

8:00 P.M. CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

ACTION: Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE REGULAR VILLAGE BOARD MEETING HELD ON JULY 7, 2015.

ACTION: Discussion: **Consider approval of minutes as written or amended.**

COMMENTS: _____

ITEM #3

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 15, 2015 ON AMBERLY COURT FROM 12:00 P.M. TO 10:00 P.M.
- B. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 15, 2015 AT THE 17100 BLOCK OF SHETLAND DRIVE FROM 9:00 A.M. TO 9:00 P.M.
- C. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 22, 2015 AT THE 9000 BLOCK OF KINSALE DRIVE FROM 2:00 P.M. TO 10:00 P.M.
- D. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 29, 2015 AT 6501 THROUGH 6672 PINE POINT DRIVE FROM 2:00 P.M. TO 10:00 P.M.
- E. CONSIDER PROCLAMATION RECOGNIZING THE FIRST FULL WEEK OF SEPTEMBER, 2015 AS "NATIONAL PAYROLL WEEK" IN THE VILLAGE OF TINLEY PARK.
- F. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,980,920.76 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JULY 10, 2015 AND JULY 17, 2015.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS: _____

ITEM #4

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-029 GRANTING A FRONT YARD VARIATION FOR A FENCE TO MARTHA SCHILKE FOR PROPERTY LOCATED AT 6401 W. 180th STREET IN THE KENDEN ESTATES SUBDIVISION AND WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT – **Trustee Vandenberg**

ACTION: Discussion: Discussion: The Petitioner, Martha Schilke, seeks approval for a twenty-five foot (25') front yard setback variation from the front yard setback requirement of twenty-five feet (25') to allow for a fence at a zero foot (0') setback on the east (Ridgeland Avenue) side of this corner lot at 6401 180th Street in the R-4 Single-Family Residential Zoning District. The Petitioner currently has a four foot (4') tall chain-link fence in the same location as the proposed fence, which is in deteriorating condition. The Petitioner's application stated that the new fence is necessary for security purposes to keep coyotes out of her yard and to create a more uniform look with her neighbor to the south, who was recently granted a similar variation. The petitioner represented at the Public Hearing that the new fence would be the same height and style as the neighboring fence. A Public Hearing was held at the Zoning Board of Appeals (ZBA) on June 25, 2015. On a vote of 5-0, the Zoning Board of Appeals recommended that the Village Board grant the Variation. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #5

SUBJECT: CONSIDER RESOLUTION NUMBER 2015-R-027 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND COOK COUNTY FOR ACCESS TO GEOGRAPHIC INFORMATION SYSTEMS – **Acting Mayor Seaman**

ACTION: Discussion: The proposed resolution would approve an annual intergovernmental agreement between the Village of Tinley Park and Cook County, IL for the Village to have access to Cook County's GIS information related to Tinley Park to maintain the Village's Geographic Information System (GIS). Per the terms of the intergovernmental agreement, this GIS data will be available to the Village for no cost. The Village has periodically entered into this type of GIS data sharing agreement with Cook County in the past. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-026 DESIGNATING THE VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT (TIF) REDEVELOPMENT PROJECT AREA– **Acting Mayor Seaman**

ACTION: Discussion: On December 16, 2014 The Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area commonly referred to as the Tinley Park Mental Health Center (TPMHC) may be designated as a Redevelopment Project Area. On March 17th, 2015, the Village announced the availability of the Redevelopment Plan and Project for the proposed 565-acre TPMHC TIF District. On June 4, 2015 the TPMHC TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project. On June 16th, 2015 a public hearing for the TPMHC TIF Redevelopment Plan and Project was held. This ordinance would designate the Redevelopment Project Area for the 565-acre as the TPMHC Tax Increment Financing District *Redevelopment Project Area*. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-027 APPROVING THE VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT PLAN AND PROJECT– **Acting Mayor Seaman**

ACTION: Discussion: This is a companion Ordinance to the previous agenda item regarding Ordinance number 2015-O-026. This ordinance would approve the Redevelopment Plan and Project for the 565-acre TPMHC Tax Increment Financing District *Redevelopment Plan and Project*. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-028 ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT– **Acting Mayor Seaman**

ACTION: Discussion: This is a companion Ordinance to the previous two agenda items, regarding Ordinance numbers 2015-O-026 and 2015-O-027. The Tax Increment Financing District created by this Ordinance would create an economic development tool to help the Village in their redevelopment efforts of the former TPMHC and the surrounding redevelopment area. This ordinance would approve Tax Increment Financing for the 565-acre TPMHC *Tax Increment Financing District*. **This item is eligible for adoption.**

COMMENTS: _____

ITEM #9

SUBJECT: CONSIDER RESOLUTION NUMBER 2015-R-028 AUTHORIZING AN AMENDMENT TO A FAÇADE IMPROVEMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MACK INVESTMENTS II LLC AT 6800 WEST 183rd STREET AND 18240 SOUTH OAK PARK AVENUE - **Acting Mayor Seaman**

ACTION: Discussion: This amendment to the existing inducement agreement will adjust the Construction Timing for the approved Façade Project at 18240 South Oak Park Avenue and 6800 West 183rd Street in Tinley Park. This Amendment will only change the project completion date to December 31, 2015. The Agreement provides a Façade Improvement Program Grant of a maximum \$35,000, upon completion of a \$116,000 façade project on the subject property and is in accordance with existing incentive policies. The project is already under construction, however, the owner has requested a Completion Deadline Change from the original January 1, 2015 date, due to utility issues and weather delays. The incentive amount is not guaranteed, and no other changes in the Agreement are requested. The amendment request was reviewed by the Finance and Economic Development Committee on July 7, 2015. **This Resolution is eligible for first reading.**

COMMENTS: _____

ITEM #10

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-025 REQUIRING VEHICULAR TRAFFIC TO STOP AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF – **Trustee Maher**

ACTION: Discussion: The Police Department completed a traffic analysis in the residential area of 174th Street and 92nd Avenue. Per the study, the Police Department is recommending that the intersection become a two way stop, replacing the current yield signs based upon the crash criteria. Three (3) or more crashes involving the right of way have taken place in the last two (2) years. For continuity in the area, it is also recommended that the yield signs on Walnut Lane and 92nd Avenue be replaced with stop signs. The Manual on Uniform Traffic Control Devices (MUTCD) was consulted, and given the conditions previously stated, a stop sign is warranted at the intersection. This item was discussed at the June 9, 2015 Public Safety Committee and recommended for approval. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #11

SUBJECT: CONSIDER AUTHORIZING VILLAGE STAFF AND THE VILLAGE ATTORNEY TO PROCEED WITH THE DEMOLITION OF PROPERTY LOCATED AT 6573 W 167TH STREET – **Trustee Grady**

ACTION: Discussion – In October 2014, the residence at 6573 W 167th Street caught fire. The house is currently vacant and is going through the foreclosure process through Bank of America. The Building Department has been working to have the property repaired or demolished and bring the property into compliance with Village codes. The property has been fined through our local administrative court and the property owner has been non-responsive to efforts made to bring the property into compliance. After numerous attempts to work with the property owner, it is recommended that the Village proceed with demolition of the property in order to protect the public safety, health and welfare of our citizens. All necessary notices have been provided to the property owner in accordance with Village Code. However, formal Village Board authorization is required prior to demolition. This item was discussed at the meeting of the July 14, 2015 Committee of the Whole, and was recommended for approval. **Consider authorizing Village staff and the Village Attorney to proceed with the demolition of property located at 6573 W 167th Street**

COMMENTS: _____

ITEM #12

SUBJECT: CONSIDER ENTERING INTO AN AGREEMENT WITH PITNEY BOWES TO PURCHASE THE CONNECT+ 2000 SERIES MAILING/POSTAGE MACHINE - **Trustee Pannitto**

ACTION: **Discussion:** On May 24, 2015 the Village issued a Request for Proposal (RFP) for the lease and/or purchase of a new mail machine. As part of the RFP, responding firms were asked to submit bids for three (3), four (4), and five (5) year leases as well as purchase of the new machine. Two (2) companies submitted proposals for different machines which met the Village’s specifications listed in the RFP. The proposals were received as follows:

Company	Purchase	3 Year Lease	4 Year Lease	5 Year Lease
Pitney Bowes	\$17,687	\$16,038.96	\$18,155.04	\$20,298.60
Neopost	\$19,864	\$15,705	\$18,062.40	\$20,370

After review of the proposals, staff recommends that the Village purchase the Connect+ 2000 Series mailing/postage machine from Pitney Bowes. The purchase of this machine presents the most cost effective option to the Village. The purchase of the machine will include all mailing equipment, postage equipment and maintenance agreements needed to make the mailing/postage machine fully functional and operational. As an additional advantage, at the end of the five (5) year period, if the machine is still functioning well, the Village will be able to purchase a maintenance agreement and avoid having to purchase and/or lease a new machine. In the past the Village has worked with Pitney Bowes and found their service and responsiveness to be of high quality. This item was discussed at the Committee of the Whole meeting held on July 14, 2015 and recommended for approval.

Consider entering into an agreement with Pitney Bowes to purchase the Connect+ 2000 Series Mailing/Postage Machine.

COMMENTS: _____

ITEM #13

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-030 APPROVING AN EXPANSION TO AN EXISTING GROUND LEASE – **Trustee Younker**

ACTION: Discussion: The proposed amendment is to an existing ground lease agreement the Village has with SBA Steel LLC as successor to Nextel, Inc. SBA currently leases land from the Village, for a cellular tower, at the Post 1 pump house located on 167th Street. The proposed amendment would allow SBA to lease additional ground space from the Village so that additional antenna ground equipment can be installed. Highlights of the lease include, but are not limited to, the following:

1. SBA leases an additional 544 Square feet from the Village;
2. Additional Monthly Rent Payment of \$1,000 to the Village;
3. Rent Escalation of 3% per year;
4. Initial five (5) year term with extension options;
5. SBA allows Village to place antenna on tower at discounted rate (via a separate agreement); and

6. Execution of the amended agreement generates a one time payment of \$5,000 to the Village.

The proposed amendment was reviewed by the Village Attorney and found to be acceptable. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. **If recommended for approval, this Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #14

SUBJECT: CONSIDER ORDINANCE NUMBER 2015-O-031 APPROVING AN ANTENNA SITE AGREEMENT – **Trustee Younker**

ACTION: Discussion: The proposed Antenna Site Agreement would allow the Village to lease antenna space from SBA Steel, LLC, at their tower located at the Village's Post 1 Pump station. The Village would place an antenna on the tower that would increase the reliability, functionality and redundancy of the Village Supervisory Control and Data Acquisition (SCADA) system. Upon execution of the lease and placement of the Village's antenna on the tower, the Village will be able to save approximately \$400 a month in phone line expenses currently related to the SCADA system. Highlights of the lease include, but are not limited to, the following:

1. Village leases tower space from SBA for placement of SCADA system antenna ;
2. Monthly Rent Payment of \$1,000 to SBA;
3. Rent Escalation of 3% per year; and
4. Initial five (5) year term with extension options.

The proposed amendment was reviewed by the Village Attorney and found to be acceptable. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. **If recommended for approval, this Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #15

SUBJECT: CONSIDER A CONTRACT EXTENSION WITH MARKING SPECIALISTS CORPORATION FOR THE 2015 STREET MARKING PROGRAM – **Trustee Younker**

ACTION: Discussion: Approval of the proposed contract will be for the marking of selected Village streets, which shall include crosswalks. This service contract was originally bid on May 22, 2013. The contract language allows the Village, in its sole discretion, to award a maximum of two (2), one (1) year extensions to the agreement. This would be the final extension year to the contract and this service would be competitively bid again next year. Work quality performed by Marking Specialists Corporation has been found to be acceptable to the Village. As this is a unit price contract, the final scope of work will be adjusted to fit the available \$102,000 included in the fiscal 2016 budget for this service. This item was discussed at the Public Works Committee meeting held prior to the Village board meeting. **If recommended for approval, consider a contract extension with Marking Specialists Corporation for the 2015 Street Marking Program.**

COMMENTS: _____

ITEM #16

SUBJECT: CONSIDER AWARDING A CONTRACT TO F.H. PASCHEN, FOR THE PUBLIC SAFETY BUILDING 800 AMP DISCONNECT PANEL AND METER PANEL REPLACEMENT PROJECT – **Trustee Younker**

ACTION: Discussion: In 2014, due to weather related damage, there was a need for emergency replacement of the Public Safety Building main distribution panel. During those repairs, it was noted that the 800 amp service disconnect and meter panel were also outdated and in need of repair/replacement, due to their age. During the repairs, the facility will be supplied with temporary power by both on-site and portable generators. The proposed contract award is part of the State of Illinois competitively bid Job Order Contracting (JOC) program. Funding for this project in the amount of \$54,480 was included in the current fiscal year budget. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. **If recommended for approval, consider awarding a contract to F.H. Paschen, for the Public Safety Building 800 AMP disconnection Panel and Meter Panel Replacement Project at a not to exceed cost of \$53,723.66**

COMMENTS: _____

ITEM #17

SUBJECT: CONSIDER AWARDING A CONTRACT TO F.H. PASCHEN, FOR THE PUBLIC WORKS GARAGE MECHANICS LIFT REPLACEMENT – **Trustee Younker**

ACTION: Discussion: The easternmost vehicle lift at the Public Works Maintenance Facility has experienced hydraulic issues. The lift was inspected by a qualified technician and repairs were found to exceed the value of the current equipment and was recommended for replacement. The proposed contract award is part of the State of Illinois competitively bid Job Order Contracting (JOC) program. Work to be performed as part of the contract, includes, but is not limited to:

- Removal of existing in ground lift;
- Installation of new lift equipment;
- Providing new electrical and pneumatic services; and
- On site training on proper use of equipment.

Funding for this project in the amount of \$56,210 was included in the current fiscal year budget. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. **If recommended for approval, consider awarding a contract to F.H. Paschen, Public Works Garage Mechanics Lift Replacement at a not to exceed cost of \$56,190.91.**

COMMENTS: _____

ITEM #18

SUBJECT: CONSIDER AWARDING A CONTRACT TO RICCIO CONSTRUCTION FOR THE GAYNELLE ROAD WATER MAIN REPLACEMENT PROJECT – **Trustee Younker**

ACTION: Discussion: This project consists of the replacement of approximately 2200 lineal feet of water main on Gaynelle Road from 167th Street to Debra Lane. Bids for this project were opened and read publicly on July 8, 2015 at 10:01 AM. Bids were received as follows:

Contractor	As Read Bid
Riccio Construction	\$658,860.00
J. Congdon	\$725,950.00
Airy’s Inc.	\$767,946.00
Engineer’s Estimate	\$745,330.00

The bids were reviewed by Village Staff and the Village Engineer and it was determined that Riccio Construction was the lowest responsive and responsible bidder. Riccio Construction has previously performed work for the Village and it was found to be acceptable. Funds for this project in the amount of \$750,000 was included in the fiscal year budget. This item was discussed at the Public Works Committee held prior to the Village Board meeting. **If recommended for approval, consider awarding a contract to Riccio Construction for the Gaynelle Road Water Main Replacement project at a not to exceed cost of \$658,865.**

COMMENTS: _____

ITEM #19

SUBJECT: CONSIDER AWARDING A CONTRACT TO VISU-SEWER LLC FOR THE BREMENTOWNE SUBDIVISION SANITARY SEWER CLEANING AND TELEVISIONING PROJECT – **Trustee Younker**

ACTION: Discussion: The proposed project is for the cleaning and televising of the sanitary sewer in the Brementowne Subdivision. This project is part of the Village’s ongoing Sanitary Sewer Evaluation System (SSES) program. Bids for this project were opened and read publicly on July 8, 2015 at 10:01 AM. Results of the opening are as follows:

Contractor	As Read Bid
Visu-Sewer LLC	\$79,048.00
National Power Rodding	\$98,777.00
Sheridan Plumbing	\$149,973.90
Engineer’s Estimate	\$101,202.50

The bids were reviewed by Village staff and the Village Engineer. Visu-Sewer was determined to have provided the Village with most responsive and responsible bid. Visu-Sewer has previously performed work for the Village which has been found to be of acceptable quality. Funding for this project in the amount of \$150,000 was included in the current fiscal year budget. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. **If recommended for approval, consider awarding a contract to Visu-Sewer for the Brementowne Subdivision Sanitary Sewer Cleaning and Televising Project at a not to exceed amount of \$79,048.**

COMMENTS: _____

ITEM #20

SUBJECT: CONSIDER AWARDING A CONTRACT TO F.H. PASCHEN, FOR THE VILLAGE HALL BOILER SYSTEM REPLACEMENT PROJECT – **Trustee Younker**

ACTION: Discussion: The proposed construction contract is for the removal and replacement of the boiler at the Tinley Park Village Hall northwest wing (Building Department). The boiler that is to be replaced is nearly 20 years old and will save the Village in fuel costs. The replacement boiler will have a much higher efficiency rating than the unit being replaced and will save the Village in fuel costs. The proposed contract also includes all necessary and/or required demolition, mechanical, venting and plumbing work to complete the project. The proposed contract award is part of the State of Illinois competitively bid Job Order Contracting (JOC) program. Funding for this project in the amount of \$240,520 was included in the current fiscal year budget. This item was discussed at the Public Works Committee meeting held prior to the Village Board meeting. **If recommended for approval, consider awarding a contract to F.H. Paschen, for Village Hall Boiler System Replacement Project at a not to exceed cost of \$186,857.17**

COMMENTS: _____

ITEM #21

SUBJECT: CONSIDER ACCEPTING THE RESIGNATION OF TRUSTEE DAVID G. SEAMAN EFFECTIVE JULY 22, 2015 – **Acting Mayor Seaman**

ACTION: Discussion: At the June 2, 2015 Village Board meeting Trustee Seaman was elected the Acting Village President for the Village of Tinley Park by the Village Board following the resignation of Village President Edward J. Zabrocki. Pursuant to the Illinois Municipal Code, the trustee elected Acting President may resign his office as trustee. Trustee Seaman has tendered his written resignation of his trustee office to the Village Board. Upon resignation of the trustee office becoming effective, the person elected Acting President shall exercise the powers of the President and shall vote and have veto power in the manner provided by law for the President. **Consider accepting the resignation of Trustee David G. Seaman as tendered effective July 22, 2015.**

COMMENTS: _____

ITEM #22

SUBJECT: RECEIVE COMMENTS FROM THE BOARD AND STAFF

COMMENTS: _____

ITEM #23

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC

COMMENTS: _____

ITEM #24

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- a. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- b. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR HE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.

COMMENTS: _____

ADJOURNMENT

**MINUTES OF THE BOARD OF TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JULY 7, 2015**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on July 7, 2015. Acting Mayor Seaman called this meeting to order at 8:00 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village Acting Mayor:	David G. Seaman
Village Clerk:	Patrick E. Rea
Trustees:	Brian S. Maher T.J. Grady Michael J. Pannitto Jacob C. Vandenberg Brian H. Younker

Also Present:

Village Manager:	David J. Niemeyer
Village Attorney:	Thomas M. Melody
Village Engineer:	Jennifer S. Prinz

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to approve the agenda as written or amended for this meeting. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, to approve and place on file the minutes of the regular Village Board meeting held on June 16, 2015. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Acting Mayor Seaman presented the following consent agenda items.

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER REQUEST FROM THE ABBY FOUNDATION OF SOUTHERN SUBURBS TO CONDUCT A RAFFLE THROUGH AUGUST 7, 2015. WINNERS WILL BE DRAWN AT TINLEY PARK CONVENTION CENTER ON AUGUST 7, 2015.
- B. REQUEST FROM MUSCULAR DYSTROPHY ASSOCIATION (MDA) TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, JULY 17, 2015, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.

- C. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, AUGUST 15, 2015, ON LAKESIDE DRIVE FROM 80TH AVENUE EAST TO MAYFIELD PLACE.
- D. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,307,562.54 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 19, JUNE 26 AND JULY 2, 2015.

Motion was made by Trustee Grady, seconded by Trustee Younker, to approve the consent agenda items. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

At this time, Curt Fiedler and Lucas Hawley, candidates for the anticipated Trustee open position, made their presentations. No specific action is required.

At this time, Trustee Maher recognized Lt. Todd Swartzentruber, Engineer Patrick O'Dwyer, Firefighter Mike Kushner and Firefighter John Nagle upon receiving the Illinois State Fire Marshall Firefighter Excellence award. On May 13, 2013, the Tinley Park Fire Department successfully rescued a victim from a residential structure fire on Piute Trail. Although many were involved in the operations at this incident, four individuals demonstrating excellence and professionalism in the Fire Service were specifically recognized by the Illinois State Fire Marshal, receiving the Firefighter Excellence award on May 12, 2015. It was by their decisive and courageous actions that this incident had a positive outcome. No specific action is required.

At this time, Acting Mayor Seaman and Trustee Maher recognized the Deputy Chief - Fire Prevention, with a badge presentation for Daniel Riordan. Deputy Chief Dan Riordan started as a volunteer firefighter with Tinley Park Fire Department in November of 1981. Deputy Chief Riordan rose from that position to Captain in 2000. He started as a full time Fire Inspector in the bureau in November of 2001. In March of 2008 Deputy Chief Riordan was promoted to Senior Fire Inspector. Earlier this year the position of Senior Fire Inspector was reclassified to become Deputy Chief – Fire Prevention. No specific action is required.

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to adopt and place on file **RESOLUTION NUMBER 2015-R-024 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND BRIXMOR TINLEY PARK PLAZA, LLC ESTABLISHING AND REGULATING FIRE LANES AND NO PARKING ZONES.** This is an agreement between the Village and the property owners of the Tinley Park Plaza Shopping Center to implement and enforce fire lanes and parking standards within the center. The property owners are required to provide certain signage and pavement markings and the Village agrees to enforce certain traffic and parking regulations within the center. This is an update to a previous

agreement due to the changes proposed within the plaza in creating the new outlot building, outdated PIN numbers, and new owners. The Village Attorney has reviewed the proposed Agreement and finds it to be appropriate. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to adopt and place on file **ORDINANCE 2015-O-022 APPROVING A PARKING LOT REGULATION AGREEMENT AND ESTABLISHING CERTAIN FIRE LANES AND NO PARKING ZONES IN RELATION THERETO AND AMENDING SECTION 74.200 (A) OF THE TINLEY PARK MUNICIPAL CODE IN RELATION THERETO (TINLEY PARK PLAZA SHOPPING CENTER/BRIXMOR)**. This Ordinance implements the Agreement approved in the preceding agenda item. As part of the site plan approval for a new outlot building within Tinley Park Plaza, the existing Fire Lane Ordinance regulating the location and signage for fire lanes required updating. Portions of the original in-line building will be torn down and new locations for traffic and fire lanes established. In order to fulfill a condition of approval for the substantial deviation amending the Tinley Park Plaza Planned Unit Development (PUD); the petitioner, staff, Fire Prevention Bureau, and the Village Attorney have worked together to create a new Fire Lane Ordinance and Agreement. The Village Attorney and the Fire Prevention Bureau have reviewed the proposed Ordinance and Agreement and find it to be appropriate. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to authorize the Mayor and Clerk to sign **A FINAL PLAT OF SUBDIVISION FOR BICKFORD AT TINLEY PARK/NHI-BICKFORD RE, LLC (Bickford Senior Living) FOR PROPERTY LOCATED AT 17301 80th AVENUE (Former Jones Farm property)**. The Applicant, Richard Eby of Bickford Senior Living, seeks approval of a Final Plat of Subdivision for the property located at 17301 80th Avenue. The Final Plat divides a parcel (currently PIN 27-25-300-007-0000) into two lots for the purpose of developing the Bickford at Tinley Park senior living facility. The plat also includes easements for stormwater management, access, and public utilities. The most significant change from preliminary to final plat was the addition of a regional pond and corresponding stormwater management easement, which is located in the northwest corner of Lot 2 and connects to the stormwater management easements at the southwest corner of Lot 2. The Plat has been reviewed by the Village Engineer and is deemed to be appropriate. The Plan Commission considered the Final Plat at its June 18, 2015, regular meeting and voted 6-0 to recommend approval to the Village Board. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to adopt and place on file **ORDINANCE NUMBER 2015-O-023 REPEALING ORDINANCE NUMBER 2012-O-043 AND GRANTING A REAR YARD VARIATION TO AMAL TAHER FOR PROPERTY LOCATED AT 18300 GREENLEAF COURT IN THE TIMBERS POINTE SUBDIVISION AND WITHIN THE R-2 ZONING DISTRICT.** The Petitioner, Amal Taher, seeks approval for a seventeen foot (17') variation from the rear yard setback requirement of thirty-five feet (35') to allow for a three-season room to be constructed at the rear of the home located at 18300 Greenleaf Court in the R-2 Single-Family Residential Zoning District. The proposed Variation accounts for the home being built five feet (5') into the required rear yard setback and the proposed three-season room extending twelve feet (12') north from the existing residential structure, leaving eighteen feet (18') between the proposed three-season room and the property line. A Public Hearing was held at the Zoning Board of Appeals on May 28, 2015. On a vote of 4-0, the Zoning Board of Appeals recommended that the Village Board grant the Variation. The applicant was previously granted a thirteen foot (13') rear yard Variation for a house addition on the subject property by the Village Board by Ordinance 2012-O-043 and that Variation was found by the petitioner to be inadequate to complete plans. Subsequently, the petitioner was denied a nineteen (19') foot rear yard Variation for a house addition by the Zoning Board of Appeals in 2014. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to remove from the table **ORDINANCE 2015-O-016 GRANTING SPECIAL USES FOR THE CONVERSION OF A STAND ALONE RETAIL BUILDING TO A MIXED-USE BUILDING AND A PACKAGE LIQUOR STORE USE TO PRAVIN (PAUL) PATEL FOR THE PROPERTY LOCATED AT 16848 S. OAK PARK AVENUE (former Family Video store).** Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Maher, to adopt and place on file **ORDINANCE 2015-O-016 GRANTING SPECIAL USES FOR THE CONVERSION OF A STAND ALONE RETAIL BUILDING TO A MIXED-USE BUILDING AND A PACKAGE LIQUOR STORE USE TO PRAVIN (PAUL) PATEL FOR THE PROPERTY LOCATED AT 16848 S. OAK PARK AVENUE (former Family Video store).** This Ordinance was tabled at the June 16, 2015, Village Board meeting. The Applicant, Pravin (Paul) Patel of E&B Liquors, seeks approvals to operate a packaged liquor store and implement the redevelopment of property, including the addition of an apartment to create a mixed-use building at 16948 Oak Park Avenue within the NG (Neighborhood General) Legacy District. This project will be developed in two phases including: a façade improvement and commercial interior build-outs in Phase I and demolition of a portion of the building, addition of a residential unit, cross-access/alley improvements, and construction of a rear parking lot and related site improvements in Phase II.. Special Use Permits are required to operate a packaged liquor store and convert a stand-alone commercial building into a mixed-use building by constructing a residential unit. The Applicant has submitted petitions for the following:

- 1.) A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and

- 2.) A Special Use Permit for converting a stand-alone commercial building into a mixed-use building by constructing a residential unit within the NG (Neighborhood General) Legacy District.

The Plan Commission recommended that the Special Use Approvals be conditioned with the following:

- 1.) A minimum of three (3) bike stalls must be installed per the requirements of the Legacy Code;
- 2.) The goose neck lighting on the front façade must be moved upward so that the lighting will illuminate signage placed between the goose neck lighting and the awning;
- 3.) Tenants of the building are prohibited from using signage with illumination (other than the illumination from the goose neck lighting above) unless the goose neck lighting is removed;
- 4.) The Applicant will install adequate lighting (in compliance with Section 3.I. of the Legacy Code) and security measures to ensure the safety of employees, customers, and resident(s) of the building; and
- 5.) There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by Change of Use or Change of Owner, expansion or redevelopment, new parking improvements may be required;
- 6.) The parking arrangement for Phase I is formalized through officially recorded cross-access and cross-parking agreements;
- 7.) The parking waiver expires (and is no longer necessary) at the completion of Phase II of the project when adequate parking has been constructed within the site;
- 8.) That the liquor store cannot receive a Certificate of Occupancy until the façade improvement (Phase I) has been completed.
- 9.) A twenty foot (20') wide alley dedication must be formalized and dedicated to the Village prior to occupancy of the residential unit at the completion of Phase II of the project;
- 10.) That the residential unit cannot receive a Certificate of Occupancy until all Phase II improvements have been completed.
- 11.) The Applicant and the property owner of the building/property to the south (16952 S. Oak Park Avenue, currently occupied by Eggheadz) will coordinate on a combined garbage dumpster enclosure for both properties during both Phase I and Phase II of the project. The dumpster enclosures for each phase must meet all Village Ordinances, must be reviewed and approved by Village staff, and must be designed to reduce pests.

