new open-air community entertainment park under development for the Village owned property that has been assembled on North Street (see also Projects 4 and 7) to be known as Harmony Square. The paver installation was completed in 2019.



**VILLAGE OF TINLEY PARK, ILLINOIS**

EXPANDED MAIN STREET SOUTH  
TAX INCREMENT REDEVELOPMENT  
PROJECT AREA FUND

REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

**For the Year Ended April 30, 2022**



**SIKICH.COM**

**VILLAGE OF TINLEY PARK, ILLINOIS**  
**EXPANDED MAIN STREET SOUTH TAX INCREMENT**  
**REDEVELOPMENT PROJECT AREA FUND**  
**TABLE OF CONTENTS**

---

	<u>Page(s)</u>
INDEPENDENT AUDITOR’S REPORT ON SUPPLEMENTARY INFORMATION .....	1
SUPPLEMENTARY INFORMATION	
Balance Sheet .....	2
Schedule of Revenues, Expenditures and Changes in Fund Balance .....	3
Schedule of Fund Balance by Source.....	4
INDEPENDENT ACCOUNTANT’S REPORT ON MANAGEMENT’S ASSERTION OF COMPLIANCE .....	5



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

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

**SIKICH.COM**

## **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, 2022, and the notes to financial statements, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated January 5, 2023, 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  
January 5, 2023

## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF TINLEY PARK, ILLINOIS**

**EXPANDED MAIN STREET SOUTH TAX INCREMENT  
REDEVELOPMENT PROJECT AREA FUND  
BALANCE SHEET**

April 30, 2022

---

**ASSETS**

Cash and investments	\$ 305,952
<b>TOTAL ASSETS</b>	<u><u>\$ 305,952</u></u>

**LIABILITIES AND  
FUND BALANCE**

**LIABILITIES**

None	\$ -
Total liabilities	<u>-</u>

**FUND BALANCE**

Restricted	
Capital projects	<u>305,952</u>
Total fund balance	<u>305,952</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 305,952</u></u>

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

**VILLAGE OF TINLEY PARK, ILLINOIS**

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

For the Year Ended April 30, 2022

---

**REVENUES**

Investment income	\$ 913
Total revenues	<u>913</u>

**EXPENDITURES**

General government	
Other contractual services	540
Capital outlay	<u>300</u>
Total expenditures	<u>840</u>

NET CHANGE IN FUND BALANCE	73
----------------------------	----

FUND BALANCE, MAY 1	<u>305,879</u>
---------------------	----------------

<b>FUND BALANCE, APRIL 30</b>	<u><u>\$ 305,952</u></u>
-------------------------------	--------------------------

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

**VILLAGE OF TINLEY PARK, ILLINOIS**

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

For the Year Ended April 30, 2022

<b>BEGINNING BALANCE, MAY 1, 2021</b>	<u>\$ 305,879</u>
<b>DEPOSITS</b>	
Investment income	<u>913</u>
Total deposits	<u>913</u>
Balance plus deposits	<u>306,792</u>
<b>EXPENDITURES</b>	
General government	
Other contractual services	540
Capital outlay	<u>300</u>
Total expenditures	<u>840</u>
<b>ENDING BALANCE, APRIL 30, 2022</b>	<u><u>\$ 305,952</u></u>
<b>ENDING BALANCE BY SOURCE</b>	
Property tax	<u>\$ 305,952</u>
Subtotal	305,952
Less surplus funds	<u>-</u>
<b>FUND BALANCE, APRIL 30, 2022</b>	<u><u>\$ 305,952</u></u>

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

**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 January 5, 2023, 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 Expanded Main Street South Tax Increment Redevelopment Project Fund during the year ended April 30, 2022. 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.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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, 2022 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  
January 5, 2023



**A list of all intergovernmental agreements in effect from FY 2010, 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)]**

[illegible]