
THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**ORDINANCE
NO. 2017-O-075**

**AN ORDINANCE AUTHORIZING A FEASIBILITY STUDY CONCERNING
THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE
VILLAGE OF TINLEY PARK**

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

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Board of Trustees**

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

WHEREAS, the Village is authorized to take certain actions pertaining to the redevelopment activities; and

WHEREAS, the Corporate Authorities find and hereby declare that it is in the best interest of the Village that certain property generally located at parcels bounded by 172nd Street on the north, 179th on the south, 67th Avenue and 66th Court on the east and 69th Avenue on the west and further described in Exhibit A attached hereto (the "Proposed Redevelopment Project Area") be revitalized and redeveloped; and

WHEREAS, the Proposed Redevelopment Project Area has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village; and

WHEREAS, the Corporate Authorities are considering designating the Proposed Redevelopment Project Area as a "Redevelopment Project Area" or "TIF District" as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the "TIF Act"); and

WHEREAS, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; 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 and in accordance with the TIF Act to conduct a feasibility study (the "Feasibility Study") regarding the Proposed Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein.

Section 2: The Corporate Authorities will consider the use of various programs including, but not limited to Tax Increment Allocation Financing pursuant to the TIF Act concerning the Proposed Redevelopment Project Area and may take such actions as they deem appropriate and necessary to induce quality development of the Proposed Redevelopment Project Area and, within their sole discretion, adopt such program(s) deemed necessary and desirable to implement the same.

Section 3: The purpose of the feasibility study is to allow the Village to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, provide new job opportunities for its residents, attract sound and stable commercial growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, once the Village adopts the tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the Village for reinvestment in the respective Area for certain purposes permitted by the TIF Act.

Section 4: The Village hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Area in the event that the TIF Act is adopted by the Village and incremental real estate taxes available for payment of such costs pursuant to the TIF Act.

Section 5: The Corporate Authorities may consider for certain development projects costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Area through the issuance of bonds, in the event the TIF Act is adopted. Such development project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items permitted by the TIF Act.

Section 6: Ehlers and Associates, Inc., is hereby authorized to commence a Feasibility Study or the Proposed Redevelopment Project Area.

Section 7: The Village shall immediately transmit a copy of this Ordinance to all taxing districts that would be affected by the designation of the proposed Redevelopment Project Area as a Redevelopment Project Areas or TIF District.

Section 8: The Village of Tinley Park, ATTN: Patrick Hoban, Economic Development Manager, whose address is 16250 S. Oak Park Avenue, Tinley Park, Illinois 60477, and whose phone number is (708) 444-5117, may be contacted for additional information about the

Proposed Redevelopment Project Area. The Village of Tinley Park, ATTN: Patrick Hoban, Economic Development Manager, shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.

Section 9: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED THIS 21st day of November 2017.

AYES: Younker, Berg, Brady, Glotz, Mangin

NAYS: Pannitto

ABSENT: None

APPROVED THIS 21st day of November 2017.


VILLAGE PRESIDENT

ATTEST:


Deputy VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, 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. 2017-O-075, “AN ORDINANCE AUTHORIZING A FEASIBILITY STUDY CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF TINLEY PARK ,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 21, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this day of November, 2017.

VILLAGE CLERK