The Plan Commission held a public hearing on April 16, 2015, and voted 7-0 in favor of recommending approval of the Special Use Permits with conditions and based upon findings of fact. This item was tabled at the June 16 Village Board Meeting. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Younker. Nays: Pannitto, Vandenberg. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Maher, to direct the Village Attorney to prepare and place on first reading **ORDINANCE NUMBER 2015-O-029 GRANTING A FRONT YARD VARIATION FOR A FENCE TO MARTHA SCHILKE FOR PROPERTY LOCATED AT 6401 W. 180th STREET IN THE KENDEN ESTATES SUBDIVISION AND WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT**. The Petitioner, Martha Schilke, seeks approval for a twenty-five foot (25') front yard setback variation from the front yard setback requirement of twenty-five feet (25') to allow for a fence at a zero foot (0') setback on the east (Ridgeland Avenue) side of this corner lot at 6401 180th Street in the R-4 Single-Family Residential Zoning District. The Petitioner currently has a four foot (4') tall chain-link fence in the same location as the proposed fence, which is in deteriorating condition. The Petitioner's application stated that the new fence is necessary for security purposes to keep coyotes out of her yard and to create a more uniform look with her neighbor to the south, who was recently granted a similar variation. The petitioner represented at the Public Hearing that the new fence would be the same height and style as the neighboring fence. A Public Hearing was held at the Zoning Board of Appeals (ZBA) on June 25, 2015. On a vote of 5-0, the Zoning Board of Appeals recommended that the Village Board grant the Variation. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Younker, to **AUTHORIZE A PROFESSIONAL SERVICES AGREEMENT WITH GOVTEMPSUSA LLC FOR PROVISION OF AN INTERIM DEPUTY PLANNING DIRECTOR**. In January 2015, the Village entered into a six (6) month professional services agreement with GovTemps USA to fill the position of Deputy Planning Director which expires on July 31, 2015. At the time, Village staff wished to evaluate the Deputy Planning Director position and reassess the role and duties of the Deputy Planning Director in anticipation of reposting for the position at a later date. After evaluating the options of posting the position again or continuing with GovTemps USA, Village staff recommends that an extension of this contract for twelve (12) months is in the best interest of the Village and Planning Department. The proposed Professional Services Agreement with GovTemps USA would fill the position of Deputy Planning Director for thirty two (32) hours per week for a period of up to twelve (12) months. The individual posted in this position is a retired Community Development Director with significant experience in the area of land use planning and has provided excellent service to the Village in the last six months. The Village has previously utilized the services of GovTempsUSA and has been pleased with their services and the staffing candidates they have offered. Sufficient funds are budgeted for this purpose. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Acting Mayor Seaman, seconded by Trustee Grady, to adopt and place on file **RESOLUTION NUMBER 2015-R-022 APPROVING AND RECOMMENDING COOK COUNTY CLASS 8 RECLASSIFICATION WITH SPECIAL CIRCUMSTANCES FOR THE PROPERTY LOCATED AT 17511-17515 DUVAN DRIVE (CIRCLE W ROPERTIES LP)**. This Resolution would provide support for the reduction of the assessment rate for the aforementioned property from 25% to 10% for a ten (10) year period. This property, located in Orland Township, is already Cook County "certified eligible" for the Class 8 reclassification,

pursuant to the Cook County Real Property Classification Ordinance. As the property has been vacant for less than 24 months, the Village recognizes the property is in need of “occupation with special circumstances” and the incentive benefits provided for in said ordinance. But for this Cook County incentive, the business owner will not be able to purchase this property for re-occupancy as a tractor company and lawn and garden firm. The waiver of the 24 month abandonment duration is hereby supported and approved by the Village Board. This project meets the goals and objectives for encouraging redevelopment in Duvan Industrial Park of Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. This item was recommended for approval at the Finance and Economic Development Committee meeting held on May 26, 2015. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Acting Mayor Seaman, seconded by Trustee Younker, to adopt and place on file **RESOLUTION NUMBER 2015-R-023 APPROVING AND RECOMMENDING COOK COUNTY CLASS 8 RECLASSIFICATION WITH SPECIAL CIRCUMSTANCES FOR THE PROPERTY LOCATED AT 16255 SOUTH HARLEM AVENUE (163rd PROPERTY LLC)**. This Resolution would provide support for the reduction of the assessment rate for the aforementioned property from 25% to 10% for a ten (10) year period. This property, located in Bremen Township, is already Cook County “certified eligible” for the Class 8 reclassification, pursuant to the Cook County Real Property Classification Ordinance. As the vacant property was purchased for value more than two years ago, the Village recognizes the property is in need of “occupation with special circumstances” and the incentive benefits provided for in said ordinance. But for this Cook County incentive, the business owner will not be able to remodel this property for re-occupancy as a physician’s office medical center. The special circumstances are hereby supported and approved by the Village Board. This project meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. This item was recommended for approval by the Economic Commercial Commission and at the Finance and Economic Development Committee meeting held on May 26, 2015. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Acting Mayor Seaman, seconded by Trustee Grady, to place on first reading **ORDINANCE NUMBER 2015-O-026 DESIGNATING THE VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT (TIF) REDEVELOPMENT PROJECT AREA**. On December 16, 2014, the Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area commonly referred to as the Tinley Park Mental Health Center (TPMHC) may be designated as a Redevelopment Project Area. On March 17, 2015, the Village announced the availability of the Redevelopment Plan and Project for the proposed 565-acre TPMHC TIF District. On June 4, 2015, the TPMHC TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project. On June 16, 2015, a public hearing for the TPMHC TIF Redevelopment Plan and Project was held. This ordinance would designate the 565-acre as the TPMHC Tax Increment Financing District *Redevelopment Project Area*. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Acting Mayor Seaman, seconded by Trustee Maher, to place on first reading **ORDINANCE NUMBER 2015-O-027 APPROVING THE VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN AND PROJECT**. This is a companion Ordinance to the previous agenda item regarding Ordinance number 2015-O-026. This ordinance would approve the 565-acre TPMHC Tax Increment Financing District *Redevelopment Plan and Project*. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Acting Mayor Seaman, seconded by Trustee Maher, to place on first reading **ORDINANCE NUMBER 2015-O-028 ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT**. This is a companion Ordinance to the previous two agenda items, regarding Ordinance numbers 2015-O-026 and 2015-O-027. The Tax Increment Financing District created by this Ordinance would create an economic development tool to help the Village in their redevelopment efforts of the former TPMHC and the surrounding redevelopment area. This ordinance would approve Tax Increment Financing for the 565-acre TPMHC *Tax Increment Financing District*. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Acting Mayor Seaman, seconded by Trustee Pannitto, to place on first reading **RESOLUTION NUMBER 2015-R-027 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND COOK COUNTY FOR ACCESS TO GEOGRAPHIC INFORMATION SYSTEMS**. The proposed resolution would approve an annual intergovernmental agreement between the Village of Tinley Park and Cook County, IL for the Village to have access to Cook County's GIS information related to Tinley Park to maintain the Village's Geographic Information System (GIS). Per the terms of the intergovernmental agreement, this GIS data will be available to the Village for no cost. The Village has periodically entered into this type of GIS data sharing agreement with Cook County in the past. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Vandenberg, to adopt and place on file **ORDINANCE NUMBER 2015-O-024 REGULATING THE PARKING OF MOTOR VEHICLES AND AUTHORIZING AND DIRECTING THE PLACEMENT OF MOTOR VEHICLE PARKING REGULATIONS SIGNS IN THE VILLAGE OF TINLEY PARK – DESIGNATED PORTION OF 163RD STREET**. The proposed ordinance would regulate parking on the south side of 163rd Street between its intersection with Everdon Drive and the entrance to the school parking of Helen Keller Public School. The regulations would restrict parking between the hours of 7:00 AM to 9:00 AM and again from 2:00 PM to 4:00 PM during school days when school is in session. The proposed parking regulations will assist the school in improving both ingress and egress procedures during the school year. The Village and school principal worked collaboratively on the restrictions and the school is supportive of the proposal. The new parking restrictions will be proactively communicated to parents by the school prior to the start of the next school year. This item was discussed at the May 19, 2015, Public

Safety Committee meeting and recommended for approval. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Grady, to adopt and place on file **RESOLUTION NUMBER 2015-R-021 APPROVING AN AIR SUPPORT MUTUAL AID AGREEMENT**. The proposed resolution would authorize the Village to enter into a mutual aid agreement with several public safety agencies in the State of Illinois. The purpose of the agreement is to provide aviation support to member agencies during a public safety incident, emergency, natural and/or man made disasters and any other need that would require air support. This agreement is of similar nature and scope to the ILEAS and MABAS mutual aid agreements that have previously been adopted by the Village. The Village Attorney has reviewed the agreement and found it to be acceptable. This item was discussed at the June 9, 2015, Public Safety Committee and recommended for approval. Acting Mayor Seaman stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Acting Mayor Seaman declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Vandenberg, to place on first reading **ORDINANCE NUMBER 2015-O-025 REQUIRING VEHICULAR TRAFFIC TO STOP AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF**. The Police Department completed a traffic analysis in the residential area of 174th Street and 92nd Avenue. Per the study, the Police Department is recommending that the intersection become a two way stop sign, replacing the current yield signs based upon the crash criteria. Three (3) or more crashes involving the right of way have taken place in the last two (2) years at 174th Street and 92nd Avenue. For continuity in the area, it is also recommended that the yield signs on Walnut Lane and 92nd Avenue be replaced with stop signs. The Manual on Uniform Traffic Control Devices (MUTCD) was consulted and given the conditions previously stated, a stop sign is warranted at the intersection. This item was discussed at the June 9, 2015, Public Safety Committee meeting and recommended for approval. Acting Mayor Seaman asked if anyone cared to address the Board. No one came forward. Vote by voice call. Acting Mayor Seaman declared the motion carried.

At this time, Acting Mayor Seaman asked if anyone from the Board or staff would care to address the Board.

Trustee Maher stated that the Police Department now offers prescription drug drop off. The drop off container is located in the lobby of the Police Department 24 hours a day.

At this time, Acting Mayor Seaman asked if anyone from the Public would care to address the Board.

Carmella Sgrignoli, 18143 Mager Drive, and Steve Seppessy, 18045 66th Avenue, stated their concerns about the growing number of coyotes, rats and snakes near their homes. Acting Mayor Seaman asked Ms. Sprignoli to stay after the meeting and speak with the Police Chief and Public Works Director about her issue.

Lee Tally, 7935 Glenfield, Avenue, stated his concerns about rising taxes and municipal spending. Acting Mayor Seaman, Clerk Rea, Village Treasurer, Brad Bettenhausen, addressed Mr. Tally's concerns. Clerk Rea offered to meet with Mr. Tally and discuss further.

Motion was made by Trustee Younker, seconded by Trustee Vandenberg, to adjourn the regular Board meeting. Vote by voice call. Acting Mayor Seaman declared the motion carried and adjourned the regular Board meeting at 9:15 p.m.

"PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item."

APPROVED:

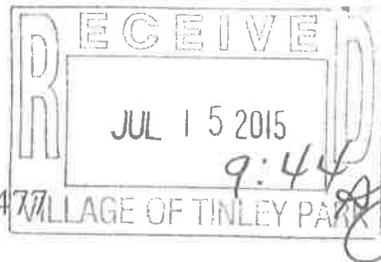
David G. Seaman
Acting Village Mayor

ATTEST:

Patrick E. Rea
Village Clerk

BLOCK PARTY APPLICATION

Village of Tinley Park
16250 South Oak Park Avenue, Tinley Park, Illinois 60477
Phone: 444-5000



Representative: Jodie Reilly
Address: _____ Phone: _____
Organization: _____
Specific Location of Party: Amberly Ct (Cul-de-sac)
Request Date: Aug 15th
Time: 12 a.m./p.m. To: 12 a.m./p.m.
Purpose: Block Party
Person or Persons In Charge:
Name: Jodie Reilly Phone: _____
Name: Judie Mirons Phone: _____
Name: Leah Herman Phone: _____
Number of Barricades Needed: _____ DO NOT USE VEHICLES AS BARRICADES.

PLEASE NOTE

The applicants have the responsibility of ascertaining that the street is not blocked in such a manner as to cause delay in the performance of emergency duties by the police department, fire department, ambulance or public works department. It is recommended that there be no parking on the hydrant side of the street. (moveable road block, refreshments served from curb, no large vehicles parked on street, no entertainment, music boxes or band blocking street).

A person or persons shall be responsible for the removal of any road block in the event of an emergency.

The applicants are responsible for any injury, damage to property or illegal actions during the block party.

The applicants are responsible for maintaining order and obedience to the village, county, and state laws.

In the event that there should be directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply.

Signed: Jodie Reilly

VILLAGE USE ONLY

Fire Chief: Approved Not Approved
Police Chief: Approved Not Approved
Village Clerk: Approved Not Approved

Permits & Licenses Committee: _____

BLOCK PARTY APPLICATION

Village of Tinley Park

16250 South Oak Park Avenue, Tinley Park, Illinois 60477

Phone: 444-5000

Representative: Anthony D. Castillo

Address: _____ Phone: _____

Organization: _____

Specific Location of Party: _____

Request Date: 8/15/2015

Time: 9 a.m./p.m. To: 9 a.m./p.m.

Purpose: 1st Annual Block Party

Person or Persons In Charge:

Name: Leah Castillo Phone: _____

Name: Amy Kwiat Phone: _____

Name: Brian Brusokas Phone: _____

Number of Barricades Needed: 4 **DO NOT USE VEHICLES AS BARRICADES.**

PLEASE NOTE

The applicants have the responsibility of ascertaining that the street is not blocked in such a manner as to cause delay in the performance of emergency duties by the police department, fire department, ambulance or public works department. It is recommended that there be no parking on the hydrant side of the street. (moveable road block, refreshments served from curb, no large vehicles parked on street, no entertainment, music boxes or band blocking street).

A person or persons shall be responsible for the removal of any road block in the event of an emergency.

The applicants are responsible for any injury, damage to property or illegal actions during the block party.

The applicants are responsible for maintaining order and obedience to the village, county, and state laws.

In the event that there should be directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply.

Signed: *Anthony D. Castillo Leah Castillo Amy Kwiat Brian Brusokas*

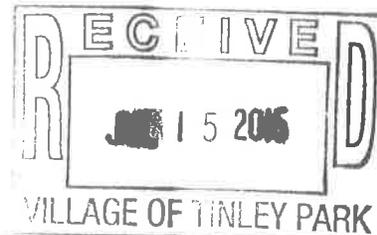
VILLAGE USE ONLY

Fire Chief: Approved Not Approved

Police Chief: Approved Not Approved

Village Clerk: Approved Not Approved

Permits & Licenses Committee: _____



BLOCK PARTY APPLICATION

Village of Tinley Park

16250 South Oak Park Avenue, Tinley Park, Illinois 60477

Phone: 444-5000

Representative: Holly Clark

Address: _____ Phone: _____

Organization: Kinsalers

Specific Location of Party: 9000 Block of Kinsale Dr

Request Date: August 22, 2015 Saturday

Time: 2:00 pm a.m./p.m. To: 12:00 am a.m./p.m.

Purpose: Back to School Celebration

Person or Persons In Charge:

Name: Vera Corrigan Phone: _____

Name: Anne Bonovich Phone: _____

Name: John Quinn Phone: _____

Number of Barricades Needed: 4 please DO NOT USE VEHICLES AS BARRICADES.

PLEASE NOTE

The applicants have the responsibility of ascertaining that the street is not blocked in such a manner as to cause delay in the performance of emergency duties by the police department, fire department, ambulance or public works department. It is recommended that there be no parking on the hydrant side of the street. (moveable road block, refreshments served from curb, no large vehicles parked on street, no entertainment, music boxes or band blocking street).

A person or persons shall be responsible for the removal of any road block in the event of an emergency.

The applicants are responsible for any injury, damage to property or illegal actions during the block party.

The applicants are responsible for maintaining order and obedience to the village, county, and state laws.

In the event that there should be directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply.

Signed: Holly Clark



SUBMIT

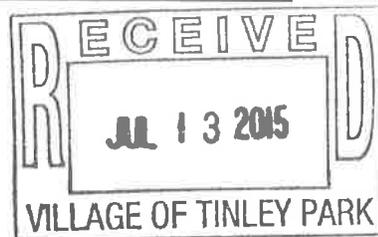
VILLAGE USE ONLY

Fire Chief: Approved Not Approved

Police Chief: Approved Not Approved

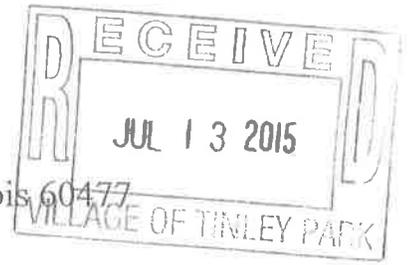
Village Clerk: Approved Not Approved

Permits & Licenses Committee: _____



BLOCK PARTY APPLICATION

Village of Tinley Park
16250 South Oak Park Avenue, Tinley Park, Illinois 60477
Phone: 444-5000



Representative: Robin Albright
Address: _____ Phone: _____
Organization: Block Party
Specific Location of Party: Pine Point Drive 6501 to 6673
Request Date: August 29th
Time: 2pm a.m./p.m. To: 10pm a.m./p.m.
Purpose: community - Fun
Person or Persons In Charge:
Name: Robin Albright Phone: _____
Name: Dawanna Farres Phone: _____
Name: Ellis Albright Phone: _____
Number of Barricades Needed: 3?? DO NOT USE VEHICLES AS BARRICADES.

PLEASE NOTE

The applicants have the responsibility of ascertaining that the street is not blocked in such a manner as to cause delay in the performance of emergency duties by the police department, fire department, ambulance or public works department. It is recommended that there be no parking on the hydrant side of the street. (moveable road block, refreshments served from curb, no large vehicles parked on street, no entertainment, music boxes or band blocking street).

A person or persons shall be responsible for the removal of any road block in the event of an emergency.

The applicants are responsible for any injury, damage to property or illegal actions during the block party.

The applicants are responsible for maintaining order and obedience to the village, county, and state laws.

In the event that there should be directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply.

Signed: Robin Albright

VILLAGE USE ONLY

Fire Chief: Approved Not Approved
Police Chief: Approved Not Approved
Village Clerk: Approved Not Approved

Permits & Licenses Committee: _____

TINLEY PARK



PROCLAMATION

NATIONAL PAYROLL WEEK

WHEREAS, the American Payroll Association and its 21,000 members have launched a nationwide public awareness campaign that pays tribute to the more that 156 million people who work in the United States and the payroll professionals who support the American system by paying wages, reporting worker earnings and withholding federal employment taxes; and

WHEREAS, payroll professionals in Tinley Park, Illinois play a key role in maintaining the economic health of Tinley Park, Illinois, carrying out such diverse tasks as paying into the unemployment insurance system, providing information for child support enforcement, and carrying out tax withholding, reporting and depositing; and

WHEREAS, payroll departments collectively spend more than \$15 billion annually complying with myriad federal and state wage and tax laws; and Whereas payroll professionals play an increasingly important role ensuring the economic security of American families by helping to identify noncustodial parents and making sure they comply with their child support mandates; and

WHEREAS, payroll professionals have become increasingly proactive in educating both the business community and the public at large about the payroll tax withholding systems; and

WHEREAS, payroll professionals meet regularly with federal and state tax officials to discuss both improving compliance with government procedures and how compliance can be achieved at less cost to both government and businesses; and

WHEREAS, the week in which Labor Day falls has been proclaimed National Payroll Week, I hereby give additional support to the efforts of the people who work in Tinley Park, Illinois and of the payroll profession by proclaiming the first full week of September Payroll Week for Tinley Park, Illinois.

NOW, THEREFORE, BE IT PROCLAIMED, that I, David G. Seaman, Acting Mayor of the Village of Tinley Park, on behalf of the Village Board and over 57,000 citizens herein represented, do hereby proclaim the first full week of September, as "**National Payroll Week**" in the Village of Tinley Park.

APPROVED:

David G. Seaman
Acting Mayor

ATTEST:

Patrick E. Rea
Village Clerk

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159810	7/10/2015	015182 A T & T	773R07118306		ACCT#773 R07-1183 721 6 WIRELE: 11-00-000-72790	333.29 Total : 333.29
159811	7/10/2015	015182 A T & T	708429984307		ACCT#708 429-9843 403 7/E-911 6/2 11-00-000-72790	322.23 Total : 322.23
159812	7/10/2015	010318 ADVOCATE CHRIST MEDICAL CNTR	063015		BLS INSTUCTOR RENEWAL CARD/I 01-20-000-73606	10.00 Total : 10.00
159813	7/10/2015	014341 AFTERMATH, INC.	JC2015-3857		BIO-HAZARDOUS CLEANING 01-17-220-73600	105.00 Total : 105.00
159814	7/10/2015	012194 AMBIENT WEATHER	1006416	VTP-013218	WEATHER STATION 60-00-000-72528	897.12 Total : 897.12
159815	7/10/2015	002665 APPLE CHEVROLET	CVCS309106		BODY ELECTRICAL 01-17-205-72540	127.95 Total : 127.95
159816	7/10/2015	014270 AQUA POOLS	Ref001319734		Refund receipt #: 150550510002~ 01-00-000-20100	365.00 Total : 365.00
159817	7/10/2015	002537 AURELIO'S PIZZA	62		PIZZAS 01-21-000-72220	208.00 Total : 208.00
159818	7/10/2015	003166 B & J TOWING AND AUTO REPAIR	0007485		SAFETY INSPECTIONS 60-00-000-72266 01-24-000-72266 01-23-000-72266 01-42-000-72266	164.00 46.50 117.50 23.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159818	7/10/2015	003166	003166 B & J TOWING AND AUTO REPAIR (Continued)			Total : 351.50
159819	7/10/2015	010953	BATTERIES PLUS - 277		8V FLOODED - GOLF CART	
			277-213347-01		01-24-000-72530	701.70
			277-376394		BATTERIES	
					14-00-000-74150	140.00
					Total :	841.70
159820	7/10/2015	017116	BELLIVEAU, MICHAEL		REIM.EXP.LODG & MEALS/FIRE CO	
			062915		01-19-000-72170	408.82
					Total :	408.82
159821	7/10/2015	012511	BEST BUY BUSINESS ADVANTAGE		APPLE 3.3FT LIGHTING	
			1927494		01-14-000-72565	19.99
					Total :	19.99
159822	7/10/2015	015212	BETTENHAUSEN AUTOMOTIVE		DODGE GRAND CARAVAN	
			49938	VTP-013177	30-00-000-74220	21,087.00
			49939		DODGE GRAND CARAVAN	
				VTP-013177	30-00-000-74220	21,087.00
					Total :	42,174.00
159823	7/10/2015	002974	BETTENHAUSEN CONSTRUCTION SERV		HAULING SPOILS	
			150126		60-00-000-73681	405.00
					01-23-000-72890	405.00
			150127		HAULING WOOD CHIPS	
					01-23-000-72890	720.00
			150129		HAULING STREET SWEEPING	
					60-00-000-73681	382.50
					01-23-000-72890	382.50
					Total :	2,295.00
159824	7/10/2015	017014	BISHOPS DAREDEVIL STUNT CLUB		ENT BAND/BLOCK PARTY 7/19/15	
			070715		83-00-000-72923	750.00
					Total :	750.00
159825	7/10/2015	012966	BOLING, THOMAS		ONE NOTE,REPORTS	
			06-15		01-14-000-72650	1,762.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159825	7/10/2015	012966 012966 BOLING, THOMAS			(Continued)	Total : 1,762.50
159826	7/10/2015	017115 BUTERA, ANTHONY	060415		REIM.EXP.MILEAGE 232@57.5 FIRE 01-19-000-72170	133.40
			062915		REIM. EXP. LODG & MEALS/FIRE C 01-19-000-72170	112.44
					Total :	245.84
159827	7/10/2015	017127 BUXBAUM, DANA	Ref001319811		UB Refund Cst #00489904 60-00-000-20599	6.05
					Total :	6.05
159828	7/10/2015	016540 CARLSENS ELEVATOR SERVICES INC	070615		REFUND:NO CONTRACTORS LICEN 01-14-000-79010	50.00
					Total :	50.00
159829	7/10/2015	013478 CARROLL, MICHAEL F.	TP1143		ADMIN HEARING - MAY 2015 01-14-000-72876	920.00
					Total :	920.00
159830	7/10/2015	003243 CDW GOVERNMENT INC.	WJ00002		THINPRO 30-00-000-74126	325.00
			WJ09755		CRUCIAL 01-17-220-72565	100.49
			WJ11065		PATCH FIBER FOR SCADA AT POST 60-00-000-72528	66.99
			WK60887	VTP-013187	<IT> - MAINT RENEWAL - PLOTTER	
				VTP-013203	01-30-000-72750	749.93
				VTP-013203	01-14-000-72750	750.14
				VTP-013203	01-31-000-72750	749.93
					Total :	2,742.48
159831	7/10/2015	003229 CED/EFENGEE	5025-491754		POLE,PLUG,CONN,BOX,RCPT 01-24-000-73570	1,292.48
			5025-492082		73-67-000-73570	42.32
			5025-492244		CROSSTOUR LED 10W 60-00-000-72525	115.00
					THERMOSTAT	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159831	7/10/2015	003229 CED/EFENGEE	(Continued)		60-00-000-73570	181.29
					Total :	1,631.09
159832	7/10/2015	017124 CHANTAL GREEN OR R RANDICH	Ref001319808		UB Refund Cst #00466803 60-00-000-20599	80.95
					Total :	80.95
159833	7/10/2015	017129 CHATLOSH, DE ANN	Ref001319813		UB Refund Cst #00493852 60-00-000-20599	6.05
					Total :	6.05
159834	7/10/2015	013991 CHICAGO OFFICE PRODUCTS CO.	860542-0		CALC PAPER 01-14-000-73115 01-30-000-73110 01-25-000-73110 01-31-000-73110	6.25 6.25 6.24 6.24
			860952-0		BINDER,SCALES,KNIFE SET,BOOK 01-25-000-73110	77.95
					Total :	102.93
159835	7/10/2015	015199 CHICAGO PARTS & SOUNDS LTD	11122		SWITCH 01-17-205-72540	155.94
					Total :	155.94
159836	7/10/2015	005299 CLASS C SOLUTIONS GROUP	7604890001		SANDING DISC,KAR TITE,BULBS,S' 60-00-000-72540 01-24-000-72540 01-23-000-72540 01-17-205-72540 01-30-000-72540	59.74 59.74 59.75 89.58 29.86
			7636718001		CAP SCREWS 60-00-000-73840	395.33
			7636730001		NUT,SCREWS 60-00-000-73840	493.58
			7636741001		CAP SCREWS 60-00-000-73840	458.10

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159836	7/10/2015	005299 CLASS C SOLUTIONS GROUP	(Continued) 7649329001		LOOM-SPLIT,SCR,KAR TITE,HEX NI 60-00-000-72540 01-24-000-72540 01-23-000-72540 01-17-205-72540 01-30-000-72540	34.27 34.26 69.80 51.36 17.12
					Total :	1,852.49
159837	7/10/2015	012315 CLASSY FLOWERS	11487		SYMPATHY FLORAL ARRANGEMEN 01-17-205-73600	75.00
					Total :	75.00
159838	7/10/2015	013878 COMED - COMMONWEALTH EDISON	0381034206		ACCT#0381034206 LITE 17900 94TH 01-24-000-72510	86.09
			2777112019		ACCT#2777112019 0 175TH ST & S/	
			3153141151		01-23-000-72510	399.18
			3214011009		ACCT#3153141151 LITE RT/25 1830 01-24-000-72510	432.56
			7063131025		ACCT#3214011009 16853 LAKEWO 60-00-000-72510	263.19
			8363023007		ACCT#7063131025 7813 174TH ST I 60-00-000-72510	128.59
					Total :	1,476.06
159839	7/10/2015	012522 CONNEY SAFETY PRODUCTS, LLC	04963695		GLOVES 01-23-000-73845 01-25-000-73580 60-00-000-73845	27.84 20.37 27.84
			04964355		SAFETY GLASSES 60-00-000-73845 01-23-000-73845 01-24-000-73845 60-00-000-73845 01-23-000-73845	27.20 27.20 13.60 6.20 6.20

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159839	7/10/2015	012522 CONNEY SAFETY PRODUCTS, LLC	(Continued)		01-24-000-73845	3.09
					Total :	159.54
159840	7/10/2015	017130 CONRATH, TIM	Ref001319814		UB Refund Cst #00494271 60-00-000-20599	34.03
					Total :	34.03
159841	7/10/2015	012410 CONSERV FS, INC.	2083210-IN		ROUNDUP QUIK PRO 01-23-000-73550	82.10
			2084165-IN		EROSION BLANKET EXCEL 01-23-000-73680	64.80
					Total :	146.90
159842	7/10/2015	015659 COOK COUNTY TREASURER	31061000410000		31-06-100-041-0000 VOL 178 17-00-000-72357	6,583.21
					Total :	6,583.21
159843	7/10/2015	012928 COUCH, WILLIAM	070615		REIM.EXP. CDL LICENSE RENEWAI 01-24-000-72860	65.00
					Total :	65.00
159844	7/10/2015	017045 CRANA HOMES	Ref001319727		Refund receipt #: 142660510019 01-00-000-20100	10,000.00
					Total :	10,000.00
159845	7/10/2015	003635 CROSSMARK PRINTING, INC	26868		WALKING TOUR BROCHURES BEN 83-00-000-72923	2,149.56
					Total :	2,149.56
159846	7/10/2015	011844 CUSTOM TIRE, INC.	52238.		BALANCE DUE/OET 01-23-000-73560	12.64
					Total :	12.64
159847	7/10/2015	017123 DAVID, CECILIA	Ref001319807		UB Refund Cst #00453898 60-00-000-20599	20.69
					Total :	20.69

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159848	7/10/2015	003770 DUSTCATCHERS INC	02244		MATS/PD 01-25-000-72790	70.11
			02584		MATS/ VH 01-25-000-72790	61.58
					Total :	131.69
159849	7/10/2015	004052 ELECTRIC BLUE ENTERTAINMENT	070715		ENT.DJ IN 2 SPOTS/BLOCK PARTY 83-00-000-72923	700.00
					Total :	700.00
159850	7/10/2015	011176 ELEMENT GRAPHICS & DESIGN, INC	8157		GRAPHICS 01-25-000-73870	272.21
			8213		DECALS,INSTALLATION 01-17-205-72540	132.00
					Total :	404.21
159851	7/10/2015	011269 ELLIS, DON	070715		SOUND & STAGE/BLOCK PARTY 7/1 83-00-000-72923	1,200.00
					Total :	1,200.00
159852	7/10/2015	016999 EXPERT CHEMICAL & SUPPLY INC	833102		FLAG COLLAR 01-25-000-73112	390.00
					Total :	390.00
159853	7/10/2015	004176 FEDEX (FEDERAL EXPRESS)	5-081-97909		ACCT#3525-0053-4 SHIPPING 01-14-000-72110	6.87
					Total :	6.87
159854	7/10/2015	015853 FIRE SERVICE INC.	19517		DRIVE TIME,HEADLIGHT/T204 01-19-000-72530	228.54
					Total :	228.54
159855	7/10/2015	013867 FIREDYNE ENGINEERING, P.C.	15-027		THE GREAT ESCAPE/171ST & LAGF 01-30-000-72841	3,800.00
					Total :	3,800.00
159856	7/10/2015	012291 FITZPATRICK, JOSEPH	070615		REIM.EXP. WORK CLOTHING 60-00-000-73610	48.47

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159856	7/10/2015	012291 012291 FITZPATRICK, JOSEPH	(Continued)			Total : 48.47
159857	7/10/2015	015058 FLEETPRIDE	69685950		FIRE EXT 01-23-000-72540	45.93 Total : 45.93
159858	7/10/2015	012941 FMP	52-281774		COOLING MTR 01-12-000-72540	83.76
			52-283159		SWITCH 01-17-205-72540	16.36
			52-283191		WIRE ASY 01-17-205-72540	25.77
			52-283399		CREDIT SENSOR ASY 01-23-000-72540	-20.84
			52-283558		CREDIT STANDARD BRAKE ROTOF 01-24-000-72540	-202.50
			52-283600		CYLINDER 01-17-205-72540	133.57
			52-283902		HOSE & FITTING~ 01-17-205-72540	55.35
			52-284418		BRAKE ROTOR,BRAKE PADS,CALIF 60-00-000-72540	247.11
			52-284506		BRAKE LINING KIT,ROTOR ASY BR, 01-17-205-72540	194.38
					Total :	532.96
159859	7/10/2015	017003 FOUR SEASONS AMUSEMENTS	070915		FINAL PAYMENT ENT.RIDES-ATTRA 83-00-000-72923	2,447.50 Total : 2,447.50
159860	7/10/2015	016081 FREEMAN, JASON	063015		REIM.EXP.CELL PHONE & MILEAGE 01-35-000-72120 01-35-000-72130	50.00 71.30 Total : 121.30
159861	7/10/2015	017120 GABRYIS, DAVID	070815		REFUND:VEHICLE STICKER/DID NC 06-00-000-79005	35.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159861	7/10/2015	017120	017120 GABRYS, DAVID		(Continued)	Total : 35.00
159862	7/10/2015	017114	GIANOPOULOS, JOHN MICHAEL	063015	PERF. MG3 BAND/MUSIC IN THE PL 83-00-000-72923	800.00 Total : 800.00
159863	7/10/2015	010419	GLOBAL EMERGENCY PRODUCTS, INC	AG45462	LENS & GASKET 01-19-000-72530	86.12 Total : 86.12
159864	7/10/2015	004538	GOLDY LOCKS	629992 630275	REKEY LOCKING.~ 01-17-205-72540 DUPL KEY 01-24-000-73840	35.00 11.85 Total : 46.85
159865	7/10/2015	015397	GOVTEMPSUSA LLC	1737094 1737095	6/14 PAULA WALLRICH/PLANNING 01-31-000-72750 06/21 PAULA WALLRICH/PLANNING 01-31-000-72750	1,702.40 1,968.40 Total : 3,670.80
159866	7/10/2015	004438	GRAINGER	9777347718 9778776022	VTP-013221 APPARATUS EQUIPMENT 01-19-000-73410 VTP-013221 APPARATUS EQUIPMENT 01-19-000-73410	1,495.81 633.16 Total : 2,128.97
159867	7/10/2015	017117	GUZY, DANIEL	062915	REIM.EXP.MEALS/FIRE COLLEGE-II 01-19-000-72170	70.79 Total : 70.79
159868	7/10/2015	008043	HD SUPPLY WATERWORKS, LTD.	E147061 E147159 E148470	GASKET,MEGALUGS,COR-TEN T-H 60-00-000-73632 WIRE CONNECTOR 60-00-000-73631 IRON FLANGE KIT 60-00-000-73631	88.98 28.00 48.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159868	7/10/2015	008043	008043 HD SUPPLY WATERWORKS, LTD.	(Continued)		Total : 164.98
159869	7/10/2015	004741	HEARTS & FLOWERS		VASE OF FLOWERS	
					01-24-000-73115	58.00
					VASE ARR	
					01-25-000-73115	65.00
					BALANCE DUE/VASE ARR	
					01-25-000-73115	2.50
					Total :	125.50
159870	7/10/2015	017126	HOEKSTRA, MARK	Ref001319810	UB Refund Cst #00488135	
					60-00-000-20599	8.73
					Total :	8.73
159871	7/10/2015	012328	HOMER INDUSTRIES	S77715	DROP CHARGE-CHIPS	
					01-23-000-72890	500.00
					Total :	500.00
159872	7/10/2015	004808	ILLINOIS CRIME PREV. ASSOC.	070115	ANNUAL DUES FOR IL CRIME PRE	
				VTP-013233	01-17-215-72720	100.00
					Total :	100.00
159873	7/10/2015	005029	ILLINOIS EPA (NPDES)	ILR400460 (A)	ACCT#ILR400460 (A) NPDES FEE 7	
					65-00-000-72861	1,000.00
					Total :	1,000.00
159874	7/10/2015	013338	ILLINOIS PROSECUTOR SERVICES	1809	2015 BINDER 2 VOLUME SET	
					01-17-205-73590	555.00
					Total :	555.00
159875	7/10/2015	004875	IRMA	14344	JUNE'15 DEDUCTIBLE	
					01-17-205-72541	1,160.60
					01-19-000-72541	184.60
					01-23-000-72541	781.70
				14376	JUNE '15 - MONTHLY OPTIONAL DE	
					01-19-000-72541	2,603.15
					01-23-000-72541	2,438.99
					60-00-000-72541	3.70

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159875	7/10/2015	004875 004875 IRMA			(Continued)	Total : 7,172.74
159876	7/10/2015	005276 J.C.M. UNIFORMS	708017		(O'HAGAN) DUTY PANTS	
			708137	VTP-013194	01-19-000-73610	164.97
			708228	VTP-013059	(HANNON) CARGO PANTS/BELT 01-19-000-73610	78.94
				VTP-013163	(O'DWYER) DUTY PANTS 01-19-000-73610	100.00
					Total :	343.91
159877	7/10/2015	004206 JBR INC. FUNDWAYS OF ILL.INC.	070915		ENT. ATTRACTIONS/BLOCK PARTY 83-00-000-72923	4,820.00
					Total :	4,820.00
159878	7/10/2015	016913 JIMENEZ, BENJAMIN A.	070715		ENT.BUBBLE SHOW/BLOCK PARTY 83-00-000-72923	350.00
					Total :	350.00
159879	7/10/2015	014638 JOHNNY RUSSLER & THE BEACH BUM	070715		ENT.BAND/BLOCK PARTY 7/19/15 83-00-000-72923	1,300.00
					Total :	1,300.00
159880	7/10/2015	016049 JUMP- N-JAM INFLATABLES, INC.	070915		FINAL PAYMENT ENT.RIDES-INFLA1 83-00-000-72923	1,065.00
					Total :	1,065.00
159881	7/10/2015	011212 KAISERCOMM	56577		MAINT, CONTRACT 8/1/15-10/31/15 01-25-000-72777	3,000.00
					Total :	3,000.00
159882	7/10/2015	015660 KOPANSKI, THOMAS	010167671486 000 N		REIM. EXP.CREWS, BEANIE 60-00-000-73610	50.97
			7001046092		REIM. EXP.JOB POSTING SINGLE F 60-00-000-72330	249.00
					Total :	299.97
159883	7/10/2015	017118 KRIVANEC, SHANE	062915		REIM.EXP.LODG & MEALS-FIRE CC 01-19-000-72170	418.74

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159883	7/10/2015	017118	017118 KRIVANEC, SHANE		(Continued)	Total : 418.74
159884	7/10/2015	016616	KURTZ AMBULANCE SERVICE INC.	1034	EMS SERVICE CONTRACT 6/1/15-6, 01-21-000-72856	69,006.58 Total : 69,006.58
159885	7/10/2015	017131	LANDIX GROUP LLC	Ref001319815	UB Refund Cst #00494558 60-00-000-20599	14.63 Total : 14.63
159886	7/10/2015	012243	LET'S DO LUNCH INC.	16465	BOXED LUNCHES 01-35-000-72220	155.00 Total : 155.00
159887	7/10/2015	003440	M. COOPER SUPPLY CO.	S1775759.001 S1778883.001 S1778883.002	O-RING,HYD ACT CART 01-25-000-73630 BALL VALVE,ADAPTER,PRIMER,CPI 01-25-000-73630 BLUE SEAL THRD SEALANT 01-25-000-73630	60.40 113.79 12.75 Total : 186.94
159888	7/10/2015	007100	M. E.SIMPSON COMPANY, INC	27153	LEAK LOCATION SERV/PRINCETON 60-00-000-72513	395.00 Total : 395.00
159889	7/10/2015	013969	MAP AUTOMOTIVE OF CHICAGO	40-326119 40-326626	CREDIT CORE CHARGE 60-00-000-72540 KIT A/C 01-17-205-72540	-30.00 145.12 Total : 115.12
159890	7/10/2015	012631	MASTER AUTO SUPPLY, LTD.	16523 16540 16854	BUSHING KIT 01-17-205-72540 CHASSIS 01-17-205-72540 CHASSIS 01-17-205-72540	8.00 27.34 23.47

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159890	7/10/2015	012631	012631 MASTER AUTO SUPPLY, LTD.		(Continued)	Total : 58.81
159891	7/10/2015	005844	MCDONALD'S		CELL MEALS MAY 2015 01-17-220-72230	236.02
					CELL MEALS JUNE 2015 01-17-220-72230	108.88
					Total :	344.90
159892	7/10/2015	005645	MEADE ELECTRIC COMPANY INC.		TRAFFIC SIGNAL MAINT/171&1730I 01-24-000-72775	495.00
					Total :	495.00
159893	7/10/2015	017020	MEDRETURN LLC		DRUG COLLECTION UNIT 01-17-205-73600	695.00
				VTP-013043	Total :	695.00
159894	7/10/2015	006074	MENARDS		4 PK HD RATCHET 12' 01-17-205-72540	14.99
					5 GAL PAIL 01-23-000-73840	29.70
					BATTERIES,DISTILLED WATER 60-00-000-73840	2.79
					01-24-000-73840	1.39
					01-23-000-73840	2.79
					60-00-000-72530	2.12
					01-24-000-72530	1.04
					01-23-000-72530	2.12
					TAPE MEASURE,SCREWS,BITS,LUI 01-23-000-73410	11.11
					01-23-000-73710	5.64
					PASTE WAX,LUBRICANT,10X12 DU' 01-19-000-73580	35.69
					SCREWS,STRAP,PVC PIPE 60-00-000-73630	17.45
					BOUNTY PAPER TOWELS 01-19-000-73580	47.16
					WATER,PASTE WAX 73713	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159894	7/10/2015	006074 MENARDS	(Continued)		01-19-000-73410	18.14
					Total :	192.13
159895	7/10/2015	013941 MORRILL & ASSOCIATES, P.C.	4302		LEGISLATIVE REPRESENTATION JL 01-14-000-72790	3,000.00
					Total :	3,000.00
159896	7/10/2015	005729 MR. RADIATOR & AIR COND SERV	037173		TUBE,TUBE REPAIR KIT/ 17M POLIC 01-17-205-72540	63.54
					Total :	63.54
159897	7/10/2015	014443 MURPHY & MILLER, INC.	235077		METRA ST-HVAC MAINT BILLING 73-80-000-72790	760.14
			235078		MAINT/PSG,VH,TRN ST ,PD 01-25-000-72790	2,451.39
			235209	VTP-013137	POST 2 ROOF TOP A/C REPAIR 60-00-000-72520	2,100.00
					Total :	5,311.53
159898	7/10/2015	012099 NAPA AUTO PARTS	001559		MIRROR 01-17-205-72540	9.89
			001582		BRAKE LUBE,CALIPLUB 01-17-205-72540	30.66
			001584		CREDIT MIRROR 01-17-205-72540	-9.89
			001592		MIRROR~ 01-17-205-72540	25.99
			001682		HEADLAMP 01-23-000-72540	217.81
					Total :	274.46
159899	7/10/2015	015723 NICOR	06821610000		ACCT#06-82-16-1000 0 6640 167TH 60-00-000-72511	41.68
					Total :	41.68
159900	7/10/2015	006178 NORMAN'S	39087		PATCH HOLE	

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159900	7/10/2015	006178 NORMAN'S	(Continued)			
			39587		01-19-000-74619 CLEANING/PATRIOTIC BUNTING 01-35-000-73110	8.00 145.00
Total :						153.00
159901	7/10/2015	013599 OFFICE DEPOT	777573817001		PENS 01-20-000-73110	13.69
			777573869001		OFFICE SUPPLIES 01-20-000-73110	39.96
Total :						53.65
159902	7/10/2015	010702 O'MALLEY, JOHN D.	070515		BACKGRD INVEST: PHILLIP TAYLOI 01-23-000-72446	150.00
Total :						150.00
159903	7/10/2015	010135 ONSITE COMMUNICATIONS USA, INC	43302		LABOR SQUEALING RADIO #10A 01-17-205-72550	35.00
			43303		SERVICE CALL/MINI U CONNECTOI 01-17-205-72550	47.70
Total :						82.70
159904	7/10/2015	006475 PARK ACE HARDWARE	047853/1		BOLTS,FASTENERS 60-00-000-72528	9.90
			048048/1		BOLT 01-23-000-73840	6.18
			048055/1		WEEDBLOCK,STAPLES,STAPLEGU 01-23-000-73680	29.36
			048206/1		PART 60-00-000-73840	3.59
			048229/1		CHAIN COIL 60-00-000-73410	5.26
			048449/1		NOZZLES AND KEY FOR DUATHLOI 83-00-000-72923	19.64
			048470/1		COUNTERSINK,FASTENERS 73-80-000-72520	6.31
			048480/1		SCREWDRIVER	

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159904	7/10/2015	006475	PARK ACE HARDWARE	(Continued)		
					60-00-000-72525	6.39
				048490/1	SHOCK,CUTTER TUBING	
					01-23-000-73870	13.58
				048515/1	BLADE CARBIDE	
					01-23-000-73410	13.59
				048539/1	PROPANE EXCHANGE	
					01-19-000-72524	19.99
				048542/1	HEADLIGHT	
					60-00-000-73410	18.39
				048549/1	OPTIMUS INT	
					60-00-000-72528	35.99
					Total :	188.17
159905	7/10/2015	012107	PARK HILL CAR WASH & LUBE	063015	SUPER INTERIOR CLEAN 6/1/15-6/3	
					01-23-000-72540	39.95
					Total :	39.95
159906	7/10/2015	017112	PATERSON, JOHN D.	070715	REFUND BOUGHT DUPL VEHICLE S	
					06-00-000-79005	25.00
					Total :	25.00
159907	7/10/2015	017090	PAUL, FRANK	070715	ENT BAND/GONE TO PARADISE/BL	
					83-00-000-72923	1,000.00
					Total :	1,000.00
159908	7/10/2015	001654	PCS INDUSTRIES	204747	TOILET TISSUE	
					01-25-000-73580	80.28
					Total :	80.28
159909	7/10/2015	006735	PHOTOS BY RICK	5589	PHOTOS OF 2015 BENCHES ON TH	
					83-00-000-72923	230.00
					Total :	230.00
159910	7/10/2015	006784	POLONIA BANQUETS,INC	15596	CATERING/SENIOR LUNCHEON 7/8	
					01-56-000-72937	475.00
					Total :	475.00

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159911	7/10/2015	006780 POMP'S TIRE SERVICE, INC	310065258	VTP-013105	E202 STEER TIRES 01-19-000-72570	1,671.00
Total :						1,671.00
159912	7/10/2015	012902 PRO PARTS INC.	160436	VTP-013210	5W20 BULK OIL AND WASHER FLU 01-12-000-72540	11.98
				VTP-013210	01-14-000-72540	11.98
				VTP-013210	01-32-000-72540	5.99
				VTP-013210	01-30-000-72540	17.97
				VTP-013210	01-31-000-72540	5.99
				VTP-013210	01-21-000-73535	47.92
				VTP-013210	01-17-205-73535	323.46
				VTP-013210	01-20-000-73535	47.92
				VTP-013210	01-24-000-73535	23.96
				VTP-013210	60-00-000-73535	47.92
				VTP-013210	01-17-205-73535	47.50
				VTP-013210	01-23-000-73535	19.00
				VTP-013210	60-00-000-73535	19.00
				VTP-013210	01-24-000-73535	9.50
				VTP-013210	01-23-000-73535	53.91
Total :						694.00
159913	7/10/2015	015451 PROMO ANSWERS, INC.	1392139		T-SHIRTS 83-00-000-72923	2,031.50
Total :						2,031.50
159914	7/10/2015	013587 PROSHRED SECURITY	100059807		SHREDDING SERV 16250 OAK PAR 01-14-000-72790	50.00
Total :						50.00
159915	7/10/2015	012268 REGIONAL TRUCK EQUIPMENT CO	192101		FLUID FILM SPRAY CAN 60-00-000-72540	49.58
					01-24-000-72540	49.58
					01-23-000-72540	49.58
					01-17-205-72540	74.34
					01-30-000-72540	24.78

Voucher List
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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159915	7/10/2015	012268	012268 REGIONAL TRUCK EQUIPMENT CO	(Continued)		Total : 247.86
159916	7/10/2015	015138	RICMAR INDUSTRIES, INC.	321430	GREASE CONTROL FOR SAN SEW	
				VTP-013207	60-00-000-73550	710.00
				VTP-013207	60-00-000-73845	100.00
					Total :	810.00
159917	7/10/2015	015230	RIDGE LANDSCAPE SERVICES LLC	4384	LAWN MAINT 6/16/15-6/30/15	
					01-23-000-72881	14,019.22
					01-25-000-72881	784.95
					70-00-000-72881	518.06
					60-00-000-72881	376.77
					Total :	15,699.00
159918	7/10/2015	013442	ROADSAFE-ROMEDEVILLE	34652	MARKING FLAGS	
				VTP-013146	60-00-000-73845	1,500.00
					60-00-000-73845	144.65
				VTP-013146	60-00-000-73845	500.00
					Total :	2,144.65
159919	7/10/2015	016071	ROBERT KINNUCAN TREE EXPERTS &	317755	EAB TREATMENT VARIOUS LOCATI	
				VTP-013085	01-23-000-72790	6,785.00
					Total :	6,785.00
159920	7/10/2015	017041	ROLLING VIDEO GAMES CHI-NWI	070715	ENT. SERVICES/BLOCK PARTY 7/19	
					83-00-000-72923	475.00
					Total :	475.00
159921	7/10/2015	007629	SAM'S CLUB DIRECT	4209	CREDIT/ADDING MACHINE ROLLS	
					01-14-000-73110	-11.03
					01-23-000-73110	-11.02
					01-30-000-73110	-11.02
					01-31-000-73110	-11.02
			5348		VINEGAR/VENDING	
					60-00-000-73550	7.96
					01-14-000-73115	8.98
			5445		COPY PAPER,SODA,DIAL	
					01-14-000-73110	20.91

Voucher List
Village of Tinley Park

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159921	7/10/2015	007629 SAM'S CLUB DIRECT	(Continued)		01-23-000-73110	20.91
					01-30-000-73110	20.91
					01-31-000-73110	20.91
					01-25-000-73580	8.98
					01-14-000-73115	30.72
			6400		JULY'15 LUNCHEON/DESSERTS,CH	
					01-56-000-72937	153.89
			8255		4X6 DIGITAL	
					01-17-225-72340	4.05
					Total :	254.13
159922	7/10/2015	015314 SANCHEZ, VICKI	070615		REIM. EXP.SUPPLIES	
					83-00-000-72923	308.50
			577189055		REIM. EXP. 8 TENTS	
					30-00-000-74120	2,039.92
					Total :	2,348.42
159923	7/10/2015	007092 SAUNORIS	473353		CREDIT PALLET REFUND	
					01-23-000-73680	-39.00
			473354		SOD,PALLET CHARGE	
					01-23-000-73680	477.00
					Total :	438.00
159924	7/10/2015	007453 SERVICE SANITATION, INC.	7000273		RESTROOMS,HAND SANITIZER	
					83-00-000-72923	543.00
					Total :	543.00
159925	7/10/2015	010969 SEXTON PROPERTIES R.P., LLC	6302015-15		SEMI SOIL	
					60-00-000-73681	196.00
					01-23-000-72890	84.00
					60-00-000-73681	6.72
					01-23-000-72890	2.88
					Total :	289.60
159926	7/10/2015	016115 SHARP MILL GRAPHICS, INC.	1163		BANNERS/BLOCK PARTY	
					83-00-000-72923	1,389.84

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159926	7/10/2015	016115	016115 SHARP MILL GRAPHICS, INC.	(Continued)		Total : 1,389.84
159927	7/10/2015	013043	SITE DESIGN GROUP, LTD.	6264-12	LANDSCAPE ARCHITECTURE 5/24/ 01-23-000-72847	767.50
				7221-26	EAB TREE REMOVALS 5/24/15-6/20, 01-23-000-72790	105.00
				7250-11	COMPLETE STREETS 5/24/15-6/20/ 19-00-000-75610	465.00
				7268-06	VALSPAR B&B BIOSWALE~ 01-31-000-72847	105.00
				7354-05	LANDSCAPE ORD. 5/24/15-6/20/15 01-31-000-72847	1,177.50
				7500-05	TINLEY PLANNING 4/26/15-6/20/15 01-31-000-72847	190.00
				7564.06-03	AETNA DEV LANDSCAPE REVIEWS 01-31-000-72847	232.50
				7565-04	LANDSCAPE AUDITS 2015 01-31-000-72847	380.00
				7620-03	STUDENT CONSERVATION ASSOC. 01-23-000-72847	185.00
					Total :	3,607.50
159928	7/10/2015	017125	SOSNOWSKI, ANTHONY	Ref001319809	UB Refund Cst #00479822 60-00-000-20599	175.14
					Total :	175.14
159929	7/10/2015	002592	SPOK, INC.	Y6092566G	ACCT#6092566-6 01-11-000-72125	49.05
					01-19-000-72125	401.03
					01-17-205-72125	474.99
					60-00-000-72125	63.05
					01-23-000-72125	104.60
					01-24-000-72125	21.42
					01-21-000-72125	152.25
					01-21-210-72125	36.32
					Total :	1,302.71

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159930	7/10/2015	007224 STANDARD EQUIPMENT COMPANY	U56063	VTP-013080	2015 VACTOR SEWER JET MOUNTI 30-00-000-74322	356,000.00
Total :						356,000.00
159931	7/10/2015	012238 STAPLES BUSINESS ADVANTAGE	3269535191		CLEANER 01-17-205-73110	26.69
			3269535192		COLOR STAMP 01-17-205-73110	27.75
			3269535193		FLDR,TAPE 01-17-205-73110	59.96
			3269535194		POST ITS,NBK,ENV,CD WALLET,CL 01-13-000-73110	16.98
					01-14-000-73110	114.71
			3269535195		POST-ITS,STAPLES,MEMO SLIPS 01-14-000-73110	72.61
					01-13-000-73110	59.98
Total :						378.68
159932	7/10/2015	016890 STATEWIDE PUBLISHING LLC	VIL1881012970		8536 BROOKSIDE GLEN DR/SERVIC 01-47-000-72330	160.00
			VIL1881012971		16412 IRONWOOD/SERVICE NOTIC 01-47-000-72330	160.00
Total :						320.00
159933	7/10/2015	014793 STS TOWING	5573		TOWING UNIT #10M 01-17-220-72753	50.00
Total :						50.00
159934	7/10/2015	007777 THOMPSON ELEVATOR INSPECTION	15-2344		ELEVATOR PLAN REVIEW/CHI TOW 01-30-000-72853	75.00
			15-2360		12 SEMI-ANNUAL ELEVATOR INSPE 01-30-000-72853	456.00
			15-2376		NEW CONSTR/INGALLS ELEV INSP 01-30-000-72853	189.00
			15-2420		ELEVATOR PLAN REVIEW/ODYSSE 01-30-000-72853	75.00

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159934	7/10/2015	007777	007777 THOMPSON ELEVATOR INSPECTIOI	(Continued)		Total : 795.00
159935	7/10/2015	017119	THOMSON, NATHAN	062915	REIM.EXP.MEALS-FIRE COLLEGE-I 01-19-000-72170	41.61 Total : 41.61
159936	7/10/2015	001487	TINLEY PARK/NU WAY DISPOSAL	5082369	LINER FEES 83-00-000-72923	390.00 Total : 390.00
159937	7/10/2015	013200	TRIBUNE PUBLISHING COMPANY	002069615	AD 6/1/15-6/30/15 01-20-000-72330 60-00-000-72330	389.00 859.00 Total : 1,248.00
159938	7/10/2015	007743	TROLLEY CAR & BUS COMPANY, THE	070915	BALANCE DUE 2 TROLLYS/BLOCK I 83-00-000-72923	1,788.00 Total : 1,788.00
159939	7/10/2015	014510	TRUGREEN PROCESSING CENTER	34377940 34582444 34582449 34613840 34722017 35016651 35063717	LAWN SERV 1 GAYNELLE BRIDGE I 01-23-000-72881 VEGETATION CONTROL 6640 167TH 60-00-000-72881 VEGETATION CONTROL 183RD PUI 60-00-000-72881 VEGETATION CONTROL 76TH AVE I 01-23-000-72881 LAWN SERV. 167TH & CHERRY HIL 01-23-000-72881 LAWN SERV PISTOL RANGE 01-25-000-72881 LAWN SERV 171 & OLCOTT AVE 01-23-000-72881	45.00 175.00 175.00 175.00 342.00 45.00 575.00 Total : 1,532.00
159940	7/10/2015	017107	TURNBOUGH, BRIAN J.	070215 070915	ENT.SAND SCULPTURE CARIBBEA 83-00-000-72923 BALANCE DUE ENT.SAND SCULPT	600.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159940	7/10/2015	017107 TURNBOUGH, BRIAN J.	(Continued)		83-00-000-72923	600.00
					Total :	1,200.00
159941	7/10/2015	008057 USA BLUE BOOK	684423		GREEN PAINT 60-00-000-73845	197.90
					Total :	197.90
159942	7/10/2015	017128 VANCE, DAVID	Ref001319812		UB Refund Cst #00493338 60-00-000-20599	18.16
					Total :	18.16
159943	7/10/2015	006362 VILLAGE OF OAK LAWN	1-9990015-00		ACCT#1-9990015-00 WATER SERV 60-00-000-73220	1,111,589.22
					Total :	1,111,589.22
159944	7/10/2015	017121 VLAHOS, GREGORY	070815		REFUND DUPL PAYMENT/VEHICLE 06-00-000-79005	50.00
					Total :	50.00
159945	7/10/2015	017106 WALTRICH, SHARON	070215		REFUND VEHICLE STICKER/SENIOR 06-00-000-79005	23.50
					Total :	23.50
159946	7/10/2015	008330 WALTS FOOD CENTER	070715		SODA 01-21-000-72170	17.76
					Total :	17.76
159947	7/10/2015	011055 WARREN OIL CO.	I0917513		N.L.GAS USED 6/11/15-6/29/15 01-17-205-73530 01-19-000-73530 01-20-000-73530 01-21-000-73530 60-00-000-73530 01-23-000-73530 01-24-000-73530 01-30-000-73530 01-12-000-73530	9,998.61 459.43 86.36 421.10 1,586.58 1,588.82 526.87 229.46 424.83

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159947	7/10/2015	011055 WARREN OIL CO.	(Continued)			
					01-14-000-73532	37.08
					01-14-000-73533	77.65
					14-00-000-73530	54.75
					01-53-000-73530	277.99
					01-31-000-73530	35.34
			I0917514		DIESEL USED 6/11/15-6/29/15	
					01-19-000-73545	1,977.74
					01-23-000-73545	1,265.07
					01-24-000-73545	202.68
					01-14-000-73532	97.69
					01-42-000-73545	312.62
					01-14-000-73531	1,250.17
					60-00-000-73545	1,066.03
					Total :	21,976.87
159948	7/10/2015	008221 WILLE BROTHERS COMPANY	345424		READY MIX CONCRETE	
					60-00-000-73770	634.60
					Total :	634.60
587263754	7/10/2015	017122 CLAUSING, KRISTEN	070915		REFUND: VEHICLE STICKER-CAR E	
					06-00-000-79005	25.00
					Total :	25.00
140 Vouchers for bank code : apbank						Bank total : 1,739,669.84
140 Vouchers in this report						Total vouchers : 1,739,669.84

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159949	7/17/2015	010955 A T & T LONG DISTANCE	827776689		CORP ID 931719 01-17-225-72120	18.25 Total : 18.25
159950	7/17/2015	002734 AIR ONE EQUIPMENT, INC	103355		LABOR RABBIT TOOL UNIT 01-19-000-72530	145.00 Total : 145.00
159951	7/17/2015	011227 AMERICAN SOLUTIONS FOR	INV02215633	VTP-013204 VTP-013204	AP CHECK STOCK 60-00-000-73110 01-14-000-73110 60-00-000-73110 01-14-000-73110	26.35 302.99 4.38 50.31 Total : 384.03
159952	7/17/2015	002470 AMPEST EXTERMINATION LLC	41697		SERVICE HORNETS NEST 01-23-000-72790	175.00 Total : 175.00
159953	7/17/2015	002732 ANIMAL WELFARE LEAGUE	7170		DEER EUTH 01-17-220-72240	87.50 Total : 87.50
159954	7/17/2015	002756 APCO INTERNATIONAL INC.	304209	VTP-013188	APCO COMPREHENSIVE QUALITY 01-21-210-72140	359.00 Total : 359.00
159955	7/17/2015	002665 APPLE CHEVROLET	CVCS309351		PEDAL,SES LIGHT ON 01-17-205-72540	344.06 Total : 344.06
159956	7/17/2015	017133 ASHOUR, AHMED	071415		REFUND:OVERPYMNT VEHICLE ST 06-00-000-79005	23.00 Total : 23.00
159957	7/17/2015	016084 BAADER, ROBERT	070715		ENT 95TH ST BAND BLOCK PARTY 83-00-000-72923	600.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159957	7/17/2015	016084 016084 BAADER, ROBERT	(Continued)			Total : 600.00
159958	7/17/2015	017140 BACHMAN, JONATHAN	Ref001320058		UB Refund Cst #00493836 60-00-000-20599	20.26 Total : 20.26
159959	7/17/2015	010953 BATTERIES PLUS - 277	277-376852 277-376907		BATTERIES 14-00-000-74150 BATTERIES 01-19-000-73410	140.00 18.50 Total : 158.50
159960	7/17/2015	017134 BELORESHUI, NIKOLAI	071415		REFUND:VEHICLE STICKER DUPL I 06-00-000-79005	6.00 Total : 6.00
159961	7/17/2015	002938 BEST TECHNOLOGY SYSTEMS INC.	BTL-15157-1	VTP-013183	BULLET TRAP MAINTENANCE AT SI 01-25-000-72779	1,510.00 Total : 1,510.00
159962	7/17/2015	002974 BETTENHAUSEN CONSTRUCTION SERV	150130 150131		HAULING STONES 60-00-000-73860 01-23-000-73860 70-00-000-73860 HAULING ASPHALT 60-00-000-73681 01-23-000-72890	243.00 121.50 40.50 94.50 40.50 Total : 540.00
159963	7/17/2015	002923 BLACK DIRT INC.	17879		4-WH PULVERIZED BLACK DIRT 01-23-000-73680	300.00 Total : 300.00
159964	7/17/2015	014622 BUSINESS MANAGEMENT DAILY	43325638		ADMINISTRATIVE PROFESSIONAL 01-17-205-72720	89.00 Total : 89.00
159965	7/17/2015	011692 BYTE SIZED SOLUTIONS LLC	3149		SOFTWARE CONSULTING	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159965	7/17/2015	011692	BYTE SIZED SOLUTIONS LLC	(Continued)	01-19-000-72655	437.50
Total :						437.50
159966	7/17/2015	003328	CATCHING FLUIDPOWER INC.	6016311	VALVE & COUPLING 60-00-000-73630	60.11
				6016398	NOZZLE, VALVE & COUPLING 60-00-000-73410	78.18
Total :						138.29
159967	7/17/2015	003243	CDW GOVERNMENT INC.	WN48377	TRANSCIEVER AND TRIPP LITE 60-00-000-72528	42.21
				WP06655	TRANSCIEVER AND TRIPP LITE 60-00-000-72528	192.78
				WP81155	<IT> - SYMANTEC ENDPOINT SFTW 01-14-000-72655	1,200.00
Total :						1,434.99
159968	7/17/2015	003229	CED/EFENGEE	5025-490940	FLR LMP 73-80-000-72520	6.52
				5025-491921	TOBSTONE CAPS 73-80-000-72520	35.82
				5025-492309	PHIL 12 PK 01-25-000-73570	66.68
Total :						109.02
159969	7/17/2015	015199	CHICAGO PARTS & SOUNDS LTD	11101	REPLACE RIPPED SEATS IN PRISC 01-17-205-72540	750.00
Total :						750.00
159970	7/17/2015	013171	COMCAST CABLE	8771401810026955	ACCT#8771401810026955 17355 68 01-21-000-72750	50.60
				8771401810028977	ACCT#8771401810028977 7980 183 01-25-000-72790	21.07
				8771401810296319	ACCT#8771401810296319 17355 68 01-14-000-72125	227.85
Total :						299.52

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159971	7/17/2015	012410 CONSERV FS, INC.	2086372-IN		ROUNDUP QUIK PRO 01-23-000-73550	82.10
			2087824-IN		SHEAR 01-23-000-73410	41.10
Total :						123.20
159972	7/17/2015	003248 COOK COUNTY RECORDER OF DEEDS	INV2266302015LAURA		RECORDED DEEDS 01-14-000-72355	248.00
Total :						248.00
159973	7/17/2015	003635 CROSSMARK PRINTING, INC	26869		BUSINESS CARDS/CLAUDETTE FL 01-20-000-72310	61.37
			26919		POLICE EXCEPTIONAL ACTIVITY RI 01-17-205-72310	1,004.62
			26921		3000 ENVELOPES 01-14-000-72310	301.22
			26922		BUSINESS CARDS-STEVE GROSSI 01-23-000-72310	85.00
			26925		WATER QUALITY REPORTS 60-00-000-72310	1,340.44
			26932		BUSINESS CARDS/BRAD L. BETTEI 01-15-000-73110	47.50
			26938		FIRE DEPT AUTOMATIC FIRE ALAR 14-00-000-72310	226.71
Total :						3,066.86
159974	7/17/2015	003843 DAVIS CONCRETE CONSTRUCTION	9574		#1 (FINAL)OAK PARK AVE COMPLE 19-00-000-75610	22,981.00
Total :						22,981.00
159975	7/17/2015	015826 DICKEY, JUSTIN	071515		REIM. EXP. CDL PERMIT 60-00-000-72860	51.18
Total :						51.18
159976	7/17/2015	003770 DUSTCATCHERS INC	02893		MATS/PW GARAGE 01-25-000-72790	97.00
Total :						97.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159977	7/17/2015	004009 EAGLE UNIFORM CO INC	238421		(DALUGA) DRESS COAT	
				VTP-013053	01-19-000-73610	186.00
					01-19-000-73610	36.75
			238822		(GRIFFIN, TIM) DUTY PANTS	
				VTP-013155	01-19-000-73610	49.50
			238837		(CUMMINS) RETIREMENT BADGE	
				VTP-013186	01-19-000-73610	333.50
			238914		(RABIDEAU, TODD) SHIRTS/BELT/P.	
				VTP-013157	01-19-000-73610	237.60
					01-19-000-73610	5.25
			238965		(DEADAM) PANTS/BOOTS/SHIRT	
				VTP-013150	01-19-000-73610	295.00
					01-19-000-73610	1.75
			238981		(VALSECCHI) DUTY SHOES	
				VTP-013156	01-19-000-73610	136.00
			239006		CLASS B SHIRTS	
				VTP-013226	01-20-000-73610	92.40
					01-20-000-73610	21.00
			239010		(FRENCH) DUTY PANTS	
				VTP-013192	01-19-000-73610	206.25
					Total :	1,601.00
159978	7/17/2015	004152 ECOLAB PEST ELIMINATION INC.	2392879		PEST CONTROL	
					01-25-000-72790	800.00
					Total :	800.00
159979	7/17/2015	011176 ELEMENT GRAPHICS & DESIGN, INC	8222		GRAPHICS,BRACKETS,SET U/LAYC	
			8250		73-80-000-73870	49.40
					GRAPHICS/REPL DECALS 7B	
					01-17-205-72540	165.30
					Total :	214.70
159980	7/17/2015	004019 EVON'S TROPHIES & AWARDS	060115.		STAR RETIREMENT/DENNIS MAHO	
					01-17-205-72974	63.70
			060415		T-SHIRTS	
					01-46-000-72982	46.00
			061915.		T-SHIRT	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159980	7/17/2015	004019 EVON'S TROPHIES & AWARDS	(Continued)		01-46-000-72982	25.00
					Total :	134.70
159981	7/17/2015	015781 FASEL, RON	12007		BANNERS 83-00-000-72923	185.00
					Total :	185.00
159982	7/17/2015	004176 FEDEX (FEDERAL EXPRESS)	860117314190		ACCT#*****3577 STANDARD OVRN 01-35-000-72986	31.51
					Total :	31.51
159983	7/17/2015	017137 FIGLIULO & SILVERMAN	40129		MATTER:TRACE AMBULANCE SER\ 01-14-000-72850	2,205.00
					Total :	2,205.00
159984	7/17/2015	012941 FMP	52-284899		MOTOR ASY 01-23-000-72540	85.74
			52-285065		REMAN ALTERNATOR 01-30-000-72540	110.45
					Total :	196.19
159985	7/17/2015	017139 FREVERT, DENISE N	Ref001320057		UB Refund Cst #00454370 due to me 60-00-000-20599	204.95
					Total :	204.95
159986	7/17/2015	012942 GODETTE, LAURA	071615		REIM. EXP. FEDEX EXPRESS SAVE 01-13-000-72110	24.75
					Total :	24.75
159987	7/17/2015	004438 GRAINGER	9781382412		DAMPER,CEILING SHUTTER 01-25-000-72530	155.94
			9781802427		LED WRAPAROUND FIXTURE 60-00-000-73570	249.76
			9783776959		LANTERN 60-00-000-73410	102.52
			9785058000	VTP-013220	DRUM WRENCH 01-19-000-73555	97.90

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159987	7/17/2015	004438 GRAINGER	(Continued) 9785549065		FLANGE SEALANT 60-00-000-73632	70.00
					Total :	676.12
159988	7/17/2015	008043 HD SUPPLY WATERWORKS, LTD.	E166599		CORP STOP,CPLG,VALVE WRENCH 60-00-000-73630	325.96
					Total :	325.96
159989	7/17/2015	010238 HOME DEPOT CREDIT SERVICES	59465		SPRAYER,WEIGHTS 01-25-000-73870 83-00-000-72923	1.72 32.00
					Total :	33.72
159990	7/17/2015	011032 HUB INTERNATIONAL LIMITED	125439		NOTARY DENISE MAIOLO 01-12-000-72720	20.00
					Total :	20.00
159991	7/17/2015	011032 HUB INTERNATIONAL LIMITED	125437		NOTARY PATRICK GERARD HORAN 01-12-000-72720	20.00
					Total :	20.00
159992	7/17/2015	011032 HUB INTERNATIONAL LIMITED	116709		NOTARY LAURA GODETTE 01-13-000-72720	20.00
					Total :	20.00
159993	7/17/2015	012469 ILEAS	DUES5120		MEMBERSHIP 01-17-205-72720	240.00
					Total :	240.00
159994	7/17/2015	004978 ILLINOIS ASSOC.OF CHF POLICE	2015-825	VTP-013242	TRAINING CHARLES FARICELLI/BO 01-17-205-72140	99.00
					Total :	99.00
159995	7/17/2015	005123 ILLINOIS FIRE INSPECTORS ASSOC	17151		ADV LEGAL ASPECTS FOR CODE C 01-20-000-72140	285.00
					Total :	285.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
159996	7/17/2015	014702 ILLINOIS HOMICIDE INVEST ASSN	070115		TRAINING/SAM DAJANI 01-17-205-72170	195.00
					Total :	195.00
159997	7/17/2015	015497 ILLINOIS SECRETARY OF STATE	106335991		106335991 NOTARY PATRICK HOR/	10.00
					Total :	10.00
159998	7/17/2015	015497 ILLINOIS SECRETARY OF STATE	106322985		106322985 NOTARY LAURA GODET	10.00
					Total :	10.00
159999	7/17/2015	015497 ILLINOIS SECRETARY OF STATE	106335983		106335983 DENISE MAIOLO FILING	10.00
					Total :	10.00
160000	7/17/2015	005160 ILLINOIS STATE POLICE	CC4004		CC 4004 TINLEY FINGERPRINT VILI	505.75
				VTP-013254	01-14-000-72848	29.75
				VTP-013254	01-40-000-72446	-29.75
				VTP-013254	01-25-000-72446	29.75
				VTP-013254	01-13-000-72446	29.75
				VTP-013254	60-00-000-72446	-29.75
				VTP-013254	01-12-000-72446	-29.75
				VTP-013254	01-30-000-72446	-29.75
				VTP-013254	01-32-000-72446	-89.25
				VTP-013254	01-14-000-72446	
					Total :	386.75
160001	7/17/2015	004985 ILLINOIS STATE TOLL HWY AUTH	G15667583		TOLLS 4/1/15-6/30/15 Indiana Toll	1.01
					01-21-000-72130	
					Total :	1.01
160002	7/17/2015	005127 INGALLS OCCUPATIONAL MEDICINE	CP224982		DRUG SCREEN/JONATHAN MITTLE	55.00
					01-14-000-72430	
					Total :	55.00
160003	7/17/2015	005507 LEGAT ARCHITECTS INC.	45353		VILLAGE HALL BOILER	8,817.20
				VTP-013116	30-00-000-75008	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160003	7/17/2015	005507	005507 LEGAT ARCHITECTS INC.		(Continued)	Total : 8,817.20
160004	7/17/2015	014402	LEXISNEXIS RISK DATA MGMNT INC	1038013-20150630	SEARCHES,REPORTS 01-17-225-72852	112.95 Total : 112.95
160005	7/17/2015	013499	LION GROUP, INC.	15-5004571	ADV CLEAN & REPAIRS/BUNKER G 01-19-000-74619	420.20 Total : 420.20
160006	7/17/2015	011783	LUBY'S PUB & STEAK HOUSE	071615	REFUND OVERPAYMENT LIQUOR L 01-14-000-79010	250.00 Total : 250.00
160007	7/17/2015	013969	MAP AUTOMOTIVE OF CHICAGO	40-327926	S/ABS ASSY 01-23-000-72540	272.76 Total : 272.76
160008	7/17/2015	005765	MARTIN WHALEN O.S. INC.	536845	MAINT.CAN/IRC7065 5/28/14-5/27/16 01-17-205-72750	1,731.98
			536846		MAINT CAN/IRC7065 5/28/15-5/27/16 01-17-205-72750	5,550.00
			541646		MAINT. CAN/IR3235I 6/24/15-6/23/16 01-21-210-72750	842.96
			541647		MAINT CAN/IRC5051 6/1/15-5/31/16 01-19-000-72750	2,579.87
					01-20-000-72750	2,579.87
			541648		MAINT XER/X726T 6/24/15-6/23/16 01-21-000-72750	637.20
					Total : 13,921.88	
160009	7/17/2015	012631	MASTER AUTO SUPPLY, LTD.	17270	COMP STRUT 01-23-000-72540	428.00
				17271	REAR STRUT ASSY 01-23-000-72540	407.90
					Total : 835.90	
160010	7/17/2015	006074	MENARDS	73674	FLOOD LIGHT	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160010	7/17/2015	006074 MENARDS	(Continued)			
			73751		01-25-000-73570 LINE UP BAR	27.99
			73753		60-00-000-73410 REPEL SPORTMANS	9.99
					60-00-000-73550	6.40
					01-23-000-73550	6.40
					01-24-000-73550	3.18
			73810	VTP-013223	STATION #1 APPLIANCES	
					30-00-000-74109	1,596.00
					30-00-000-74109	59.01
			73811		POLISH,BULB,CLEAR BOX,CARE TI	
					30-00-000-74109	256.59
			73812		HEX,HOOKS,BASKET,BROOM,WAX	
					30-00-000-74109	156.94
			73825		BLUE SPRAY PAINT,TOILET CLEAN	
					01-25-000-73580	18.71
					60-00-000-73550	10.54
			73860		CREDIT 48" BN AIDEN REMOTE FAI	
					30-00-000-74109	-69.00
			73862		DOWNROD,BOWMORE	
					30-00-000-74109	107.63
			73964		ELECTRONIC SURGE,ROTATORS	
					01-19-000-72524	282.94
			73981		CANOPY WEIGHT PLATES	
					83-00-000-72923	59.98
			74245		HAND SOAP	
					01-46-000-72982	1.76
					Total :	2,535.06
160011	7/17/2015	012517 MERIDIAN IT INC.	S25586-IN		NETWORK AD HOC SERVICES AGF	
					01-14-000-72650	180.00
					Total :	180.00
160012	7/17/2015	012395 MICROSYSTEMS, INC.	I000072889		RECORD CENTER WORKORDERS	
					01-20-000-72345	69.00

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160012	7/17/2015	012395 012395 MICROSYSTEMS, INC.	(Continued)			Total : 69.00
160013	7/17/2015	013855 MID-WEST SIGN SUPPLY CO.	0004939-IN		CORO-PLAST WHITE 01-23-000-73830	201.00 Total : 201.00
160014	7/17/2015	017142 MORGAN WYATT, LLC	Ref001320060		UB Refund Cst #00496513 60-00-000-20599	180.51 Total : 180.51
160015	7/17/2015	005991 MR D'S MAGIC AND ILLUSION	071615		ENT.MAGIC & ILLUSION BLOCK PAI 83-00-000-72923	425.00 Total : 425.00
160016	7/17/2015	010810 MUNICIPAL SERV. CONSULTING INC	TPFD-013124 TPFD-6-15-FSA TPRC615 TPSCADA-6-15A	VTP-013124	MESSAGE SIGN - FIRE CHIEF'S OF 30-00-000-74150 CONSULTING SERV.FIRE STATION. 30-00-000-74150 RADIO/NG911 RFP IMPLEMENTATIC 11-00-000-74165 SCADA WIRELESS FOR APRIL 2015 60-00-000-72528	2,385.00 1,365.00 15,477.00 976.50 Total : 20,203.50
160017	7/17/2015	014443 MURPHY & MILLER, INC.	234394		FURNACE AND CONDENSING UNIT 30-00-000-75004	15,900.00 Total : 15,900.00
160018	7/17/2015	006216 NORTH EAST MULTI-REG TRAINING	198092 198609		EFFECTIVE INTERNET PRESENTAT 01-17-220-72140 WM.GRABS/24 HOUR ADV SCHOOL 01-17-220-72140	330.00 225.00 Total : 555.00
160019	7/17/2015	013599 OFFICE DEPOT	778478465001		FOLDER,STORAGE BOXES 01-19-000-73110	89.97 Total : 89.97

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160020	7/17/2015	010135 ONSITE COMMUNICATIONS USA, INC	43431		SERVICE INSTALL RADIO 01-23-000-72540	199.20
					Total :	199.20
160021	7/17/2015	006464 ORLAND FIRE PROTECTION DISTR	10078	VTP-012906	DEADAM - VMO CLASS 01-19-000-72145	500.00
					Total :	500.00
160022	7/17/2015	013096 PACE SYSTEMS, INC.	IN00009122	VTP-013213	<PD> - REPLACEMENT HARD DRIV 01-25-000-72552	690.00
					Total :	690.00
160023	7/17/2015	006475 PARK ACE HARDWARE	048580/1		PLIERS, GLUE, SCISSORS 01-23-000-73410	27.17
			048617/1		SHOCK 01-23-000-73550	7.98
			048635/1		LUBE, FASTENERS 73-67-000-73840	5.75
			048641/1		LIME, PINE SOL, AIR SPONGE , PEST 01-25-000-73550	47.54
					Total :	88.44
160024	7/17/2015	012107 PARK HILL CAR WASH & LUBE	063015.		FULL SERVICE 6/1/15-6/30/15 01-17-205-72540	183.99
					Total :	183.99
160025	7/17/2015	015491 PIZZO & ASSOCIATES, LTD.	14972		POND G 65-00-000-72591	1,547.50
					Total :	1,547.50
160026	7/17/2015	017136 PLASTIAK, VICTOR	071515		REFUND VEHICLE STICKER SENIO 06-00-000-79005	23.50
					Total :	23.50
160027	7/17/2015	012902 PRO PARTS INC.	160618	VTP-013237	VERSA TRANSMISSION AND HYDR 01-25-000-72530	399.99
				VTP-013237	01-23-000-73535	299.50
				VTP-013237	01-17-205-73535	299.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160027	7/17/2015	012902 PRO PARTS INC.	(Continued) 160639		ROTORS,FILTERS,BRAKES,HARDW 01-17-205-72540	199.92
					Total :	1,198.91
160028	7/17/2015	006680 PUBLIC SAFETY TRAINING	0000001402	VTP-013189	911 ON DVD VOLUME ONE TRAININ 01-21-210-73590	179.00
					Total :	179.00
160029	7/17/2015	017138 PUTTING AROUND TOWN, INC.	30071915		9-HOLE PORTABLE MINI GOLF REN 83-00-000-72923	450.00
					Total :	450.00
160030	7/17/2015	006850 QUILL CORPORATION	17842		PENS,POST-IT,PAD,ENV,WIPES,TIS 01-30-000-73110	182.87
					Total :	182.87
160031	7/17/2015	006361 RAY O'HERRON CO. INC	1536211-IN		SECUREBLANK 01-17-220-73760	43.90
					Total :	43.90
160032	7/17/2015	015138 RICMAR INDUSTRIES, INC.	321483	VTP-013207	GREASE AND HAND TOWELS 60-00-000-73550 60-00-000-73550	355.00 16.44
					Total :	371.44
160033	7/17/2015	009047 RIORDAN, DANIEL	071315 238989		REIM. EXP. FUEL-SPRINGFIELD, IL 01-20-000-73530 REIM. EXP.2 TIES 01-20-000-73610	37.46 20.17
					Total :	57.63
160034	7/17/2015	007014 RIVERDALE BODY SHOP	21621		REPAIR 3A 01-17-205-72540	2,265.22
					Total :	2,265.22
160035	7/17/2015	006874 ROBINSON ENGINEERING CO. LTD.	070615		PROJ#15-055 MISC.SERV. 5/1/15-6/ 01-23-000-72840	2,302.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160035	7/17/2015	006874 ROBINSON ENGINEERING CO. LTD.	(Continued)		01-30-000-72840	500.00
					01-31-000-72840	4,496.00
					60-00-000-72840	925.00
					65-00-000-72840	1,135.00
					30-00-000-75806	400.00
					01-14-000-72840	7,992.64
			15070154		PROJ#11-228.03 GAYNELLE WATEF	
					62-00-000-75705	6,545.50
			15070155		PROJ#12-338.01 POST#6 SANITARY	
					61-00-000-75320	4,341.50
			15070156		PROJ#14-441 BREMENTOWNE SUE	
					60-00-000-73801	4,317.50
			15070157		PROJ#15-705 2015 LOT POOL & LAI	
					01-30-000-72840	805.00
			15070158		PROJ#15-155 2015 MISC SITE PLAN	
					01-30-000-72840	2,763.00
					Total :	36,523.14
160036	7/17/2015	006874 ROBINSON ENGINEERING CO. LTD.	15070174		PROJ#09-391.02 183RD ST & OAK F	
					30-00-000-72840	13,352.84
					Total :	13,352.84
160037	7/17/2015	010817 ROLLINS PALUMBO CREATIVE	2015-3006		3006 JUNE 2015 NEWS ARTICLE-F/	
					01-35-000-72986	1,035.00
					Total :	1,035.00
160038	7/17/2015	016912 ROSENTHAL,MURPHEY,COBLENTZ &	1441M		LEGAL SERVICES ACCT#1441M	
					01-14-000-72850	545.00
			1441M.		LEGAL SERVICES ACCT#1441M	
					01-14-000-72850	4,560.95
					Total :	5,105.95
160039	7/17/2015	007629 SAM'S CLUB DIRECT	0175		FABULOSO/JANIT.SUPPLIES	
					01-25-000-73580	31.52
			4107		WATER,COFFEE,SNACKS, COPY P/	
					01-14-000-73115	15.45

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160039	7/17/2015	007629	SAM'S CLUB DIRECT			
			(Continued)			
					60-00-000-73115	5.49
					01-30-000-73115	5.49
					01-31-000-73110	5.49
					01-14-000-73110	5.86
					60-00-000-73110	5.86
					01-30-000-73110	5.85
					01-31-000-73110	5.85
					01-14-000-73115	5.98
					60-00-000-73115	16.75
					01-23-000-73115	16.75
					01-24-000-73115	8.36
					60-00-000-73110	31.11
					01-24-000-73110	15.56
					01-23-000-73110	31.11
			4258		SODA,ICE,COPY PAPER,SPOONS,C	
					01-14-000-73115	10.24
					60-00-000-73115	25.13
					01-23-000-73115	25.13
					01-24-000-73115	12.57
					01-20-000-73110	111.52
			4390		CANDY,BANKERS BOX,REG RL,CO	
					01-14-000-73115	113.30
					60-00-000-73115	5.17
					01-30-000-73115	5.17
					01-31-000-73115	5.16
					60-00-000-73110	6.32
					01-30-000-73110	6.31
					01-31-000-73110	6.31
					01-14-000-73115	43.85
					01-17-205-73315	6.37
					60-00-000-73115	6.54
					01-24-000-73115	3.25
					01-23-000-73115	6.54
					60-00-000-73110	11.54
					01-23-000-73110	11.54
					01-24-000-73110	5.77

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160039	7/17/2015	007629 SAM'S CLUB DIRECT	(Continued) 4579		WATER,ICE,COOKIE TRAY,SNACKS 01-14-000-73115	34.32
					01-14-000-73110	27.88
					01-23-000-73110	27.88
					01-30-000-73110	27.88
					01-31-000-73110	27.88
					01-14-000-73115	5.98
			6962		CHAIRMAT,ALCOHOL 01-25-000-73110	16.98
					01-23-000-73550	3.58
			8188		TEA,WATER,SODA 01-14-000-73115	5.98
					60-00-000-73115	10.97
					01-23-000-73115	10.97
					01-24-000-73115	5.48
					Total :	845.99
160040	7/17/2015	015314 SANCHEZ, VICKI	071615		REIM. EXP. BLOCK PARTY SUPPLIE 83-00-000-72923	92.90
					Total :	92.90
160041	7/17/2015	007092 SAUNORIS	475240		SOD,THE LARRY LIGHT 01-23-000-73680	41.99
					Total :	41.99
160042	7/17/2015	010661 SCHEPERS, DALE	071015		REIM.EXP.SPWDA LUNCHEON MTC 60-00-000-72170	8.00
					01-23-000-72170	8.00
					Total :	16.00
160043	7/17/2015	007453 SERVICE SANITATION, INC.	7000275		RESTROOM,HAND SANITIZER/MUS 83-00-000-72923	543.00
					Total :	543.00
160044	7/17/2015	013043 SITE DESIGN GROUP, LTD.	7330-18		TREE PLANTINGS 5/24/15-6/20/15 01-23-000-72790	13,207.04

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160044	7/17/2015	013043 013043 SITE DESIGN GROUP, LTD.	(Continued)			Total : 13,207.04
160045	7/17/2015	011189 STAPLES CREDIT PLAN	23969		TONER 01-12-000-73110	80.99 Total : 80.99
160046	7/17/2015	010139 SULLIVAN, KEITH	071215		REIM.EXP.DELI ITEMS 01-17-235-73600	69.48 Total : 69.48
160047	7/17/2015	010602 SUNGARD PUBLIC SECTOR INC	103332		MAINT. 8/1/15-7/31/16 01-17-205-72655 01-17-220-72655 01-19-000-72655 01-21-210-72655	772.25 772.25 772.25 772.22 Total : 3,088.97
160048	7/17/2015	012001 TAPCO	1494226	VTP-013024	MESSAGE BOARD 30-00-000-74621	13,192.00 Total : 13,192.00
160049	7/17/2015	007717 THIRD DISTRICT FIRE CHIEF ASSN	2805 2811 2816		QUARTERLY MABAS 24 DUES & AS 01-19-000-72720 ORLAND MABAS 24 INITIAL BOX AL 01-19-000-73870 MONTHLY LUNCHEON MTG/RIORD. 01-19-000-72170	1,055.00 33.08 30.00 Total : 1,118.08
160050	7/17/2015	014854 THOMSON REUTERS-WEST PYMNT CTF	832122651		ACCT#1004259312 WEST INFO 6/1/ 01-17-225-72720	159.48 Total : 159.48
160051	7/17/2015	007692 TINLEY PARK - PARK DISTRICT	071415		50% FIREWORKS DISPLAY & DONA 01-14-000-72952 84-00-000-20189	12,500.00 579.59 Total : 13,079.59

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160052	7/17/2015	001487 TINLEY PARK/NU WAY DISPOSAL	5107529		SWEEPINGS 01-23-000-72890	2,185.60 Total : 2,185.60
160053	7/17/2015	015481 TRACK 'N TRAP	1201		TRAPPING PROGRAM 01-17-205-72750	1,400.00 Total : 1,400.00
160054	7/17/2015	011799 TRANSCHICAGO TRUCK GROUP	297735		MOTOR 01-23-000-72540	243.89 Total : 243.89
160055	7/17/2015	007930 TRANSUNION	06500649		BASIC SERVICE,REPORT,ALERT 5/ 01-17-225-72852	84.50 Total : 84.50
160056	7/17/2015	013200 TRIBUNE PUBLISHING COMPANY	002069213		AD/CTC0811242/PUBLIC HEARING I 01-14-000-72330	3,433.92 Total : 3,433.92
160057	7/17/2015	014745 TRU-LINK FENCE	38408		FENCE WORK 18306 WHITE OAK S 30-00-000-75610	2,322.00 Total : 2,322.00
160058	7/17/2015	014725 U.S. SAFETY PRODUCTS	9006498	VTP-013071	RADIO STRAPS W/IDENTIFICATION 30-00-000-74150	3,120.00 Total : 3,120.00
160059	7/17/2015	008040 UNDERGROUND PIPE & VALVE CO	008911	VTP-013244	HYDRANT PARTS 60-00-000-73632	1,907.00 Total : 1,907.00
160060	7/17/2015	011904 UPS	0000626634285		SHIPPER 626634 60-00-000-72110	15.99 Total : 15.99
160061	7/17/2015	012727 VERIPIC	31831		MAINT 10/1/15-9/30/16 01-17-225-72655	1,365.00

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
160061	7/17/2015	012727 012727 VERIPIC			(Continued)	Total : 1,365.00
160062	7/17/2015	006362 VILLAGE OF OAK LAWN	4138		LOAN INTEREST/COMMITMENT FEI 60-00-000-73221	4,891.65 Total : 4,891.65
160063	7/17/2015	012368 VISION INTEGRATED GRAPHICS,LLC	471174		JULY 1ST-WATER BILLS 60-00-000-72310	1,847.56 Total : 1,847.56
160064	7/17/2015	015154 WELLS FARGO BANK	1210696		TIN1209AGO TP,IL TAXABLE GO 20 17-00-000-96200	250.00 Total : 250.00
160065	7/17/2015	016674 WENDELLA SIGHTSEEING CO INC	12032		FINAL PAYMENT BOAT TRIP/SENIOR 01-56-000-72937	354.80 Total : 354.80
160066	7/17/2015	015933 WHATEVER IT TAKES TRANS PARTS	4155485		FILTER,BAND,SOLENOID,VALVE KIT 01-23-000-72540	613.65 Total : 613.65
160067	7/17/2015	012034 WITMER PUBLIC SAFETY GROUP,INC	1628617		REFLECTIVE ID DECALS 01-19-000-72540	134.00 Total : 134.00
160068	7/17/2015	017141 WYSINGER, JEANETTE	Ref001320059		UB Refund Cst #00482929 60-00-000-20599	5.87 Total : 5.87
629732795	7/8/2015	017135 FLORES, RICHARD	071315		VEHICLE STICKER REFUND DUPLI 06-00-000-79005	90.00 Total : 90.00
121 Vouchers for bank code : apbank						Bank total : 241,250.92
121 Vouchers in this report						Total vouchers : 241,250.92

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

ORDINANCE NO. 2015-O-029

**ORDINANCE GRANTING A FENCE VARIATION FOR CERTAIN PROPERTY
LOCATED AT 6401 W. 180th STREET – SCHILKE**

WHEREAS, a petition for granting of a Variation, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Zoning Board of Appeals of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended, and;

WHEREAS, said Zoning Board of Appeals held a public hearing on the question of whether the requested Variation should be granted on June 25, 2015, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in The Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Zoning Board of Appeals of this Village has filed its report of findings and recommendations regarding the Variation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations;

WHEREAS, the Tinley Park Zoning Ordinance authorizes the Village Board to impose such conditions and restrictions upon the premises benefited by a Variation as may be necessary to comply with the standards set forth therein, to reduce or minimize the injurious effect of such Variation upon other property in the neighborhood, and to better carry out the general intent of the Zoning Ordinance;

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 1: That the report and findings and recommendations of the Zoning Board of

Appeals are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendations of the Zoning Board of Appeals and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the Petitioner, Martha Schilke, is the owner of the property under consideration (the "Subject Property"), legally described as follows:

LOT 10 IN BLOCK 2 IN KENDEN ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 22, 1974, AS DOCUMENT NUMBER 2748696, IN COOK COUNTY, ILLINOIS. (Parcel Identification Number 28-31-409-010-0000)

COMMONLY KNOWN AS 6401 W. 180th Street, Tinley Park, Illinois.

- (b) That the Petitioner requested a twenty-five foot (25') setback Variation to the required twenty-five foot (25') setback requirement to allow for a zero foot (0') front yard setback, on the east (Ridgeland Avenue) frontage of this corner lot, to allow for the construction of an open-style aluminum fence;
- (c) That the Petitioner explained that she was requesting the Variation to allow for the replacement of an existing chain link fence with a new fence. She further explained that the existing chain link fence is deteriorating and no longer provides adequate security for her back yard. She also explained that the property is a corner lot and that the installation of the fence in the proposed location would not negatively affect neighboring properties or alter the character of the neighborhood. In addition, the fence would be placed in the same location as the existing fence and would be the same height, color and style as the existing fence on the property of the Petitioner's neighbor to the south, and would line up with this fence. Furthermore, she stated that the fence is necessary because coyotes have come out of the forest preserve area across the street and approached her home and yard and the existing deteriorating fence has to be replaced to keep them out;
- (d) That the Subject Property is a corner lot with two (2) front yard setback requirements,

is zoned R-4, and the home thereon was actually built six feet, six inches (6'6") over the twenty-five foot (25') east (non-addressed) setback line. The home was built before the twenty-five foot (25') setback requirement was adopted. Because of this, complying with the twenty-five foot (25') setback requirement would put the fence six feet, six inches (6'6") west of the extent of the existing home;

- (e) That the Zoning Board of Appeals recommended that a twenty-five foot (25') Variation be granted as requested;
- (f) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations because the construction of the fence in compliance with the setback requirement for this corner lot would require the fence to be installed west of the extent of the existing home. As proposed, the fence would line up with the existing fence on the neighbor's property to the south and would be placed in the same location as the existing fence, which is deteriorating and needs to be replaced;
- (g) That the granting of the Variation will not alter the essential character of the locality or the neighborhood, and the Variation will not particularly distinguish the Subject Property from similar properties in the neighborhood, because there are several other properties in this older neighborhood which have fences similar to what Petitioner is requesting, including the adjoining lot directly south of the Subject Property, and granting the Variation would put Petitioner's home in conformity with these other surrounding properties. Also, the proposed fence would be inside of the existing sidewalk, so there would be no interference with pedestrian traffic;
- (h) That the particular physical surroundings and the location of the house on the lot will result in a particular hardship upon the Petitioner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out, because it would not be reasonable to require this fence to be set back the full required twenty-five feet (25') on this corner lot because conforming to the full required setback in this particular case would substantially restrict the amount of property that could be enclosed within the fence and require the fence to be six feet, six inches (6'6") to the west of the existing house. In fact, the existing house significantly encroaches over the twenty-five foot (25') east setback line, and the proposed fence would line up with the existing fence on the adjoining property to the south;
- (i) That the plight of the Petitioner is due to unique circumstances and the conditions upon which the petition for a Variation is based, as provided herein, would not be applicable generally to other property within the same zoning classification due to the unique circumstances surrounding the Subject Property stated above;
- (j) That the purpose of the Variation as recommended by the Zoning Board of Appeals is not based exclusively upon a desire to make more money out of the property but is instead necessary to allow the Petitioner to obtain reasonable enjoyment of her

property under the circumstances and provide a fence for her yard;

- (k) That the alleged difficulty or hardship has not been created by Petitioner, or by a previous owner, but rather was created by the location of the home on the lot, and the fact that it is a corner lot with two (2) front yard setbacks, and that the existing home actually encroaches substantially into the east setback. In addition, the proposed fence is going to be installed in the same location as the existing fence, which is deteriorating and needs to be replaced, and will line up with the existing fence on the adjoining property immediately south of the Subject Property. Also, the Petitioner testified that there are coyotes in the neighborhood and the fence is necessary to protect her and her property from them;
- (l) That the granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, because the new fence will be an improvement to and will add to the value of the Subject Property as well as the surrounding properties; and
- (m) That the granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood because as allowed the fence will match the height, color and style of the fence to the south and will be constructed a sufficient distance from property lines to maintain safe lines of sight and an adequate supply of light and air to the adjacent property.

Section 3: That a twenty-five foot (25') Variation from the required twenty-five foot (25') setback to allow for a zero foot (0') setback on the east (Ridgeland Avenue) frontage of this corner lot to allow for the construction of a fence in the location of the existing fence, is hereby granted subject to the condition that the height, style and color of the fence match the height, style and color of the fence on the property immediately to the south.

Section 4: 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 July, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this _____ day of _____, 2015, by the President of
the Village of Tinley Park.

By: _____
Village President

ATTEST:

By: _____
Village Clerk

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

CLERK'S CERTIFICATE

I, **PATRICK E. REA**, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O- 029

**ORDINANCE GRANTING A FENCE VARIATION FOR CERTAIN PROPERTY
LOCATED AT 6401 W. 180th STREET – SCHILKE**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 21st day of July, 2015, at which meeting a quorum was present, and approved by the President of Tinley Park on the _____ day of _____ 2015.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this _____ day of _____, 2015.

By: _____
Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2015-O- 029

**ORDINANCE GRANTING A FENCE VARIATION FOR CERTAIN PROPERTY
LOCATED AT 6401 W. 180th STREET – SCHILKE**

Published in pamphlet form this _____ day of _____, 2015, by Order of the
Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

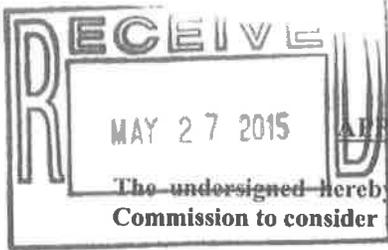
By: _____
PATRICK REA
Village Clerk

PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 2015-O- 029

**ORDINANCE GRANTING A FENCE VARIATION FOR CERTAIN PROPERTY
LOCATED AT 6401 W. 180th STREET – SCHILKE**

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park,
Cook and Will Counties, Illinois



VILLAGE OF TINLEY PARK

APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Planning Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: MARTHA SCHILKE

Mailing Address: 6401 180TH STREET

City: TINLEY PARK State: IL Zip: 60477

Day Phone: 708) 785-1400 Evening Phone: SAME

Cell Phone: SAME Fax Number: /

Email Address: MS815@ICLOUD.COM

Nature of Petitioner's Interest in the property and/or relationship to the owner: (Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

PROPERTY INFORMATION

Street Address: 6401 180TH STREET TINLEY PARK, IL 60477

Owners: MARTHA & VINCE SCHILKE

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

A 25' VARIANCE to front yard setback required on Ridgeland AVE side of property to install fence

Examples of Specific Type of Variance Requested: This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence. For example:

- "A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."
"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."
"A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property.

REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

I am looking for added security and want to align w/ neighbors existing fence they put in 2014. For extra security also with the coyotes.

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: Martha Schilke Date: 5/11/15

Printed Name: MARTHA SCHILKE

OFFICE USE ONLY:

Current Zoning on Property R-4 Present Use single-family residential

Notes

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

my property is non conforming to the current regulations for setbacks. my house is only 18 feet from the property line now.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

It would not decrease the property value. Actually, it would increase the property value along with my neighbors because it will now be a nicer quality fence.

- C. Describe how the above difficulty or hardship was created.

The property was constructed prior to current regulations and the existing chainlink fence was put up along time ago. It is deteriorating.

FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

I am requesting to have my fence at the property line on Ridgeland since its a high traffic street and many others on block have

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source. ^{similar fences.}

It is ~~strictly~~ strictly to improve the looks of the property and added security since I am on Ridgeland. Would feel alot safer.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

It would improve the public welfare since the existing fence is an old chainlink fence that has been there so long it is falling down.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

It will improve the neighborhood essentially with a well built uniformed fence.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

It will not impair in anyway the supply of light or air to any adjacent properties.

2. Substantially increase the congestion of the public streets.

It will not increase the congestion of public streets at all.

3. Increase the danger of fire.

It will not increase any dangers of fire.

4. Impair natural drainage or create drainage problems on adjacent property.

It will not impair any natural drainage or create any problems to my location or any adjacent properties.

5. Endanger the public safety.

It will not endanger any public safety. The fence now is falling + rusty so the new fence will definitely improve the situation.

6. Substantially diminish or impair property values within the neighborhood.

It will not impair property values. It will help the values improve within the neighborhood since the old fence is in poor condition and will be replacing it with a five foot open fence.

Daily Southtown

Legal Notice

6/09/2015

Certificate of Publication

The **Daily Southtown** is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of **Tinley Park**, county of **Cook County**, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published **One** times in **Daily Southtown**, namely one time per week for **One** successive weeks.

The first publication of the notice was made in the newspaper, dated and published on **6/09/2015** and the last publication was **6/09/2015**

The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Daily Southtown has signed this certificate by its registered agent.

Daily Southtown

By:



Registered Agent

Legal Text

LEGAL NOTICE NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN THAT the Zoning Board of Appeals of the Village of Tinley Park, Cook and Will Counties, Illinois, will conduct a Public Hearing beginning at the hour of 7:30 p.m. on Thursday, June 25, 2015 at the Village Hall in the Council Chambers, 16250 South Oak Park Avenue, Tinley Park, Illinois, to consider recommending that the Village Board grant a twenty-five foot (25') front yard setback variation from Section V. Schedule II (Schedule of District Requirements) where the front yard setback requirement is twenty-five feet (25'). This variation would allow the Petitioner to construct a fence at a zero foot (0') setback on the east (Ridgeland Avenue) side of this corner lot at 6401 180th Street in the R-4 Single-Family Residential Zoning District and within the Kenden Estates

subdivision. LEGAL DESCRIPTION: LOT 10 IN BLOCK 2 IN KENDEN ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 22, 1974 AS DOCUMENT NO. 2748696, IN COOK COUNTY, ILLINOIS. PARCEL IDENTIFICATION NUMBER: 28-31-409-0100000 COMMONLY KNOWN AS: 6401 180th Street, Tinley Park, Illinois PETITIONER: Martha Schilke All persons interested may appear and be heard relative to the proposed variation. The Zoning Board of Appeals reserves the right to continue said meeting from time to time as may be required by the Illinois Open Meetings Act. BY ORDER OF THE TINLEY PARK ZONING BOARD OF APPEALS, COOK AND WILL COUNTIES, ILLINOIS. SAM CARDELLA, CHAIRMAN, ZONING BOARD OF APPEALS.

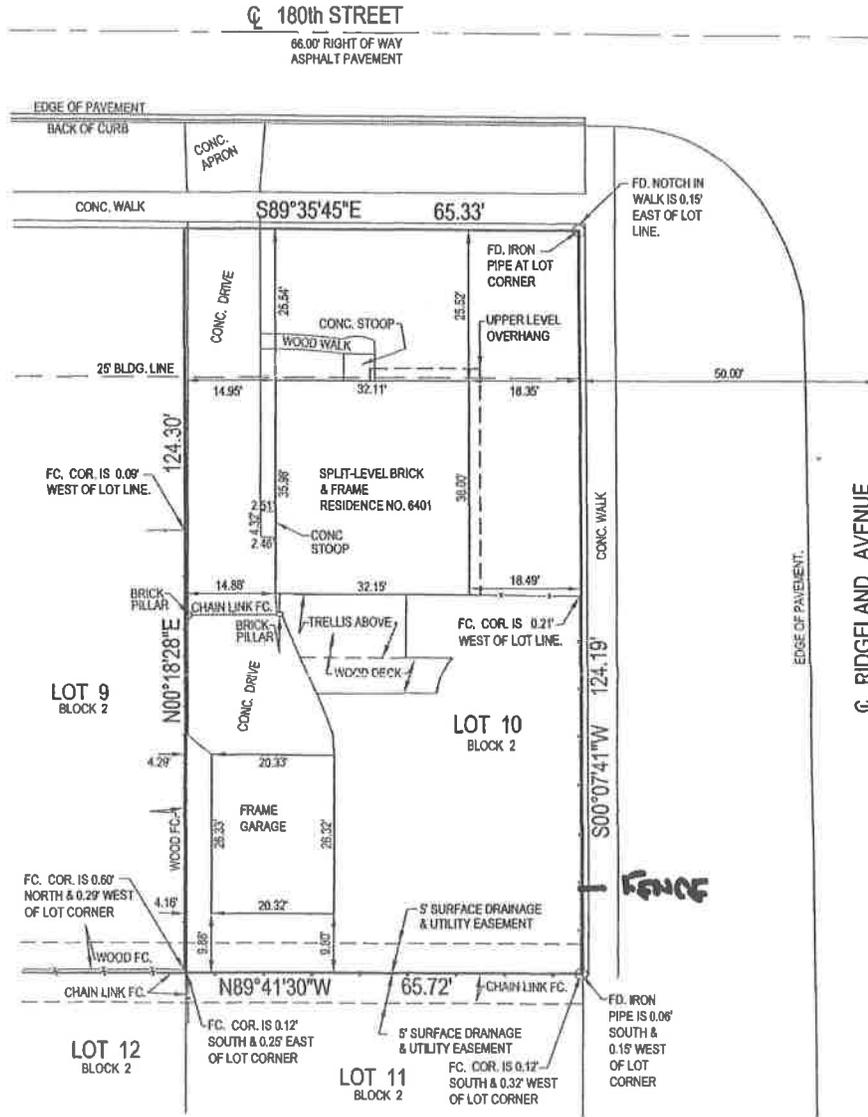
PLAT OF SURVEY

OF

LOT 10 IN BLOCK 2 IN KENDON ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 22, 1974 AS DOCUMENT NUMBER 2748696

Area of Parcel: 8,141 S.F.

P.I.N.: 28-31-409-010



THIS SURVEY IS NOT VALID WITHOUT THE SURVEYORS SEAL.

COMPARE THE DESCRIPTION OF THIS PLAT WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING WITH SAME, AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS } s.s.
 COUNTY OF DUPAGE }

G N SIS SURV YING AND ENGINEERING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED UNDER OUR DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS, REFER TO YOUR DEED OR ABSTRACT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 4th DAY OF November, A.D. 2011

Ted G. Staley
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2348
 REGISTERED AGENT OF GENESIS SURVEYING AND ENGINEERING, P.C.
 LICENSE TO BE RENEWED NOVEMBER 30, 2012



PREPARED BY: *Genesis Surveying and Engineering, PC*
 PROFESSIONAL DESIGN FIRM No. 184-002922
 71 W. 61st STREET
 WESTMONT, ILLINOIS 60559
 PH (630) 271-0930 FAX (630) 271-0933

COMMON ADDRESS: 6401 W. 180th STREET, TINLEY PARK, IL

JOB NUMBER: 11-129 SCALE 1"= 20' DRAWN BY: TGS

CLIENT: EBLA BUILDERS

DATE OF FIELD WORK COMPLETION: 11-02-11

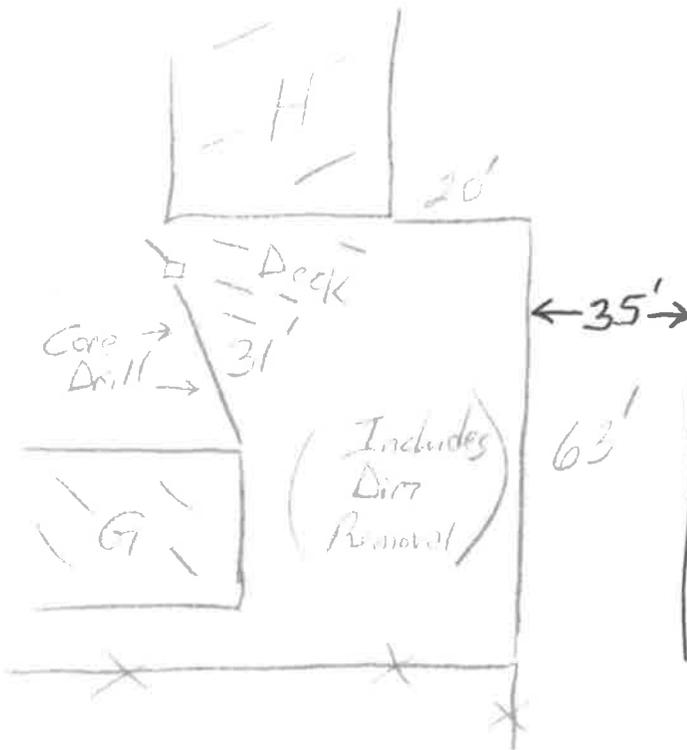
REVISIONS:



A + Pricing + RLB
 26 years in business
 No Subcontracting
 D & C

PROPOSAL Fri.

Owner Schilke, Marissa Date 4/24/15
 Address 6401 180th St Phone (708) 785-1400
Timber Park, IL, 60477 Attn: _____
 Job Location _____ ms815@icloud.com



Provide & Install approx.
83' of 5' High Integrity
 Alum ~~Aluminum~~ X P - Bronze
 Estate \$2,975

STREET

(Includes Take Down & ~~Removal~~
 of existing 4' High Chain link,
 option: Add 31' w/ (1) Walk Gate
 of same material as above
 Three Core Drills Add \$1,300

(Includes Take Down & ~~Removal~~ of
 Existing Wood-Frame Fence on Deck)

CONTRACT PRICE \$3,275.00
 DOWN-PAYMENT 1/2 \$1,797.50
 BALANCE UPON COMPLETION \$1,477.50

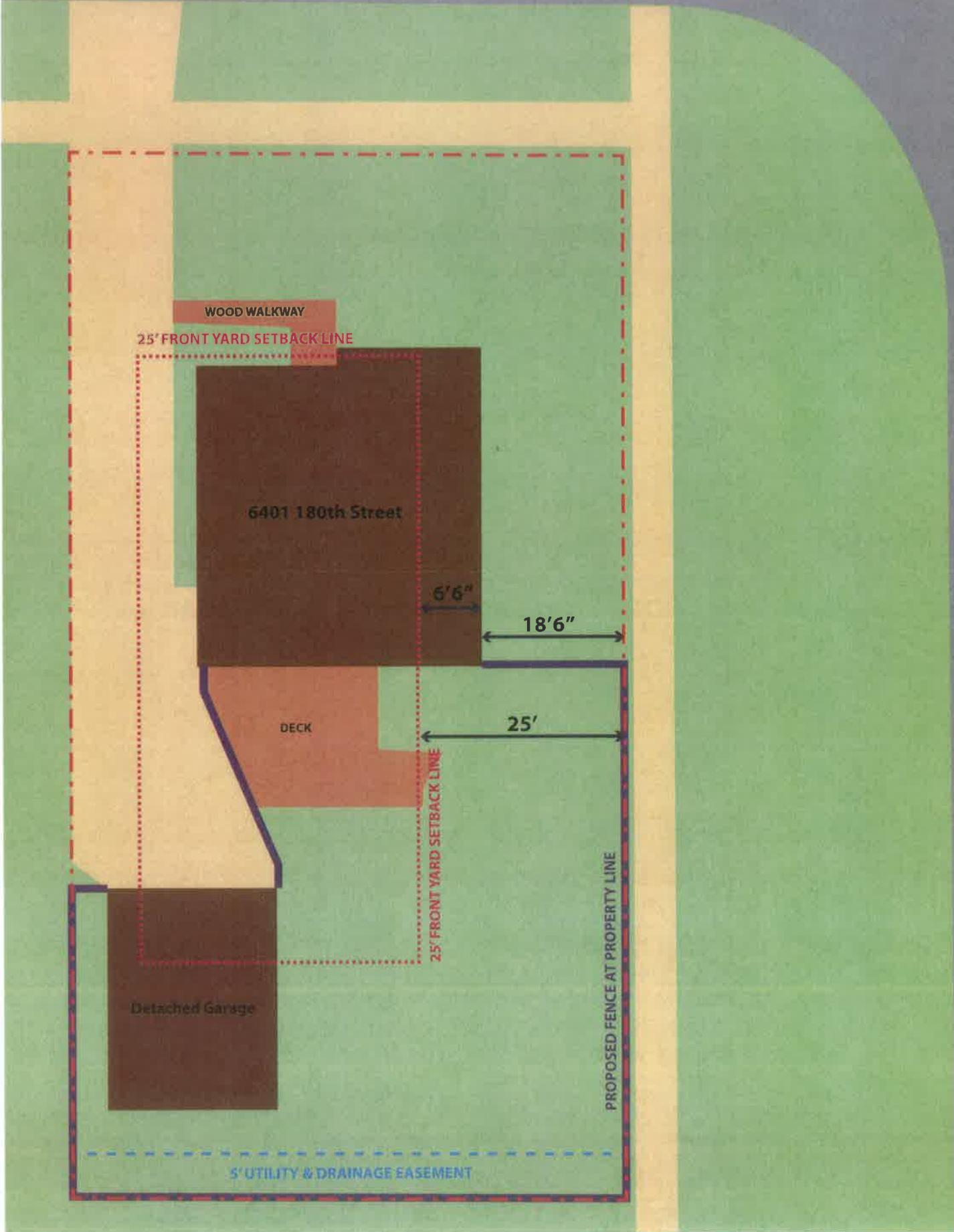
CUSTOMER ACCEPTED: [Signature]
 K-BROTHERS, INC. BY: [Signature]
 ALL POSTS SET IN CONCRETE
 ALL WORK GUARANTEED 5 YRS.

Thank you for the opportunity to estimate your fencing needs.

Customer is to establish and be responsible for property lines and grade of fence and will remove all obstructions that interfere with installation. If any construction permits are required by local ordinances Customer agrees to secure and pay for said permit. Customer also agrees that the Company will not be held responsible or liable for any damage of any nature to underground lines or obstructions. More or less material other than amount contracted for will be debited or credited at current rate acceptance. The above proposal when accepted by the Company becomes a contract between two parties. In case payment is not made as specified in this contract the Customer is liable for a service charge of 1 1/2% per month after due date and all legal and court costs for collection. For acceptance of proposal Customer agrees that the above prices, specifications and conditions are satisfactory and hereby authorized K Brothers Fence, Inc. to do the work as specified. All materials remain the property of K Brothers Fence, Inc. until payment is made in full. For acceptance of proposal Customer agrees that the above prices, specifications and conditions are satisfactory and hereby authorize K Brothers Fence, Inc. to do the work as specified.

180th Street

Ridgeland Avenue

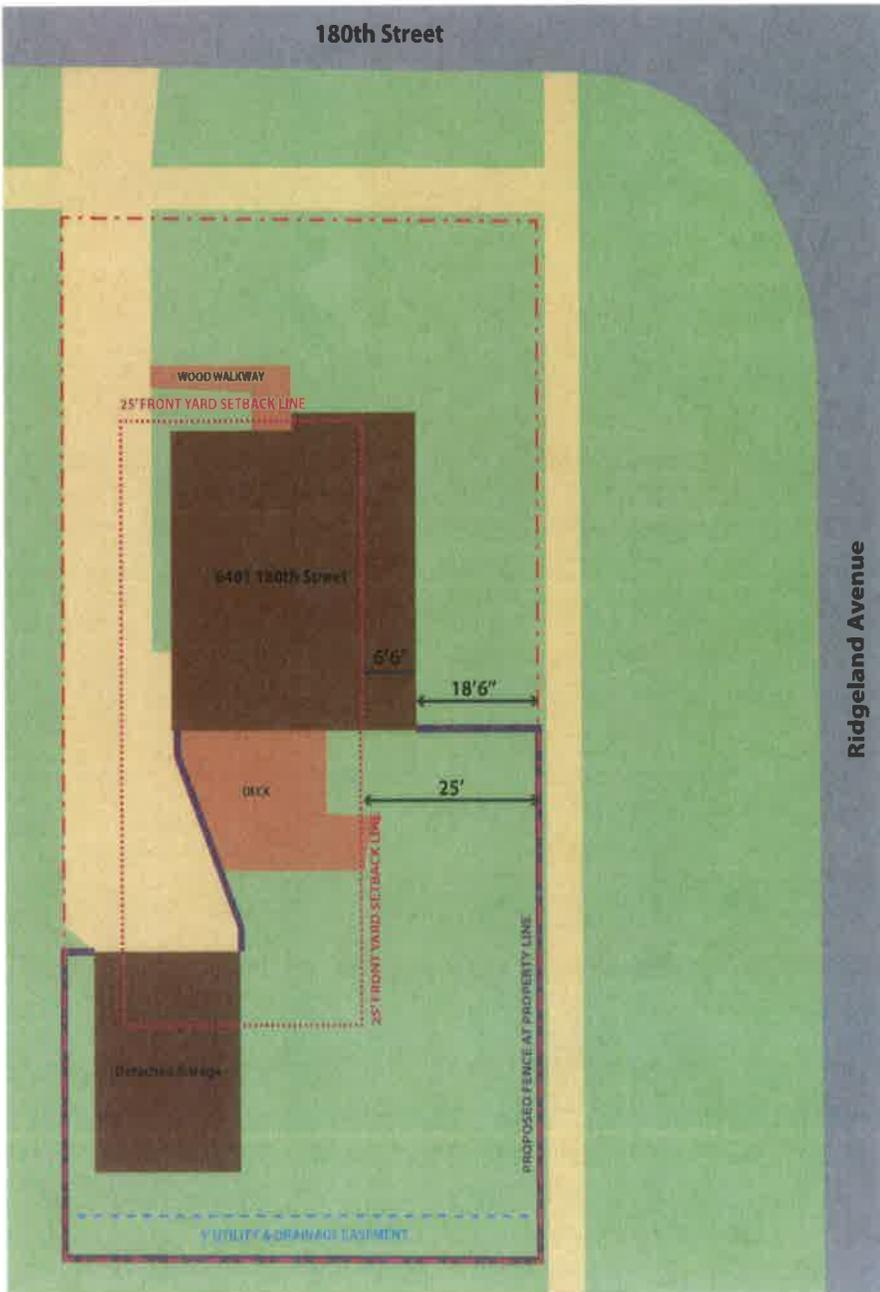


ZONING BOARD OF APPEALS

JUNE 25, 2015

Staff Report: 6401 180th Street (SCHILKE)

Front Yard Setback Variation Request for a Fence



Petitioner: Martha Schilke

Address: 6401 180th Street

Zoning: R-4

Subdivision: Kenden Estates

Lot Area: 8,100 +/- square feet

Publication: Southtown Star (June 9, 2015)

Variation Request: A twenty-five foot (25') front yard setback variation from Section V. Schedule II (Schedule of District Requirements) where the front yard setback requirement is twenty-five feet (25'). This variation would allow the Petitioner to construct a five foot (5') tall aluminum fence at a zero foot (0') setback on the east (Ridgeland Avenue) side of this corner lot.



AERIAL CONTEXT



STREET VIEW



Variation Request Summary

The Petitioner, Martha Schilke, is requesting a variation from the front yard setback requirement to install a five foot (5') tall aluminum fence. The Petitioner proposes to have the fence installed at a zero foot (0') setback along the non-addressed side front yard (east property line), which will put the fence directly adjacent to the sidewalk. The Petitioner currently has a four foot (4') tall chain-link fence in the same location as the proposed fence, which is in deteriorating condition. The Petitioner application stated that the new fence is necessary for security purposes to keep coyotes out of her yard and to create a more uniform look with her neighbor to the south.

Village Staff Comments

Planning Department Comments

The Planning Department notes that a fence currently exists at the proposed location and a variation is necessary to allow for the Petitioner to replace the fence at the same location. The lot is nonconforming to current standards for R-4 lots - a twenty-five foot (25') front yard setback is required for all front yards. In this case, the Petitioner's lot meets the required front yard setback on the north side of the property, but the home was built at an eighteen foot, six inch (18'6") setback on the east side of the property where twenty-five feet (25') would be required currently. Because of this existing nonconformity, a fence meeting the required setback would be six feet, six inches (6'6") west of the extent of the existing home. Staff also notes that the pavement of Ridgeland Avenue is approximately thirty-five feet (35') from the proposed location of the fence, so the fence will not impact line-of-sight.

Staff researched the conditions of nearby corner lots. Below is a table outlining the fencing history and details for similar lots along Ridgeland Avenue and south of 179th Street.

Address	Is There a Fence?	Front Yard Encroachment?	Aligns Near the Home?	Directly Next to Sidewalk?	Permit on File?	Variance on File?
6401 179th Street	Yes	No	Yes	No	2005	-
6402 Jeanette Court	Yes	Yes	Yes	No	1987, 2007	Yes, 1987 10' Administrative Variation
17934 Ridgeland Avenue	Yes	No	Yes	No	2009	-
6402 180th Street	No	-	-	-	-	-
6401 180th Street (Schilke)	Yes	Yes	No	Yes	No original permit; 2014 (partial repair)	No
6400 180th Place (Spisak)	Yes	Yes	No	Yes	Yes	Yes, 2014
6401 180th Place	Yes	Yes	No	Yes	1979	No
6400 181st Street	Yes	Yes	No	Yes	1979	No
6401 181st Street	Yes	Yes	No	Yes	2003	Yes, 2003-O-072
6400 181st Place	Yes	Yes	No	Yes	No	No
6401 181st Place	Yes	Yes	No	Yes	1997, 2000	Yes, 2000-O-048
6400 182nd Street	Yes	Yes	No	Yes	No	No
6401 182nd Street	Yes	Yes	No	Yes	No	No
6400 182nd Place	Yes	Yes	No	Yes	No	No
6401 182nd Place	Yes	Yes	No	Yes	1990	Yes, 1990 Administrative Variation
18239 64th Court	Yes	No, Rear Yard	No	Yes	No	-
18245 64th Court	Yes	No, Rear Yard	No	Yes	2014	-
18251 64th Court	Yes	No, Rear Yard	No	Yes	2000	-

Note that a variation was granted in fall 2014 for Petitioner Spisak (directly south of Petitioner Schilke at 6400 180th Place) to allow him to place a four foot (4') tall open-style aluminum fence at a zero foot (0') setback on the east side property line. His new fence can be seen on the left side in the larger photo in the center of page 2.

It is Staff's opinion that the Petitioner has provided evidence to support the following standards of variations:

- 1) That the requested variation may be due to a hardship since the lot is nonconforming to current standards for dimensions and setbacks;
- 2) That the requested variation may not be solely unique to this property, but the same situation would be shared by similar nonconforming corner lots along Ridgeland Avenue;
- 3) That the requested variation may not alter the character of the neighborhood since many fences exist adjacent to the sidewalk along Ridgeland Avenue; and
- 4) That the requested variation is may be necessary in order for the property to yield a reasonable return since installing a fence further west than the east side of the home would not be ideal in functionality or aesthetics.

Staff also recommends that the Petitioner install a four foot (4') tall open-style fence rather than a five foot (5') tall open-style fence so that the fence will match the neighboring fence line in height and style. Staff notes that the Petitioner is not requesting a privacy fence at the maximum height and that a four to five foot (4-5') tall open-style fence is much more ideal as a corner lot fence encroachment than a six foot (6') tall stockade fence.

Public Works/Engineering Comments

The Public Works Department and Engineering offer the following comment:

1. The fence shall be constructed such that drainage for this and adjacent lots is not blocked. Depending on the type of fence, this may require a significant gap between the bottom fence rail and finished grade.

Building Department Comments

The Building Department has reviewed the variation request and offers no comments.

Police Department Comments

The Police Department has reviewed the variation request and offers no comments.

Fire Department Comments

The Fire Department has reviewed the variation request and offers no comments.

Questions To Ask The Petitioner/Standards for Granting a Variation

1. What is the hardship or practical difficulty in conforming to the existing Zoning Ordinance? Is it a hardship or a mere inconvenience? If there is a hardship, is it due to the owner or is it a unique circumstance?
2. What will be the impact on neighboring properties? Will it alter the character of the neighborhood?
3. Can the property yield a reasonable return if the variation is not granted?
4. Will the installation of a fence impair an adequate supply of light or air to adjacent properties? Will it increase the danger of fire, impair drainage, or endanger public safety?
5. Would the conditions upon which the request is based be generally applicable to other properties in the subdivision or the Village, with similar zoning?
6. Is the purpose of the request based exclusively upon a desire to make money out of the property?
7. Would granting the request be detrimental to the public welfare or injurious to other property or improvements nearby?

Appropriate Motion

If the Zoning Board of Appeals wishes to make a motion, the following motion is in positive form:

“...make a motion to consider recommending that the Village Board grant the Petitioner a twenty-five foot (25’) front yard setback variation from Section V. Schedule II (Schedule of District Requirements) where the front yard setback requirement is twenty-five feet (25’). This variation would allow the Petitioner to construct a [four foot (4’) OR five foot (5’)] tall open-style aluminum fence at a zero foot (0’) setback on the east (Ridgeland Avenue) side of this corner lot at 6401 180th Street in the R-4 Single-Family Residential Zoning District and within the Kenden Estates subdivision.”

...With the following conditions:

1. The fence shall be constructed such that drainage for this and adjacent lots is not blocked. Depending on the type of fence, this may require a significant gap between the bottom fence rail and finished grade.
2. *[any conditions that the Zoning Board of Appeals would like to recommend.]*

...Based on the evidence provided at this hearing and also the following:

1. That the Petitioners have provided evidence establishing that they have met the standards for variations contained in Section X.G.4. of the Zoning Ordinance.
2. *[any other facts or unique circumstances that the Zoning Board of Appeals would like to mention.]*

VILLAGE OF TINLEY PARK

RESOLUTION NO. 2015-R-027

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR ACCESS TO GEOGRAPHIC INFORMATION SYSTEMS**

WHEREAS, the Village of Tinley Park (the "*Village*") is a home rule municipal corporation acting under and pursuant to the Illinois Constitution and the laws of the State of Illinois, including the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.* (the "*IMC*"); and

WHEREAS, pursuant to its home rule powers and the IMC, the Village is granted all powers necessary to carry out its legislative purposes as to the general governance of the Village and its residents, including the development and use of property, the establishment and maintenance of basic infrastructure such as streets, water systems, sanitary and stormwater sewer systems, and the provision of public safety services; and

WHEREAS, in the performance of its general governmental responsibilities, the Village is constantly evaluating and accessing information regarding the physical and other attributes within the Village and adjacent to its boundaries; and

WHEREAS, the Cook County Assessor's Office has a geographic information system ("*GIS*") database that it is willing to make available to the Village at no cost; and

WHEREAS, GIS data sharing with the Cook County Assessor's Office will allow the Village to access GIS data from the Assessor that will facilitate the Village's decision-making process with respect to its management, provision, and maintenance of governmental services; and

WHEREAS, cooperation between and among governmental agencies and entities through intergovernmental agreements is authorized and encouraged by Article VII, Section 10 of the Illinois Constitution of 1970 and by the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Village and the Cook County Assessor have negotiated an Agreement for Access to Geographic Information System in substantially the form attached to this Resolution as Exhibit A (the "*Intergovernmental Agreement*");

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

Section 1: **Recitals.** The foregoing recitals are hereby incorporated into and made a part of this Resolution.

Section 2: **Approval of Intergovernmental Agreement.** The Village Board of Trustees hereby approves the Intergovernmental Agreement in substantially the form attached; provided that Village Manager and Director of Public Works, in consultation with the Village Attorney, are authorized to finalize the Intergovernmental Agreement. Once finalized, the Village President or Village Manager is authorized to execute the Intergovernmental Agreement on behalf of the Village.

Section 3: **Effective Date.** This Resolution is effective upon its passage and approval in the manner provided by law.

PASSED THIS ____ DAY OF _____, 2015.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ DAY OF _____, 2015.

Acting Village Mayor

ATTEST:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF W I L L)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

**RESOLUTION NO. 2015-R-027
RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR ACCESS TO GEOGRAPHIC INFORMATION SYSTEMS**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES:

NAYS:

ABSENT:

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this ____ day of _____, 2015.

Village Clerk

**AGREEMENT
FOR ACCESS TO GEOGRAPHIC INFORMATION SYSTEM**

This AGREEMENT is entered into as of the ____ day of _____, 20____, by and between _____ (“Agency”) and the Cook County Assessor’s Office (the “CCAO”).

WITNESSETH:

WHEREAS, the CCAO has developed a Geographic Information System (the “GIS”) consisting of cadastral data, planimetric data, assessment data, property images, digital orthophotography (aerial photos) and other data (collectively, such images, photos and data, “Assessor Data”);

WHEREAS, portions of the GIS, and the related data dictionary, are copyrighted materials of the CCAO and/or Cook County of the State of Illinois (“Cook County”);

WHEREAS, some of the Assessor Data in the GIS is only available to the public and to commercial users for a fee, as permitted by law;

WHEREAS, Agency has requested access to and license to use the GIS for use in performing its official functions (as set forth below);

WHEREAS, the CCAO in the spirit of cooperation desires to make the GIS available, efficiently and without charge, to Agency for use in performing its official functions; and

WHEREAS, Agency acknowledges and agrees that access to the GIS and/or Assessor Data is conditioned upon the agreement that access is provided as set forth in this Agreement solely for use in performing the official functions of the Agency, and that any other use, alteration, sale, dissemination, lease or transfer of the GIS and/or Assessor Data by Agency, or by any employee or agent of same, without written consent of the CCAO is strictly prohibited, and shall be deemed to warrant immediate termination of this Agreement, as well as entitle the CCAO to pursue any other remedies to which it is entitled.

NOW, THEREFORE, in consideration of the mutual promises and covenants and the terms and conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

SECTION 1. INCORPORATION OF RECITALS.

The foregoing recitals are incorporated into and made a part of this Agreement as if fully set forth herein.

SECTION 2. STATEMENT OF OFFICIAL PURPOSES; RESTRICTIONS ON USE.

For purposes of this Agreement, Agency represents and warrants as its official purpose for access to the GIS and Assessor Data as stated in Exhibit A and incorporated herein. Agency agrees that access to the

GIS and/or Assessor Data is conditioned upon and provided as set forth in this Agreement solely for its use in performing its official purposes (as described in Exhibit A). Any other use of the GIS or Assessor Data, without express written consent of the CCAO, is strictly prohibited, including the display, sale, transfer, lease, dissemination or lease of the GIS or Assessor Data in any location or manner in its current form, derivative or altered form, or otherwise. Any such prohibited use shall be deemed to be a breach which warrants immediate termination of this Agreement. This Section shall survive the termination of this Agreement.

SECTION 3. INFORMATION PROVIDED.

The CCAO agrees to provide Agency access to the GIS and Assessor Data only upon the conditions and based upon the representations and warranties set forth in this Agreement. In order to obtain specific Assessor Data, Agency must request Assessor Data by filing the attached exhibits with the Department of Automation of the CCAO (each such request, an "Information Request"). Each Information Request is subject to approval of the CCAO.

SECTION 4. LIMITED LICENSE TO USE.

Subject to the provisions of this Agreement, the CCAO hereby grants to Agency a non-exclusive, non-transferable license to use the Assessor Data only as specifically provided for in this Agreement. Agency acknowledges that the title, copyright and all other rights to the GIS and Assessor Data remain with the CCAO and/or Cook County. Neither Agency nor any other authorized user shall have any right, title or interest in the GIS or Assessor Data except as expressly described herein. The CCAO reserves the right to withdraw from the GIS and/or Assessor Data any item or part of an item for which it no longer retains ownership rights or which it has reasonable grounds to believe infringes copyright or is unlawful or otherwise objectionable.

SECTION 5. TERM AND EXTENSION.

This Agreement is for one year, effective from the date of execution. It will be extended annually for terms of one year each, unless, at least 30 days prior to the expiration of any term, either party notifies the other in writing of its intent not to renew the Agreement.

SECTION 6. DISCLAIMER OF WARRANTIES.

The GIS and the Assessor Data is provided "as is" without any warranty or representation whatsoever, including any representation as to accuracy, timeliness, completeness, infringement of rights of privacy, copyright or trademark rights or disclosure of confidential information. All burdens, including any burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use, rests solely on Agency and/or the requester. The CCAO and Cook County make no warranties, express or implied, as to the use of the GIS. There are no implied warranties of merchantability or fitness for a particular purpose. There is no warranty to update any of the information provided hereunder. THE CCAO AND COOK COUNTY EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS OR WARRANTIES (EXPRESS OR IMPLIED, ORAL OR WRITTEN) RELATING TO THE GIS AND/OR ASSESSOR DATA, INCLUDING BUT NOT LIMITED TO ANY AND ALL IMPLIED WARRANTIES OF QUALITY, PERFORMANCE, ACCURACY, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR A PARTICULAR

PURPOSE. Agency acknowledges and accepts the limitations of the GIS and the Assessor Data, including the fact that the GIS and Assessor Data are dynamic and are in a constant state of maintenance, correction and update.

SECTION 7. LIMITATION OF LIABILITY.

AGENCY EXPRESSLY AGREES THAT NO MEMBER, OFFICIAL, EMPLOYEE, REPRESENTATIVE OR AGENT OF THE CCAO OR COOK COUNTY, OR THEIR RESPECTIVE SUCCESSORS, HEIRS OR ASSIGNS, SHALL BE LIABLE, WHETHER INDIVIDUALLY OR PERSONALLY OR OTHERWISE, TO AGENCY OR ANY OTHER PERSON OR ENTITY, OR THEIR RESPECTIVE SUCCESSORS, HEIRS OR ASSIGNS, FOR ANY LOSS OR CLAIM, INCLUDING BUT NOT LIMITED TO ANY SPECIAL, INDIRECT, INCIDENTAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES OR LOSS OF GOODWILL DATA OR IN THE EVENT OF ANY DEFAULT OR BREACH BY THE CCAO UNDER THIS AGREEMENT OR ANY INACCURACY OF THE GIS OR ASSESSOR DATA, IN ANY WAY ARISING FROM OR RELATING TO THIS AGREEMENT OR RESULTING FROM THE USE OR INABILITY TO USE THE GIS AND/OR ANY ASSESSOR DATA.

SECTION 8. AGENCY INDEMNIFICATION.

Agency agrees to hold harmless and indemnify the CCAO and Cook County, its commissioners, officers, agents, employees, representatives and affiliates, and their respective heirs, successors and assigns, from and against, and defend, at its own expense (including reasonable attorneys', accountants' and consultants' fees), any suit, claim, action or proceeding brought by any third party against the CCAO, Cook County or any commissioner, officer, agent, employee, representative or affiliate of the CCAO or Cook County arising out of or incident to the performance or nonperformance of this Agreement by CCAO, Cook County, Agency or any other entity. To the extent that the CCAO or Cook County incurs administrative expenses including attorneys' fees during Agency's defense of any claim, Agency shall reimburse the CCAO or Cook County, as appropriate, for all such expenses. The provisions of this Section shall survive the termination of this Agreement.

SECTION 9. APPLICABLE LAW.

This Agreement shall be interpreted and construed in accordance with, and governed by, the laws of the State of Illinois, excluding any such laws that might direct the application of the laws of another jurisdiction. Venue shall be in a court of competent jurisdiction located within the County of Cook, Illinois. The CCAO and Agency each acknowledge the existence of state and other applicable law defining the duties and responsibilities of each party regarding real estate taxation and other governmental functions. No part of this Agreement has the effect of or is intended to impact any applicable legal duty of either party under existing law, especially the Illinois Property Tax Code, 35 ILCS 200/1 et seq. Both parties remain responsible under applicable law for performing all stated duties and responsibilities.

SECTION 10. CONFIDENTIALITY.

Agency acknowledges and agrees that information regarding this Agreement, and portions of the GIS and Assessor Data and other information disclosed hereunder, is confidential and shall not be disclosed, directly, indirectly or by implication, or be used by Agency in any way, whether during the term of this Agreement or any time thereafter, except solely in accordance with the official purposes set forth above. All such Assessor Data and the GIS shall be treated in confidential manner, except as otherwise expressly stated in a written document.

SECTION 11. MISCELLANEOUS.

- (a) This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, in relation to the matters dealt with herein. There are no representations, warranties, collateral agreements or conditions to this Agreement, except as expressly stated in this Agreement.
- (b) The section headings are for reference and information purposes only, and shall not affect in any way the meaning or interpretation of this Agreement. References to singular shall include the plural and to plural shall include the singular. References to a person shall include a corporate or government body. Words such as "including" and similar expressions shall not be read as words of limitation.

* * * * *

IN WITNESS WHEREOF, the parties have executed this Agreement by their respective authorized representatives as of the date first written above.

**COOK COUNTY
ASSESSOR'S OFFICE**

Chief Deputy Assessor
Cook County Assessor's Office

Signature:

Print Name

Title:

Agency Name:

Telephone Number:

Exhibit A: Statement of Official Purpose

Exhibit B: Assessment Data

_____ (“Agency”) hereby requests access to **assessment data** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “**CCAO**”).

The CCAO has developed a file of assessment data, which is maintained on the Cook County Mainframe. The CCAO will make the file of assessment data available to Agency, subject to the terms and restrictions and limitations as set forth in the Agreement. A data dictionary is available upon request.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Tax Codes: _____

Municipality: _____

Permanent Index Number range: Attach additional sheet if necessary

Township: _____

Requested by
Name: _____
Signature: _____
Date: _____

Exhibit C: Property Images

_____ (“Agency”) hereby requests access to **property images** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “**CCAO**”).

The CCAO has developed a computerized database of property images. The CCAO will make this computerized database of property images available to Agency in JPEG format, subject to the terms and restrictions and limitations as set forth in the Agreement. In addition to the property images, the CCAO will provide a file containing Permanent Index Number(s), property image capture date, and a list of Permanent Index Number(s) that have no property image assigned. A data dictionary is available upon request.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

- Permanent Index Number range: Attach additional sheet if necessary

- Municipality: _____
- Year 1998 Photos
- Year 2007 Photos

Requested by

Name: _____

Signature: _____

Date: _____

Exhibit D: Digital Orthophotography (Aerial Photos)

_____ (“Agency”) hereby requests access to **digital orthophotography (aerial photos)** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “CCAO”).

The CCAO has developed a computerized database of digital orthophotography (aerial photos). The computerized database of digital orthophotography for Cook County contains 4,486 tiles. The CCAO will make the computerized database of digital orthophotography available to Agency, subject to the terms and restrictions and limitations as set forth in the Agreement. The digital orthophotography will be provided in .tif or .sid format. In addition to the digital orthophotography, the CCAO will provide a shapefile containing an index of all the tiles for Cook County. Metadata is available upon request.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Municipality: _____

Township: _____

Year 1998 Photos

Year 2003 Photos

Requested by

Name: _____

Signature: _____

Date: _____

Exhibit E: Planimetric data

_____ (“Agency”) hereby requests access to **planimetric data** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “**CCAO**”).

The CCAO has developed a computerized database of geographic information system (GIS). This computerized database consists of both planimetric data and cadastral data. The CCAO will make the computerized database of planimetric data available to Agency, subject to the terms and restrictions and limitations as set forth in the Agreement. The planimetric data is maintained using ESRI’s ArcGIS software and is in a geodatabase format specific to ESRI’s product line. Metadata is available upon request.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Permanent Index Number range: Attach additional sheet if necessary

Municipality: _____

Township: _____

Requested by
Name: _____
Signature: _____
Date: _____

Exhibit F: Cadastral data

_____ (“Agency”) hereby requests access to **cadastral data** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “**CCAO**”).

The CCAO has developed a computerized database of geographic information system (GIS). This computerized database consists of both planimetric data and cadastral data. The CCAO will make the computerized database of cadastral data available to Agency, subject to the terms and restrictions and limitations as set forth in the Agency Agreement. The cadastral data is maintained using ESRI’s ArcGIS software and is in a geodatabase format specific to ESRI’s product line. Metadata is available upon request.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Permanent Index Number range: Attach additional sheet if necessary

Municipality: _____

Township: _____

Requested by

Name: _____

Signature: _____

Date: _____

Exhibit G: Digital Terrain data

_____ (“Agency”) hereby requests access to **digital terrain data** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “**CCAO**”).

The CCAO has developed a computerized database of geographic information system (GIS). This computerized database includes digital terrain data. The CCAO will make the computerized database of digital terrain data available to Agency, subject to the terms and restrictions and limitations as set forth in the Agency Agreement.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Municipality: _____

Township: _____

Requested by

Name: _____

Signature: _____

Date: _____

Exhibit H: Lidar data

_____ (“Agency”) hereby requests access to **lidar data** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “**CCAO**”).

The CCAO has developed a computerized database of geographic information system (GIS). This computerized database includes lidar data. The CCAO will make the computerized database of digital terrain data available to Agency, subject to the terms and restrictions and limitations as set forth in the Agency Agreement.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Municipality: _____

Township: _____

Requested by

Name: _____

Signature: _____

Date: _____

Exhibit I: Oblique Aerial Imagery

_____ (“Agency”) hereby requests access to **oblique aerial imagery** in accordance with the Agreement, dated _____, between Agency and the Cook County Assessor’s Office (the “CCAO”).

The CCAO has developed a computerized database of geographic information system (GIS). This computerized database includes Oblique Aerial Imagery data. The CCAO will make the computerized database of Oblique Aerial Imagery data available to Agency, subject to the terms and restrictions and limitations as set forth in the Agency Agreement.

Agency requests assessment data based on the following geographic area (select area by completing one of the blanks below):

Municipality: _____

Township: _____

Requested by

Name: _____

Signature: _____

Date: _____

ORDINANCE NO. 2015-O-026

**AN ORDINANCE DESIGNATING
THE VILLAGE OF TINLEY PARK
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Tinley Park (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's Mental Health Center Tax Increment Financing District (hereinafter referred to as the "MHC TIF District"); and

WHEREAS, on March 17, 2015, the Village announced the availability of the redevelopment plan and project for the MHC TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility report for the MHC TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said MHC TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

WHEREAS, the President and Board of Trustees of the Village have heretofore adopted and approved the TIF Plan, with respect to which a public hearing was held on June 16, 2015, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

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 1: That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the

Redevelopment Project Area for the Village's Mental Health Center Tax Increment Financing District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 2: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 3: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 21st day of July, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 21st day of July, 2015.

ATTEST:

Village President

Village Clerk

Published by me in pamphlet form this 22nd day of July, 2015.

Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Tinley Park
Mental Health Center Tax Increment Financing District**

Legal Description:

ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;

THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;

THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;
THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;

THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;

THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK COUNTY, ILLINOIS;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST AVENUE;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;

THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;

THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION

OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;
THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;
THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;
THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19 AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE LAST DESCRIBED COURSE;
THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST DESCRIBED COURSE;
THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET NORTHWESTERLY OF THE LAST DESCRIBED COURSE;
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED COURSE;
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED COURSE;
THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK , BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK;
THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE;

EXCEPTING THEREFROM

THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;
ALL IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.

PINs: 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015; 27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003; 27-36-204-044, -045, -046, -047, -048, -049 and -050; 27-36-205-011, -013, -014, -015, -016, -017, -018, -020, -021, -022, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034 and -036; 27-36-402-003, -004, -008, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 27-36-500-002-6001 and -6002; 28-30-314-013; 28-30-500-005; 28-31-100-016; 28-31-101-012, -014, -015, -016, -017, -018 and -019; 28-31-103-030, -032, -033, -045 and -047; 28-31-104-007, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -025, -026, -027, -028 and -029; 28-31-105-010, -027, -044, -055, -056, -057, -058, -059, -060, -072 and -075; 28-31-114-008 and -040; and 28-31-500-001.

Commonly known as the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

EXHIBIT A-2

Street Location Map

(attached)

ORDINANCE NO. 2015-O-027

**AN ORDINANCE APPROVING THE
VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the President and Board of Trustees of the Village of Tinley Park (hereinafter referred to as the “Village”) desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the “TIF Act”) for the proposed Tinley Park Mental Health Center Tax Increment Financing District (hereinafter referred to as the “MHC TIF District”) redevelopment plan and project (hereinafter referred to as the “TIF Plan”), and designate the tax increment redevelopment project area (hereinafter referred to as the “Redevelopment Project Area”) relative to the MHC TIF District; and

WHEREAS, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the MHC TIF District and the adoption of the TIF Plan in relation thereto; and

WHEREAS, on March 17, 2015, the Village announced the availability of the TIF Plan, with said TIF Plan containing an eligibility report for the MHC TIF District addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the “Eligibility Report”); and

WHEREAS, the President and Board of Trustees of the Village desire to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and depicted in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto

and made part hereof; and

WHEREAS, the Village has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the MHC TIF District, in that the Village has taken the following actions:

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	December 16, 2014
2.	Published the TIF Interested Parties Registry notice in the newspaper (<i>Southtown Star</i>)	December 30, 2014
3.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	March 17, 2015
4.	Approved Ordinance No. 2015-O-005 calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	April 28, 2015
5.	Mailed a copy of Ordinance No. 2015-O-005, the Eligibility Report and the TIF Plan, along with a notice of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	April 29, 2015
6.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	April 30, 2015
7.	Held Joint Review Board meetings	May 14, 2015 and June 4, 2015
8.	Published notice of the Public Hearing in the newspaper (<i>Daily Southtown</i>) twice	May 29, 2015 and June 5, 2015
9.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area, and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	June 5, 2015
10.	Held a Public Hearing	June 16, 2015

; and

WHEREAS, on June 4, 2015, the Joint Review Board, relative to the MHC TIF District, recommended the approval of the Redevelopment Project Area and approval of

the TIF Plan in relation thereto; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the TIF Plan; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a “blighted area,” both as to the improved and the vacant land within the Redevelopment Project Area, and the President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a “blighted area,” as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3), both as to the improved and the vacant land within the Redevelopment Project Area; and

WHEREAS, the President and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

WHEREAS, it is the intent of the President and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs); and

WHEREAS, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the President and Board of Trustees have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan 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 1: That the President and Board of Trustees hereby make the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “blighted area,” as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3), both as to the improved and the vacant land contained within the Redevelopment Project Area;

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs);

E. The TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

G. The estimated date for final completion of the TIF Plan is December 31, 2038, subject to the receipt of 2038 incremental real estate tax revenues during 2039; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31, 2038, subject to the receipt of 2038 incremental revenues during 2039.

SECTION 2: That the TIF Plan which was the subject matter of the Public Hearing held on June 16, 2015, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT B and made a part hereof.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 21st day of July, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 21st day of July, 2015.

Village President

ATTEST:

Village Clerk

Published by me in pamphlet form this 22nd day of July, 2015.

Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Tinley Park
Mental Health Center Tax Increment Financing District**

Legal Description:

ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE, WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;
THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;
THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;
THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;
THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;
THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;
THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;
THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;
THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;

THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;

THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK COUNTY, ILLINOIS;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST AVENUE;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;

THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;

THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;

THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;

THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19 AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE LAST DESCRIBED COURSE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST DESCRIBED COURSE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET NORTHWESTERLY OF THE LAST DESCRIBED COURSE;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED COURSE;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED COURSE;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK ,
BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE
WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK;
THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL
PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 & 232 IN
BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS SUBDIVISION OF PART
OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE
SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER
OF SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION
36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE
WEST LINE OF 80TH AVENUE ;

EXCEPTING THEREFROM
THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES
IN THE WEST HALF OF SAID SECTION 31;
ALL IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.

PINs: 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015;
27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029,
-031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003;
27-36-204-044, -045, -046, -047, -048, -049 and -050; 27-36-205-011, -013, -014, -015, -016,
-017, -018, -020, -021, -022, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034
and -036; 27-36-402-003, -004, -008, -010, -011, -012, -013, -014, -015, -016, -017 and -018;
27-36-500-002-6001 and -6002; 28-30-314-013; 28-30-500-005; 28-31-100-016;
28-31-101-012, -014, -015, -016, -017, -018 and -019; 28-31-103-030, -032, -033, -045 and
-047; 28-31-104-007, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023,
-025, -026, -027, -028 and -029; 28-31-105-010, -027, -044, -055, -056, -057, -058, -059,
-060, -072 and -075; 28-31-114-008 and -040; and 28-31-500-001.

Commonly known as the area generally bounded by 80th Avenue and the Southerly and
Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th
Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem
Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on
the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and
Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory
Street; all in Tinley Park, Illinois.

EXHIBIT A-2

Street Location Map

(attached)

Tax Increment Finance
Village of Tinley Park
Mental Health Center Redevelopment Project Area

Redevelopment Plan and Project
March 2015



Prepared by



Tax Increment Finance Village of Tinley Park Mental Health Center Redevelopment Project Area Redevelopment Plan and Project

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I. Introduction

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the “Act”)], the Village of Tinley Park, Illinois (the “Village”) anticipates designating the Mental Health Center Redevelopment Project Area as a “redevelopment project area” (the “Redevelopment Project Area”) under the Act, prior to which the Village shall have adopted and approved this “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Redevelopment Plan and Project, March 2015” as a “redevelopment plan” (the “Redevelopment Plan”) and “redevelopment project” (the “Redevelopment Project”) (both of which may be referred to collectively as the “Redevelopment Plan and Project” hereinafter) and the use of tax increment allocation financing (“TIF”) in connection with the payment of qualifying “Redevelopment Project Costs” (the “Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan and Redevelopment Project for the Redevelopment Project Area for twenty-three years after the year in which the Redevelopment Project Area is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the Redevelopment Project Area, the Village engaged Ehlers and Associates, Inc. as its “tax increment Consultant” (the “Consultant”) to assist the Village in determining whether the Redevelopment Project Area qualifies under the Act as a "conservation redevelopment project area," a "blighted redevelopment project area," or a combination thereof and/or an “industrial conservation area”. In this case the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land.

B. Village of Tinley Park

Development of the Village of Tinley Park started when the Chicago, Rock Island, and Pacific Railroad line was completed through this area in 1852. The "Village of Bremen" was platted on the path of the railroad in 1853 and marks the origins of what is today known as the Village of Tinley Park. The largely agriculturally based community served the trade and merchant needs of the region. In 1890, the local Post Office name was changed from New Bremen to Tinley Park to honor the community's first railroad station agent. The community incorporated as the Village of Tinley Park on June 27, 1892. The community's first factory was constructed in 1905, and the business community has continued to expand providing a number of local employment opportunities.

As its early success was the result of transportation, so too is the continuing success of the community. The Village is located approximately 30 miles southwest of downtown Chicago. The Village is situated along the I-80 corridor and is linked to I-57, I-355, I-55, I-90, I-294 and I-94 via I-80. These interstate highways provide easy access to the nation including Wisconsin to the north, Indiana to the east, and Iowa to the west, and downstate Illinois on the south. The present incorporated boundary covers approximately 16 square miles and

includes portions of Bremen, Orland, and Rich Townships in Cook County, and Frankfort Township in Will County.

There are two train stations located along the Metra Rock Island line, the 80th Avenue Station and the Oak Park Avenue Station. Both stations offer multiple stops daily between Joliet to Chicago's LaSalle Street station. Nearly 3,000 daily commuters take advantage of the Metra Rock Island Commuter Line to access jobs from the Village. (Approximately twelve freight railroads pass through the Village as well.) Pace Suburban Bus Service offers many local routes, making stops within the Village, including at the Metra stations.

Air travel is provided through Chicago Midway International Airport, located 13 miles from Tinley Park, and Chicago O'Hare International Airport, located 27 miles from Tinley Park.

According to the 2010 U.S. Census, the Village's population is 56,703 persons. The ESRI Executive Summary of the Village of Tinley Park estimates that for 2013, the Village's population is 56,717, comprised of 21,719 households, with a current median household income of \$75,618.

The Village is served by six elementary school districts (Community Consolidated School District 146, Kirby School District 140, Arbor Park School District 145, Mokena School District 159, Country Club Hills School District 160, and Summit Hill School District 161); four high school districts (Bremen High School District 228, High School District 230, Rich Township High School District 227, and Lincoln-Way Community High School District 210); and four junior college districts (Moraine Valley Community College District 524, South Suburban Community College District 510, Prairie State Community College District 515 and Joliet Junior College District 525). In addition, there are several parochial and private schools serving the community.

Several colleges, technical schools and universities are located in or are a short driving distance from Tinley Park, including DeVry University, Fox College, Lewis University, Governors State University, Illinois Institute of Art, Saint Xavier University, Robert Morris University, and University of Illinois Extension. Numerous other higher institutions are within a 45 minutes to one-hour drive, including University of Chicago, Northwestern University and University of Illinois.

Health care services are provided at a number of hospitals within a short distance of the community including Palos Community and Advocate South Suburban hospitals. Additional hospitals that serve the area include St. James Hospital, Ingalls Hospital, and Advocate Christ Hospital and Silver Cross Hospital. As with universities, the Village is 45 minutes to one hour to research hospitals that are renowned in the nation for their quality care and research. The Advocate Medical Group and Pronger Smith Medical Care provide extensive outpatient care services. Numerous health care professional offices are also found in Tinley Park.

Library services are provided by the Tinley Park Public Library.

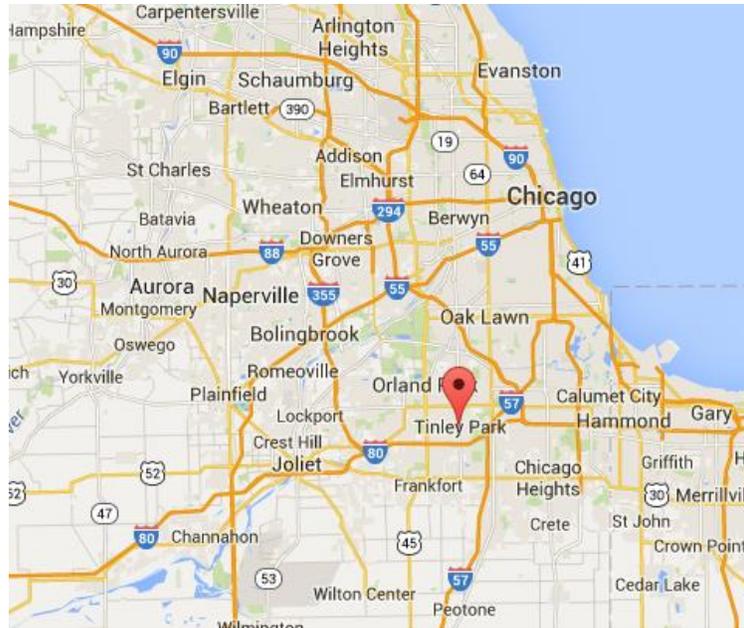
There are three park districts that provide recreational services to residents of the community. The majority of the Village is served by the Tinley Park Park District, which operates and maintains 40 parks, 33 ball fields and several facilities. The District's centerpiece facility is the Tony Bettenhausen Recreation Center, with amenities that include a fitness center, indoor playground, indoor jogging/walking track, gymnasium with three basketball courts and six volleyball courts, indoor pool, museum, meeting rooms, program rooms, arts & crafts room, Teen/Senior Drop-In Center and teaching kitchen. The Park District also operates Tinley Fitness, Landmark Museum & Church, McCarthy Recreation Building, Tinley Junction Miniature Golf & Batting Cages, Vogt Visual Arts Center, The Extreme Skate Park, White Water Canyon Water Park & Spray Ground and the Tinley Park Performing Arts Center.

With respect to public safety, the Village has contracted for local ambulance services since 1978. Fire protection and prevention services are provided by Tinley Park Fire Department (a department of the Village). There are four neighborhood stations that are staffed 24 hours a day, 365 days a year with a paid-on-call/paid-in-place staff of over 125. Three engine companies and one truck company are manned daily. The Village also provides policing services to the community.

Tinley Park has seen a rapid growth in its industrial parks that provide jobs for not only its residents, but also for many others living in the region.

Tinley Park is home to the Tinley Park Convention Center, the Chicago Southland region's largest convention venue, hosting a variety of large and small, public and private events throughout the year. A full service hotel is adjacent to the venue and other high-profile hotels are in the immediate area to provide overnight housing for visitors to the area.

The Village operates under the council-manager form of government, with a Mayor, Village Clerk, and six-member Board of Trustees, which are elected on overlapping four year terms. The Village has the following operating departments with professional staff: Village Clerk, Village Administration, Building, Code Compliance, Emergency Management, Finance, Fire, Economic Development, Planning, Police, and Public Works, among others. The Village Manager oversees the day-to-day operations of the Village. The Village automatically became a Home Rule unit of government in 1980 when its population exceeded 25,000 under the provisions of the Illinois Constitution.



Village of Tinley Park

C. Summary of the Challenges Associated with the Proposed Redevelopment Project Area

General Development Context

The Village of Tinley Park is a community located about 30 miles southwest of Chicago in Cook and Will Counties on I-80 near the I-57 interchange. Its proximity to interstate roads yields outstanding access to the City of Chicago, Midway International Airport, and O'Hare International Airport. The Village is also easily traversed and connected to surrounding communities via arterial roadways including Harlem Avenue (IL 43), LaGrange Road (US Route 45), Oak Park Avenue, and 159th Street (US Route 6).

The Village has been successful in attracting a number of big box retailers and regional and national restaurant and retail establishments, most of which are concentrated along Harlem Avenue, LaGrange Road, Oak Park Avenue, and 159th Street. Newer shopping areas are interspersed with a number of aging strip commercial shopping centers and infrastructure.

Recognizing the challenges associated with aging commercial buildings, corridors, and infrastructure, the Village has been working consistently to attract and retain businesses and facilitate both public and private investment within the community. There are currently three active TIF Districts in place: the Main Street North TIF District; Main Street South TIF District; and the Oak Park Avenue (Convention Center) TIF District. The Village also completed the Downtown Legacy Plan in 2009 in an effort to guide and facilitate redevelopment. In an effort to capitalize on these investments and tools, the Village issued a Request for Proposals (RFQ) for the former Central Middle School site, a 3.3 acre site located in downtown Tinley Park and within the Main Street South TIF District. The

responses were due in early February and the target timeframe for developer selection is May 2015.

Proposed Mental Health Center Redevelopment Project Area

The Redevelopment Project Area is comprised of approximately 565 acres. Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years with the last closing in 2012 and the nearly 280 acre property has since been vacant. Other significant properties within the Redevelopment Project Area include: the Village's Police Headquarters, Public Works Office and Garage, Fire Training Tower, Emergency Management Agency Garage, CRC Television Studio, Public Library, Freedom Park, and the newly constructed Metra train station, all in the vicinity of the southwest corner of the Redevelopment Project Area. It also includes a restricted use industrial park on the north side, some residential and wetland properties on the east side, and railroad right-of-way on the northeast side of the Redevelopment Project Area.

The TPMHC site is the single-largest master planning and development opportunity within the Village of Tinley Park, and in the southwest suburban area. Yet, even with the influence of the community's positive attributes, the proposed Redevelopment Project Area faces substantial challenges that must be addressed in order to unlock the value of the area's redevelopment potential. The property and its approximately 28 primary structures have numerous code and environmental issues, among other criteria cited in the Act, and will require significant environmental remediation and demolition before the site can be redeveloped. Preliminary cost estimates for the demolition and remediation total in excess of \$12 million.

The Consultant's eligibility findings as incorporated into this Redevelopment Plan and Project indicate that all three of the measurements of equalized assessed value ("EAV") for the entire area, within the improved parcels alone, and within the vacant parcels alone, respectively, indicate that EAV is lagging throughout the Redevelopment Project Area. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the Village and the rest of the U.S. They are also a strong indicator that the Redevelopment Project Area has not been subject to growth and private investment.

In addition, the area has not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area. (It should be noted that at that time the TPMHC was operational and there were no plans or indications that the facility would or could be closed. Therefore, it would not have been necessary to address any potential future uses for the site in 2000.)

In 2014, the Village engaged an outside planning and market analysis consultant team to prepare a redevelopment study and plan for the TPMHC. The report was issued in October 2014 and states that, among other things, the Village will need to establish a clear Master

Plan and a Regulatory framework in order to ensure that the vision is carried through consistently throughout the development phases. It also indicates that the redevelopment of the site will likely require Village assistance that could include General Obligation Bonds and a TIF District in order to fund the construction of infrastructure. These tools could also be used to fund costs associated with the remediation and demolition as described earlier in this section. TIF and G.O. Bonds are appropriate tools to consider in the context of this redevelopment in that they are authorized at the sole discretion of the Village and can be structured to fund eligible improvements as needed during a phased development period, which is the case for the proposed Redevelopment Project Area.

Similar to its activities to support its downtown redevelopment efforts, the Village could establish and implement the use of economic development tools such as TIF to fund eligible expenses associated with the proposed Mental Health Center Redevelopment Project Area.

D. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Tax Increment Allocation Redevelopment Act (the “Act”). This 1977 legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is now found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan and Redevelopment Project, designation of a Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “Redevelopment Project Costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the EAV of taxable real property within the Redevelopment Project Area over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted (“Initial EAV”). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and other sources.

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality’s redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area. Taxing districts benefit from the increased property tax base after Redevelopment

Project Costs and obligations are paid. If the taxing districts have buildings and structures in the Redevelopment Project Area, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan and Project.

E. The Redevelopment Project Area of the Village of Tinley Park

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to in this Redevelopment Plan and Project as the Mental Health Center Redevelopment Project Area to document any eligibility factors that may exist within the Redevelopment Project Area. The Consultant documented these factors in an analysis entitled the “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Eligibility Report, March 2015” (the “Eligibility Report”), in **Attachment 4** to this Redevelopment Plan and Project. The Eligibility Report is made part of this Redevelopment Plan and Project by reference hereto. The Redevelopment Project Area and its existing conditions are briefly described below. For greater detail on these factors, refer to the Eligibility Report.

The Redevelopment Project Area is 565 acres in size. The improved land consists of institutional, industrial, residential, commercial, and public/recreational properties. The uses of the vacant land are open space, wetlands, parks/recreational use, railroad right-of-way, and surface parking.

There are 119 active property index numbers (PINs) in the Redevelopment Project Area, 65 of which are improved, and 54 are vacant. There are approximately 80 primary structures on the improved parcels. Of these primary structures, about 78% are over 35 years of age.

Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years, with the last closing in 2012, and since that time the nearly 280 acre property has been vacant. The property and its approximately 28 primary structures have numerous code and environmental issues, among other criteria cited in the Act, and will require significant remediation before they can be repurposed.

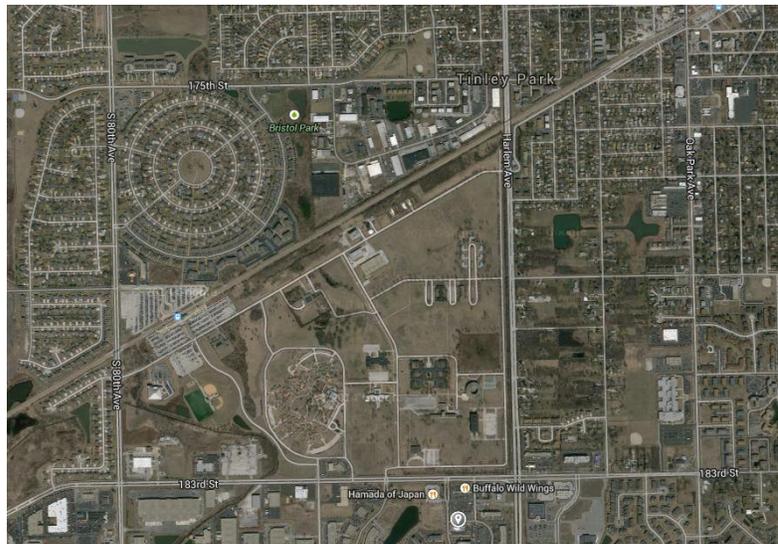
Other significant properties within the Redevelopment Project Area include: the Village’s Police Headquarters, Public Works Office and Garage, Fire Training Tower, Emergency Management Agency (EMA) Garage, CRC Television Studio, Public Library, Freedom Park, and the newly constructed Metra train station, all on the southwest corner of the Redevelopment Project Area. It also includes a restricted use industrial park on the north side and some residential and wetland properties and railroad right-of-way on the east side.

The Redevelopment Project Area is commonly known as the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the

Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

The boundaries contain all adjoining rights-of-ways.

Attachment 1 is the legal description and **Attachment 2** is the map depicting the boundaries of the Redevelopment Project Area. **Attachment 2** illustrates that all parcels in the Redevelopment Project Area are contiguous. Both **Attachment 1** and **Attachment 2** are made part of this document by reference hereto.



Aerial View of Redevelopment Project Area

F. The Village of Tinley Park Tax Increment Redevelopment Plan and Project

The Village intends that the Redevelopment Project Area will redevelop with institutional, light industrial, residential, commercial, public/recreational, and mixed-use/planned unit development.

Development in the Redevelopment Project Area may cause impacts on other taxing districts. These impacts will also need to be addressed.

This Redevelopment Plan and Project has been prepared in accordance with the provisions of the Act. This Redevelopment Plan and Project is intended to guide improvements and activities within the Redevelopment Project Area in order to stimulate private investment in the Redevelopment Project Area. The goal of the Village, through the implementation of this Redevelopment Plan and Project, is that the Redevelopment Project Area be developed to the extent possible on a comprehensive and planned basis. For this to occur, the Village must foster private investment in the Redevelopment Project Area.

This Redevelopment Plan and Project specifically describes the Redevelopment Project Area and sets forth the factors that qualify the Redevelopment Project Area for designation as a Redevelopment Project Area as defined in the Act.

Successful implementation of the Redevelopment Plan and Project requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. With a sound financial base, the Village will be better able to provide adequate services for its citizens and improve its future economic sustainability. Only through the implementation of this Redevelopment Plan and Project under the Act will the Redevelopment Project Area develop on a comprehensive and coordinated basis, thereby reducing the factors that have precluded substantial development of the Redevelopment Project Area by the private sector. Left on its own, the Redevelopment Project Area, without incentives authorized by the Act, will likely continue to experience the blight conditions or those conditions that will lead to blight. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the Redevelopment Project Area will become an environment that will attract private investment.

The use of Incremental Property Taxes by the Village to pay Redevelopment Project Costs will permit the Village to participate in and coordinate public and private improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all local governments serving the Redevelopment Project Area. The anticipated benefits include:

- Strengthened property tax base for all affected taxing districts.
- Increased sales tax revenues for the Village.
- Increased job opportunities.
- Reduced blighting conditions in the Redevelopment Project Area, as well as general physical improvement and upgrading of properties.
- Remediated environmental problems, as are present now or may develop.
- Enhanced visual appearance and landscaping within the Village.
- Increased commercial and business opportunities, including those for retail, office, industrial and mixed-uses.
- Improved residential opportunities, including a variety of housing types for various needs and income levels.
- Increased recreational and tourism opportunities.
- Improved community sustainability.
- Improved economic conditions.
- Stabilization of this portion of the community.

The following is a summary of the key recommendations for the Redevelopment Project Area to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the Redevelopment Project Area, the following steps should be taken as appropriate:

1. Acquire and prepare land for redevelopment.
2. Induce development, including commercial, industrial, residential, recreational/open space uses, mixed-uses, and tourism and hotel uses.
3. Create employment opportunities for the community and surrounding area.
4. Coordinate design within the Redevelopment Project Area.
5. Create public and private facilities and improvements.
6. Provide access and creation of necessary rights-of-way not currently present.
7. Implement landscape, streetscape, and signage plans.
8. Repair, remodel, rehabilitate, or replace obsolete and/or deteriorating structures.
9. Provide needed infrastructure improvements.
10. Address environmental problems that are or may be associated with properties.
11. Address flooding and drainage issues.
12. Provide adequate parking and loading facilities.
13. Provide financing assistance and interest subsidy for public and private development activities.
14. Provide financing assistance and interest subsidy according to the Act for affordable housing, including that needed for senior housing.
15. Provide for impacts on other taxing bodies, including any payments to other taxing districts according to the Act.
16. Assist redevelopment goals and objectives in adjacent Redevelopment Project Areas.

II. Redevelopment Project Area Eligibility Conditions

The Redevelopment Project Area's "Blighted" conditions documented in this section are based on surveys and analyses completed by the Consultant in January and February 2015. As set forth in the Act, the Redevelopment Project Area qualifies as a "blighted area" for improved land and for vacant land.

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations deals with improved property. Two sets within the Blighted designation deal with vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented;
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act;
3. The property must equal or exceed 1½ acres; and
4. The Redevelopment Project Area must meet the "but for" requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.

The criteria presented are reasonably present to a meaningful extent and reasonably distributed in the improved and vacant portions of the Redevelopment Project Area.

The Redevelopment Project Area is 565 acres, in excess of the required 1½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

Surveys and Analyses Conducted

The conditions summarized above are based upon initial surveys and analyses conducted by the Consultant in January and February 2015. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (D), (F), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case ten (10) criteria have been met.

The following ten (10) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 4** in the Eligibility Report.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for one section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

It was determined that one criterion in the other section, chronic flooding, exists in certain areas within the Redevelopment Project Area, per Section 11-74.4-3 (a) (3) (C) of the Act. However, that condition is not reasonably present and distributed throughout the Redevelopment Project Area; therefore, this section does not apply.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been “commercially farmed” in the last five (5) years.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Tables 2 and 3** in the Eligibility Report (**Attachment 4** of this report) contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is 565 acres, in excess of the required 1½ acres.

Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in this Redevelopment Project Area.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

Based on these factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

III. Redevelopment Plan and Project

A. Goals

Listed below are the general goals of this Redevelopment Plan and Project. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan and Project.

1. An improved quality of life in the Redevelopment Project Area and the Village.
2. An environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
3. An increased sales tax base for the Village and an increased property tax base for all local governments having jurisdiction overlapping the Redevelopment Project Area.
4. A strengthened economy of the Village and the larger community.
5. A stabilized business area for the Village.
6. An improved physical condition of the Redevelopment Project Area and the Village.
7. Sound economic development within the Redevelopment Project Area that is consistent with the comprehensive plan for the development of the Village as a whole.

B. Objectives

Listed below are objectives of this Redevelopment Plan and Project, which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan and Project.

1. Reduce or eliminate those conditions that are leading to or causing blight and qualify the Redevelopment Project Area as a “blighted area”. **Attachment 4** describes these conditions.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and Project and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the Eligibility Report, provide utilities, and create rights-of-way and access to the sites.

7. Provide needed incentives to encourage a broad range of improvements.
8. Provide for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law where these are a material impediment to the development or redevelopment of the Redevelopment Project Area.
9. Address flooding problems or stormwater management problems that exist and those that may develop as a result of redevelopment.
10. Improve the visual attractiveness of the Village through landscaping and coordination of design in the Redevelopment Project Area.
11. Enhance the sustainability of the community by improving its stature as a desirable place to live and work.
12. Improve opportunities for commercial, industrial, residential, recreational, open space, mixed-use, and tourism related development and redevelopment.

C. Program

The Village may use any program element authorized by the Act including, but not limited to, those in the following listing. The Village proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan and Project for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan and Project.

2. Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, or long-term lease by private developers or the Village for the purpose of new development.

3. Land Preparation

The Village may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The Village may assist in rehabilitation, remodel, repair, and lease hold improvements.

6. Land Acquisition

The Village may purchase or write down the purchase of land.

7. Development Agreements

The Village may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan and Project. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan and Project.

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Tinley Park reserves the right to collect reimbursement for funds extended in accordance with the Act.

8. Provision of Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment Plan and Project. Public works and improvements may include, but are not limited to, the following:

a. Streets, Sidewalks, Lighting, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan and Project. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.

b. Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c. Stormwater Management

Facilities or improvements may be needed to be created to eliminate or reduce stormwater runoff.

d. Sewage Treatment

Facilities and new or improved infrastructure may be needed to collect and treat sewage.

e. Water System

An adequate water supply may be provided, with facilities and new or improved infrastructure needed to accommodate a higher demand for water.

9. Construct, Acquire, Renovate or Rehabilitate Public Facilities

Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act.

10. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

11. Job Training

Improve job skills of those working in the Redevelopment Project Area.

12. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

13. Eminent Domain

Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan and Project.

14. Assist in Financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that may be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan and Project.

15. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district based on expenditures in this Redevelopment Project Area.

D. Policies

The Village of Tinley Park proposes to undertake this Redevelopment Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Redevelopment Plan and Project and the activities specified.

The Village may employ the use of financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of

the key financial components for enabling the redevelopment of the Redevelopment Project Area. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan and Project.

E. Implementation Strategy

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan and Project. These strategies and plans are under current development and will be implemented through this Redevelopment Plan and Project. In order to maximize program efficiency and to take advantage of development interest in the Redevelopment Project Area, and with full consideration of available funds, the Village intends to proceed in an expeditious manner.

A combination of public and private investments and public and private improvements is an essential element of this Redevelopment Plan and Project. In order to induce development, the Village may enter into agreements, including with private developers, proposing that TIF assistance may be provided, where deemed appropriate by the Village, to facilitate private projects and development. The Village may also contract with others to accomplish certain public and private projects as contained in this Redevelopment Plan and Project.

IV. Agreement with Comprehensive Plan

The Village's Comprehensive Plan is entitled The Village of Tinley Park, Illinois, Comprehensive Plan, 2000.

The following goals and objectives in the comprehensive plan (pages 9-11) reflect goals in this Redevelopment Plan and Project:

Public Lands, Places and Structures

- Provide the Community with facilities that are safe, efficient and well located.
 - Plan and purchase locations for future municipal facilities as early as possible to achieve investment economies and proper planning.
 - Plan facilities to provide sufficient capacities needed to accommodate long-term needs.

Housing

- Encourage a variety of residential developments to provide a diverse selection of residential types and price ranges.
 - Maintain predominately low and medium density single-family neighborhoods.
 - Implement programs to induce increased investment in home expansion.

Economic Development

- Encourage business investment and increase employment opportunities in a variety of businesses and industries.
 - Encourage steady growth of business and commercial activities in balance with anticipated population growth.
 - Encourage controlled growth of small business, light industry and office uses in order to diversify and strengthen the tax base and provide employment.
 - Provide sites and locations for growing businesses to remain in Tinley Park.
- In order to attract new business and industry, efforts are concentrated on the following areas: (1) retention of existing business and industry; (2) maintaining and improving public facilities; (3) providing tax abatement programs and other incentives to attract new prospects; (4) marketing. (Page 98)

Public Places and Utilities

- Develop municipal facilities and services that economically and adequately service existing and anticipated growth.
 - Encourage development of "infill" parks.
 - Eliminate or reduce flooding hazards and install retention/detention areas where possible.
 - Require new developments to pay for capital improvements necessary to serve the new developments.

- Require that parks and recreational facilities be developed in new subdivisions with the cost paid for by developer.
- Plan and estimate costs for infrastructure necessary for new development, and require the new development to pay for those improvements.

Intergovernmental Cooperation

- Continue and/or establish positive working relationships with all units of local, state and federal governments.
 - Establish effective communication with all units of government, utilizing those resources available from other government to further the goals and objectives of the community.

Major Projects

- Train Station development plan
- Expand the bike and pedestrian system
- Bike to retail plan
- Infill park acquisition and development
- Landscape commercial areas
- Keep Village taxes low
- Stabilize and enhance existing neighborhoods

The Village's Future Land Use Map, as shown in **Attachment 3** of this report, shows properties in the Redevelopment Project Area as being designated for Mixed-Use Planned Unit Development, Residential, Commercial, Office/Restricted Industrial, Government/Schools/Open Space/Institution, and Metra Rock Island Railroad uses. This generally corresponds to the land uses outlined in this Redevelopment Plan and Project.

In summary, the above statements and objectives in the Village's Comprehensive Plan and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Redevelopment Plan and Project.

V. Evidence Supporting the Need for the TIF

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

The core of the Redevelopment Project Area, the former Mental Health Center, was developed between the years of 1955 and 1971, and the residential area east of Harlem Avenue (unincorporated to the Village at the time) was developed starting in 1930, prior to the Village having a comprehensive plan in place. (The first plan was not adopted until 1967.) Since that time, the Mental Health Center has ceased operations, becoming a vacant property, and the Village's population has grown and evolved, as have the needs of residents and business owners in the community. The Village's public facilities within the Redevelopment Project Area are aging and no longer meet the functional needs of those departments.

Many of the buildings, particularly those in the Mental Health Center area, suffer from obsolescence, and deterioration. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to or nearby those deteriorated improved parcels of the Redevelopment Project Area. Many of the structures within the Redevelopment Project Area would benefit from some renovation at a minimum, and other structures, as those on the Mental Health Center parcel, will likely require demolition before redevelopment can occur. In addition to having been vacant for many years, significant renovations to TPMHC structures are required to meet current building, fire and electrical code standards. It would be very costly to adapt these buildings for another use. As buildings age, they generally require more upkeep and maintenance. Structures also likely suffer from interior deterioration not detectable through an exterior inspection. A number of the structures within the Redevelopment Project Area exhibited minor to more severe level defects in some aspect of their construction. Deterioration was also observed in paved areas in the improved (and adjacent to or nearby vacant) parcels of the Redevelopment Project Area.

Aging buildings often tend to become obsolete as well. If it is considered by current or future occupants too costly to adapt the structure for newer uses, vacancies can occur. This is certainly the case on the Mental Health Center property, and may become more significant within other portions of the Redevelopment Project Area. Substantial investment will be necessary to repair and renovate these buildings and parking areas. Demolition and land preparation costs for redevelopment may also be funded by the TIF. There are not adequate service and loading areas for some buildings, as well as other issues that make buildings and parcels obsolete for the current and future needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards and Village code requirements.

The former Mental Health Center property has several abandoned facilities (sewage, power, water treatment, and heating plants) and leaking underground gasoline and other petroleum storage tanks. Other environmental issues which must be remediated prior to redevelopment include: electrical transformers assumed to have polychlorinated biphenyls (PCBs), asbestos, lead, lime sludge, and mercury contamination, as well as stored drums of unidentified chemicals

and buried universal waste on the property. These hazards constitute a major presence of deleterious land use within the Redevelopment Project Area. There are also leaking underground storage tanks on two properties within the Duvan Drive industrial park.

The Redevelopment Project Area as a whole suffers from inadequate utilities. Stormwater management and, to a minor extent flooding issues, within the improved and vacant land are challenges. These issues are possibly amplified by excessive land coverage on the improved parcels. Significant upgrades, increased capacity, volume control, conversions to green infrastructure, and more outlets are needed. Sanitary sewer line upgrades and conversion of clay lines to newer materials will require costly work in the near future, not to mention work that may be required later in the life of the TIF District. The installation of all new water main, including fire hydrants and associated appurtenances is needed on the Mental Health Center property, as well as the residential area east of Harlem Avenue, which also requires work to existing wells.

Substantial improvements will be necessary to bring many of the properties within the Redevelopment Project Area into compliance with current code requirements. The Mental Health Center buildings have numerous building and fire code violations, including: flooded tunnels and buildings with asbestos and mold, no fire suppression systems or alarms, electrical systems that are below code requirements, and heating/ventilation/air conditions systems (HVAC) that are non-functional, in addition to environmental issues on the sight. There is currently no water service to any of the buildings and there are no storm water pollution prevention devices on the sight. The zoning for this area is Office & Restricted Industrial and would need to be rezoned to a mixed-use planned unit development (PUD). The Village's Public Works Garage and the Duvan Drive industrial park buildings have code deficiencies related to electrical, mechanical, fire sprinkler, and storm water management systems. Zoning violations include a lack of vehicular access to these properties and insufficient parking. There are currently legal non-conforming outside storage and screening issues, which would need to be addressed with any renovations or redevelopment. Obsolete platting of vacant parcels also entails costs for prospective redevelopers. This work will be necessary to accommodate existing development within the area, much less the needs of redevelopment, which will include more restrictive lending parameters and lower risk project requirements for potential developers.

Other improvements, such as electrical and data infrastructure, sidewalks, recreational pathways, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges to the Village and other utility providers, which means there will be extraordinary costs that may require some level of subsidy in order to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

There have been only a small number of building permits issued for new construction in the Redevelopment Project Area in the last ten years. Among these have been renovations to one single family residence and a few commercial/office structures. Public projects have included an addition to the Tinley Park Public Library, and the construction of the new Metra train station and the nearby Freedom Park. There has been a general lack of private investment, likely

influenced by the high cost and difficulty of securing financing since the recent economic recession. The Mental Health Center property offers an enormous redevelopment opportunity. While interest has been expressed by the private sector, with the enormous costs of addressing environmental and utility deficiencies, incentives and assistance will be needed.

Likewise, the higher tax rates imposed on taxpayers, including businesses, within Cook County make it challenging for the Village to attract and retain some businesses, given the near proximity of Will County to the Redevelopment Project Area and its lower rates. Further, Cook County's classified system of assessment creates a heavier tax burden for business property owners compared to Will County's system. These are factors that current and prospective Duvan Drive industrial businesses are challenged by as well. Tax increment revenue can provide funding to help level the playing field for businesses and projects within the Redevelopment Project Area during these negotiations with the Village.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S. All of the three measurements of EAV indicate that EAV is lagging throughout the Redevelopment Project Area as a whole, within the improved parcels alone, and within the vacant parcels alone. They are also a strong indicator that the Redevelopment Project Area has not been subject to growth and private investment.

As described in more detail in **Attachment 4** of this report, the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities. It is not reasonable to expect that the Redevelopment Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

VI. Redevelopment Project Costs

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

A. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan and Project. The activities and improvements and their estimated costs (2015 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this Redevelopment Plan and Project, are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan and Project, inclusion herein does not commit the Village to finance any or all of these costs with TIF funds.

(See also notes for additional information regarding Redevelopment Project Costs.)

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan and Project) of the Redevelopment Plan and Project including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5)..... \$5,000,000
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6)..... \$1,500,000
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not

limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).....	\$55,000,000
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).....	\$85,000,000
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(4).....	\$65,000,000
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).....	\$500,000
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).....	\$15,000,000
8. To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the Village may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).....	\$2,500,000
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).....	\$20,000,000

10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).....	\$5,000,000
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).....	\$750,000
12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).....	\$10,000,000
13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).....	\$15,000,000
14. Construction Costs for Affordable Housing, as provided for by 65 ILCS 5/11- 74.4-3(q)(11).....	\$5,000,000
15. Contributions to/incremental revenues transferred to contiguous redevelopment project areas, as provided for by 65 ILCS 5/11-74.4-4(q).....	\$15,000,000
Total Estimated Redevelopment Project Costs	\$300,250,000

Notes regarding Redevelopment Project Costs:

- a. All costs are in 2015 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.

- c. To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among the categories of eligible Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Redevelopment Project Budget, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- e. Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Budget.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Tinley Park reserves the right to collect reimbursement for funds extended in accordance with the Act.

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

VII. Redevelopment Project Certifications

This section reviews the Redevelopment Plan and Project and provides appropriate responses to certifications required in the Act.

“Each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. An itemized list of estimated Redevelopment Project Costs.

See **Section VI. Redevelopment Project Costs.**

B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

Evidence appears in **Section V. Evidence Supporting the Need for the TIF.**

C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

It is anticipated that Redevelopment Projects implemented, as part of the Redevelopment Plan and Project, may cause increased demand for services or capital improvements by some other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment. Capital funds will be available to assist in the development of public improvements. The Redevelopment Project Costs found in **Section VI** of this Redevelopment Plan and Project provides for significant amounts to pay taxing district capital costs and contributions to school districts in accordance with the TIF Act should impacts be greater than expected.

The following is an assessment of the impact on each individual taxing district. Some of these taxing districts only have right-of-way (“ROW Only”) within the Redevelopment Project Area:

County of Cook

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

County of Will (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Cook County Consolidated Elections

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Will County Public Building Commission (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Forest Preserve District of Cook County

There is expected to be minimal impact and minimal expected increase in demand for services.

Forest Preserve District of Will County (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Bremen Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Bremen Township General Assistance

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Bremen Township Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Frankfort Township (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Frankfort Township Road and Bridge (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Orland Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Orland Township General Assistance

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Orland Township Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Village of Tinley Park Road and Bridge (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Village of Tinley Park

There is expected to be an expected increase in demand for services, which will have a financial impact to the Village. Funds are available for capital projects undertaken by the Village within the Redevelopment Project Area.

Community Consolidated School District 146 (Tinley Park)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

School District 140 (Kirby)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

School District 161 (Summit Hill) (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Community High School District 210 (Lincoln-Way) (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Community High School District 228 (Bremen)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Consolidated High School District 230

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Community College District 510 (South Suburban)

There may be some impact and an expected increase in demand for services. Funds are also available for job training.

Community College District 524 (Moraine Valley)

There may be some impact and an expected increase in demand for services. Funds are also available for job training.

Community College District 525 (Joliet) (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

Tinley Park Public Library

There may be some impact and an expected increase in demand for services. However, if additional patrons result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Tinley Park Park District

There is expected to be some financial impact and an expected increase in demand for services. Funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Metropolitan Water Reclamation District of Greater Chicago

There may be some impact and an expected increase in demand for services due to the addition of new residential structures and other redevelopment.

South Cook County Mosquito Abatement District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Suburban Cook County Tuberculosis Sanitarium District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Cook County Health and Hospital System

There may be some impact and an expected increase in demand for services due to the addition of new residential structures and other redevelopment.

D. The sources of funds to pay costs.

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous Redevelopment Project Areas. The Village of Tinley Park may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

E. The nature and term of obligations to be issued.

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the Redevelopment Project Area and Redevelopment Plan and Project.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the Redevelopment Project Area in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan and Project for the Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. The most recent equalized assessed valuation of the Redevelopment Project Area.

See **Table 1** for the most recent EAV of the Redevelopment Project Area, as well as a five year EAV history.

G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.

See **Table 2** for the estimated EAV after development that is made part of this document by reference hereto.

General land uses to apply within the Redevelopment Project Area are as shown in the Future Land Use Map (see **Attachment 3**).

H. A commitment to fair employment practices and an affirmative action plan.

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan and Project, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.

This Redevelopment Plan and Project does not concern an Industrial Park Conservation Redevelopment Project Area.

J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.

Property within the Redevelopment Project Area is annexed to the municipality, or shall be prior to the adoption of the Redevelopment Project Area and Redevelopment Plan and Project.

VIII. Findings

The Village of Tinley Park makes the following findings as described in the Act:

A. According to the Act, the municipality must find that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

As described in **Section II.** of this Redevelopment Plan and Project and in more detail in the Eligibility Report (**Attachment 4** of this report), the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

There have been only a small number of building permits issued for new construction in the Redevelopment Project Area in the last ten years. Among these have been renovations to one single family residence and a few commercial/office structures. Public projects have included an addition to the Tinley Park Public Library, and the construction of the new Metra train station and the nearby Freedom Park. There has been a general lack of private investment, likely influenced by the high cost and difficulty of securing financing since the recent economic recession. The Mental Health Center property offers an enormous redevelopment opportunity. While interest has been expressed by the private sector, with the enormous costs of addressing environmental and utility deficiencies, incentives and assistance will be needed.

Likewise, the higher tax rates imposed on taxpayers, including businesses, within Cook County make it challenging for the Village to attract and retain some businesses, given the near proximity of Will County to the Redevelopment Project Area and its lower rates. Further, Cook County's classified system of assessment creates a heavier tax burden for business property owners compared to Will County's system. These are factors that current and prospective Duvan Drive industrial businesses are challenged by as well. Tax increment revenue can provide funding to help level the playing field for businesses and projects within the Redevelopment Project Area during these negotiations with the Village.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S. All of the three measurements of EAV indicate that EAV is lagging throughout the Redevelopment Project Area as a whole, within the improved parcels alone, and within the vacant parcels alone. Lagging EAVs are a strong indicator that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

The Village has made efforts to encourage investment by private enterprise, including the use of tax increment financing in other areas of the Village. Developer proposals demonstrate that redevelopment on properties in the Redevelopment Project Area continues to be a financial challenge for the private sector. Incentives are needed to finance the gaps in order for developers to make a reasonable rate of return on such projects.

Based on these factors, the Village of Tinley Park finds that the Redevelopment Project Area has not been subject to growth and development through private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan and Project. Private investment and redevelopment has not occurred to eliminate the blighted influences that currently exist. The Redevelopment Project is not reasonably expected to be implemented without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and Project and the application of Incremental Property Taxes to the Redevelopment Project Area under the Act and this Redevelopment Plan and Project.

In the absence of Village sponsored redevelopment initiatives, blighting conditions will continue to develop in the Redevelopment Project Area. Erosion or lack of appreciation of the assessed valuation of property in and near the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

B. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.

This Redevelopment Plan and Project conforms to the comprehensive plan for the development of the municipality as a whole. **Section IV** of this report describes how the specific goals and objectives in the Village's Comprehensive Plan for this area are reflected in the goals of the Redevelopment Plan and Project.

C. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the latest date as December 31 of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved.

The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired by December 31, 2039, assuming this Redevelopment Plan and Project is adopted in 2015.

D. According to the Act, the municipality must find, in the case of an Industrial Park Conservation Redevelopment Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.

The Redevelopment Project Area is not an Industrial Park Conservation Redevelopment Project Area.

E. According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

Based on the historical lack of private investment without assistance and the documented problems in the Redevelopment Project Area, the Village of Tinley Park finds that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under **Redevelopment Program Certification B.**

F. According to the Act, the municipality must certify that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.

The Village of Tinley Park hereby certifies that incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area or in a contiguous Redevelopment Project Area as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act. Incremental Property Taxes will be used according to the budget and estimated Redevelopment Project Area set forth in this Plan for the development of the Redevelopment Project Area.

G. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.

The Village of Tinley Park hereby certifies that this Redevelopment Plan and Project will not result in the displacement of residents from ten (10) or more inhabited residential units.

H. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.

The Village of Tinley Park hereby certifies that there are less than 75 occupied residential units in the Redevelopment Project Area.

I. According to the Act, the municipality must incorporate the housing impact study if required.

Because there are less than 75 occupied residential units within the Redevelopment Project Area and there will be less than ten housing relocations, no housing impact study is required.

J. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.

As certified in subsections G and H above, the Redevelopment Plan and Project does not require a housing impact study and, therefore, no relocation plan is required. As no relocation plan is required, no assistance plan is required.

K. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.

As certified, the Redevelopment Plan and Project does not require a housing impact study.

L. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.

As certified, the Redevelopment Plan and Project does not require a housing impact study.

M. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.

The map of the Redevelopment Project Area is **Attachment 2** and is made part of this document by reference hereto. It illustrates that all parcels in the Redevelopment Project Area are contiguous.

The Redevelopment Project Area was found to qualify as a Blighted Area according to the Act. The Redevelopment Project Area Program (**Section III. C.** of this report) and the Redevelopment Project Improvements as identified in the Redevelopment Area Program and Budget are specifically geared to remediation. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

N. According to the Act, no Redevelopment Plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the Redevelopment Plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.

The plan does not include the development of vacant land (i) with a golf course or (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the plan.

O. According to the Act, no cost shall be a redevelopment project cost in a Redevelopment Project Area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. "Historic resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This item does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

This plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act. There are no historic resources currently existing within this Redevelopment Project Area, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Project during its term.

IX. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project document may be amended pursuant to the Act.

Tables

Table 1: Mental Health Center Redevelopment Project Area Most Recent EAV and Five Year EAV History

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27361000100000	18,914	19,456	19,051	17,149	16,197	15,368
27361010050000	56,510	58,124	56,915	51,234	48,388	45,913
27361100030000	44,164	45,426	44,481	40,041	37,817	35,882
27361220010000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27361240150000	3	3	3	3	3	3
27362040020000	276,858	242,307	237,267	189,370	178,851	152,738
27362040030000	79,421	40,846	39,996	22,909	21,637	20,530
27362040060000	613,675	694,335	459,938	421,047	397,660	377,321
27362040120000	1,445,422	1,135,690	1,112,067	1,028,986	971,832	922,125
27362040130000	542,242	639,412	626,990	655,166	618,775	587,126
27362040140000	346,730	353,830	347,774	303,182	137,923	135,464
27362040150000	232,286	222,026	218,120	195,243	86,513	77,491
27362040210000	693,775	492,682	482,434	563,175	531,894	504,689
27362040220000	211,737	181,338	177,566	97,388	91,979	87,274
27362040230000	341,324	268,199	262,621	266,163	251,379	238,521
27362040240000	268,074	210,631	206,250	156,955	148,237	140,655
27362040280000	731,413	606,608	593,990	727,241	476,015	451,668
27362040290000	2,366,274	1,859,224	1,820,551	1,659,318	1,567,152	1,486,996
27362040310000	83,186	78,931	108,699	88,078	83,186	78,931
27362040330000	587,722	664,971	263,403	329,356	311,060	295,150
27362040340000	264,354	299,100	292,878	237,277	224,097	212,635
27362040360000	217,140	193,356	189,334	155,939	147,277	139,744
27362040370000	179,190	202,742	174,897	160,837	151,904	144,134
27362040380000	179,190	178,609	174,893	89,477	151,906	144,137
27362040390000	585,375	662,316	648,539	413,513	390,545	370,570
27362040400000	178,713	140,415	137,495	189,239	178,728	169,586
27362040411001	149,466	169,112	110,880	101,805	96,151	91,233
27362040411002	149,466	169,112	110,880	101,805	96,151	91,233
27362040411003	234,878	265,753	174,240	159,985	151,098	143,370
27362040440000	n/a	n/a	100,221	70,258	66,355	62,961
27362040450000	n/a	n/a	418,645	137,678	130,031	123,380
27362040460000	n/a	n/a	143,134	128,844	121,794	115,564
27362040470000	n/a	n/a	n/a	n/a	n/a	34,892
27362040480000	n/a	n/a	n/a	n/a	n/a	24,600
27362040490000	n/a	n/a	n/a	n/a	n/a	21,092
27362040500000	n/a	n/a	n/a	n/a	n/a	108,598
27362050110000	473,657	649,516	297,340	405,567	404,935	363,449
27362050130000	189,254	214,136	209,682	263,962	226,549	214,962
27362050140000	381,556	431,703	422,723	338,794	319,976	303,610
27362050150000	644,393	729,091	713,925	578,694	546,267	518,327
27362050160000	144,575	137,480	134,620	101,003	95,393	90,514
27362050170000	138,833	142,279	139,319	91,759	86,662	82,230
27362050180000	16,558	1,547	1,515	1,364	1,288	1,222
27362050200000	282,407	253,027	247,764	198,201	187,192	177,618
27362050210000	401,825	454,637	445,180	415,118	71,950	148,798
27362050220000	9,773	5,025	151,533	99,592	94,061	89,250
27362050240000	471,807	370,708	362,997	356,626	336,818	319,590
27362050250000	211,901	207,841	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27362050260000	661,955	748,968	733,389	343,844	324,745	308,135
27362050270000	712,987	608,033	443,827	396,982	374,932	355,755
27362050280000	323,744	366,303	358,684	215,285	203,327	192,928
27362050290000	535,263	605,620	411,484	373,455	352,712	334,671
27362050300000	571,388	646,490	438,484	372,599	351,904	333,905
27362050310000	436,538	493,918	368,151	447,197	285,517	270,914
27362050320000	83,422	42,901	42,009	24,065	22,728	21,566
27362050330000	78,459	425,718	416,863	375,252	354,409	189,116
27362050340000	605,841	514,813	504,105	447,886	423,009	413,373
27362050360000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020030000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020040000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020080000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020100000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020110000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27365000026001	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27365000026002	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28303140130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28305000050000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28311000160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010150000	66,143	66,121	64,746	55,922	52,815	43,315
28311010160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010170000	81,340	41,830	71,980	53,670	50,689	42,940
28311010180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010190000	127,663	101,009	65,799	52,996	43,052	40,492
28311030300000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030320000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030330000	29,905	41,614	46,208	36,744	39,199	46,009
28311030450000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030470000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040070000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040120000	115,495	91,384	22,371	20,138	19,019	18,046
28311040130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040140000	45,393	57,602	85,780	16,356	15,448	14,658
28311040150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040160000	39,401	52,119	80,411	62,567	59,092	56,069
28311040170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040180000	27,354	29,269	52,827	32,596	28,807	40,004
28311040190000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040200000	54,157	57,948	62,004	57,339	52,821	49,761
28311040210000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040220000	57,827	71,116	75,096	70,840	71,731	67,704
28311040230000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040250000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040260000	79,328	85,478	93,492	94,367	77,125	72,567
28311040270000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
28311040280000	49,637	53,263	52,031	58,646	54,055	35,226
28311040290000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050100000	37,533	28,956	28,354	55,301	52,229	49,558
28311050270000	14,914	15,819	15,490	13,944	13,169	12,496
28311050440000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050550000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050560000	49,826	53,314	57,046	37,071	33,678	31,598
28311050570000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050580000	8,677	15,951	15,619	14,060	13,279	12,600
28311050590000	3	31,227	30,578	27,526	25,997	24,667
28311050600000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050720000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050750000	42,320	21,764	21,311	19,184	18,119	17,192
28311140080000	20,409	12,025	11,774	10,599	10,010	9,498
28311140400000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28315000010000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27362040250000	126,632	97,490	n/a	n/a	n/a	n/a
27362040420000	455,309	158,644	694,469	163,624	538,765	n/a
27362040430000	302,340	228,560	n/a	n/a	n/a	n/a
Total EAV of RPA	20,285,244	19,556,811	18,245,132	15,559,396	14,216,008	13,065,907
Percent Change		-3.59%	-6.71%	-14.72%	-8.63%	-8.09%
Village Wide EAV	1,761,707,602	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558
Balance of Village Wide EAV	1,741,422,358	1,776,540,132	1,793,855,609	1,592,403,367	1,477,901,180	1,385,246,651
Percent Change		2.02%	0.97%	-11.23%	-7.19%	-6.27%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

EAV is subject to verification by the Cook County Clerk. After verification, a final value will be certified by the Cook County Clerk, which will establish the Certified Initial EAV of the Redevelopment Project Area.

Table 2: Mental Health Center Redevelopment Project Area Projected EAV and Tax Increment

Village of Tinley Park
Mental Health Center Project Area

Increment Projections - Redevelopment & Property Improvement Scenario

Assumptions

Est. Base Value of Project Area ¹	\$ 13,065,907	Net Present Value Rate	6.0%
Annual Inflation Rate ²	1.50%		
Triennial Inflation Rate ³	4.57%		
Tax Rate ⁴	12.8665%	% Revenue Collected	97%

TIF Year ⁵	Year Assessed	Project Area EAV ⁶	Future Projects EAV ⁷	Taxable EAV / Incremental Value ⁸	Projected Incremental Property Tax Revenues (Year Received) ⁹	Incremental Property Tax Revenues Collected (by 12/31) ¹⁰
0	2014					
1	2015	\$ 13,065,907		\$ -	\$ -	\$ -
2	2016	\$ 13,065,907		\$ -	\$ -	\$ -
3	2017	\$ 13,662,736		\$ 596,829	\$ -	\$ -
4	2018	\$ 13,662,736	\$ 2,700,000	\$ 3,296,829	\$ 76,791	\$ 74,487
5	2019	\$ 16,362,736	\$ 740,000	\$ 4,036,829	\$ 424,187	\$ 411,461
6	2020	\$ 17,808,435	\$ 3,600,000	\$ 8,342,528	\$ 519,399	\$ 503,817
7	2021	\$ 21,408,435	\$ 3,975,000	\$ 12,317,528	\$ 1,073,391	\$ 1,041,190
8	2022	\$ 25,383,435	\$ 3,600,000	\$ 15,917,528	\$ 1,584,835	\$ 1,537,290
9	2023	\$ 30,081,482	\$ 1,470,000	\$ 18,485,575	\$ 2,048,029	\$ 1,986,588
10	2024	\$ 31,551,482	\$ 2,150,000	\$ 20,635,575	\$ 2,378,447	\$ 2,307,093
11	2025	\$ 33,701,482	\$ 740,000	\$ 21,375,575	\$ 2,655,076	\$ 2,575,424
12	2026	\$ 35,947,687	\$ 2,700,000	\$ 25,581,780	\$ 2,750,288	\$ 2,667,780
13	2027	\$ 38,647,687	\$ 740,000	\$ 26,321,780	\$ 3,291,480	\$ 3,192,735
14	2028	\$ 39,387,687	\$ 2,150,000	\$ 28,471,780	\$ 3,386,692	\$ 3,285,091
15	2029	\$ 43,325,417	\$ 740,000	\$ 30,999,510	\$ 3,663,322	\$ 3,553,422
16	2030	\$ 44,065,417	\$ 1,375,000	\$ 32,374,510	\$ 3,988,552	\$ 3,868,895
17	2031	\$ 45,440,417	\$ 740,000	\$ 33,114,510	\$ 4,165,466	\$ 4,040,502
18	2032	\$ 48,234,813	\$ 1,375,000	\$ 36,543,906	\$ 4,260,678	\$ 4,132,858
19	2033	\$ 49,609,813	\$ 740,000	\$ 37,283,906	\$ 4,701,922	\$ 4,560,864
20	2034	\$ 50,349,813		\$ 37,283,906	\$ 4,797,134	\$ 4,653,220
21	2035	\$ 52,638,275		\$ 39,572,368	\$ 4,797,134	\$ 4,653,220
22	2036	\$ 52,638,275		\$ 39,572,368	\$ 5,091,579	\$ 4,938,831
23	2037	\$ 52,638,275		\$ 39,572,368	\$ 5,091,579	\$ 4,938,831
24	2038	Collection of Year 23 Increment			\$ 5,091,579	\$ 4,938,831
Total					\$ 65,837,557	\$ 63,862,431
Net Present Value					\$ 26,925,781	\$ 26,118,008

Assumptions:

- ¹ Estimated Base EAV (TY2013) of Project Area (subject to certification by Cook County).
- ² Estimated annual inflation rate.
- ³ Estimated triennial inflation rate compounded.
- ⁴ Average Tax Rate for Tax Year 2013 of Tax Code 13039 and 28013
- ⁵ Assumes TIF Life of 23 Years.
- ⁶ Estimated Base EAV plus Added Value of prior year projects, plus triennial inflation.
- ⁷ Estimated increase in EAV of future improvements. These projections are based in part on general assumptions from the market study prepared by S.B. Friedman Development Advisors dated October 10, 2014 and included in the "Tinley Park Mental Health Center Campus Redevelopment Plan" by Farr Associates. Other assumptions include potential future redevelopment projects and property improvements/renovations interspersed throughout the RPA (yet to be defined) during the life of the TIF. Assumptions to be refined following input from Village and/or specific project proposals.
- ⁸ Project Area Base EAV + Future Projects EAV
- ⁹ Tax revenues are collected one year after the taxing year.
- ¹⁰ Assumes a 97% collection rate.

Attachments

Attachment 1: Mental Health Center Redevelopment Project Area Legal Description

1. ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;
3. THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
4. THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
5. THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
6. THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;
7. THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;
8. THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;
9. THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;
10. THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
11. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;
12. THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;
13. THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

14. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;
15. THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;
16. THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;
17. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;
18. THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
19. THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
20. THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
21. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
22. THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
23. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
24. THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
25. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179TH STREET;
26. THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
27. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

28. THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
29. THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
30. THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
31. THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
32. THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
33. THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
34. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
35. THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
36. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;
37. THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
38. THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;
39. THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
40. THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
41. THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST

- 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
42. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
 43. THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;
 44. THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;
 45. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;
 46. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;
 47. THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
 48. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;
 49. THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);
 50. THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;
 51. THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;
 52. THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;
 53. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;
 54. THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

55. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;
56. THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK COUNTY, ILLINOIS;
57. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;
58. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;
59. THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE;
60. THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
61. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;
62. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST AVENUE;
63. THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
64. THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;
65. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
66. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175TH STREET;
67. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;

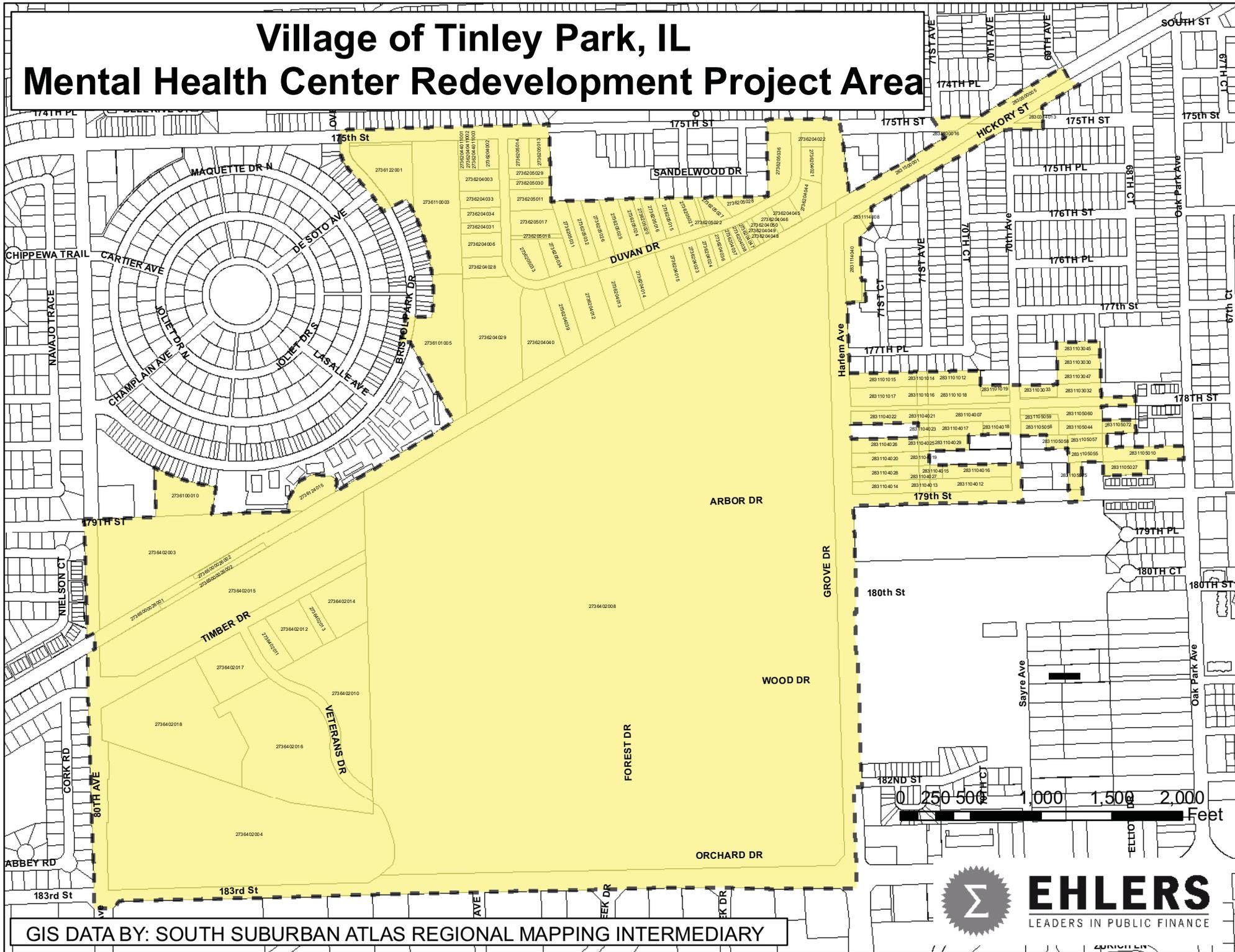
68. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;
69. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;
70. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;
71. THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;
72. THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;
73. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;
74. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;
75. THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;
76. THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;
77. THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;
78. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;
79. THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;
80. THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
81. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST

- CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A
SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
82. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19
AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE
LAST DESCRIBED COURSE;
 83. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND
THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST
DESCRIBED COURSE;
 84. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE
NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET
NORTHWESTERLY OF THE LAST DESCRIBED COURSE;
 85. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND
THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED
COURSE;
 86. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND
THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED
COURSE;
 87. THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE
WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET
SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
 88. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND
THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST
DESCRIBED COURSE;
 89. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND
THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED
COURSE;
 90. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND
THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED
COURSE;
 91. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE
SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF
GRAFTON PLACE OF BRISTOL PARK, , BEING ALSO THE SOUTH LINE OF
THE NORTHWEST QUARTER OF SECTION 36;
 92. THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF
BRISTOL PARK , BEING ALSO THE SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON
PLACE OF BRISTOL PARK;
 93. THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE
OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN
BRISTOL PARK UNIT 2;
 94. THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 &
232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 36;

95. THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;
96. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE ;
97. ;
98. EXCEPTING THEREFROM
99. THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;
100. ALL IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

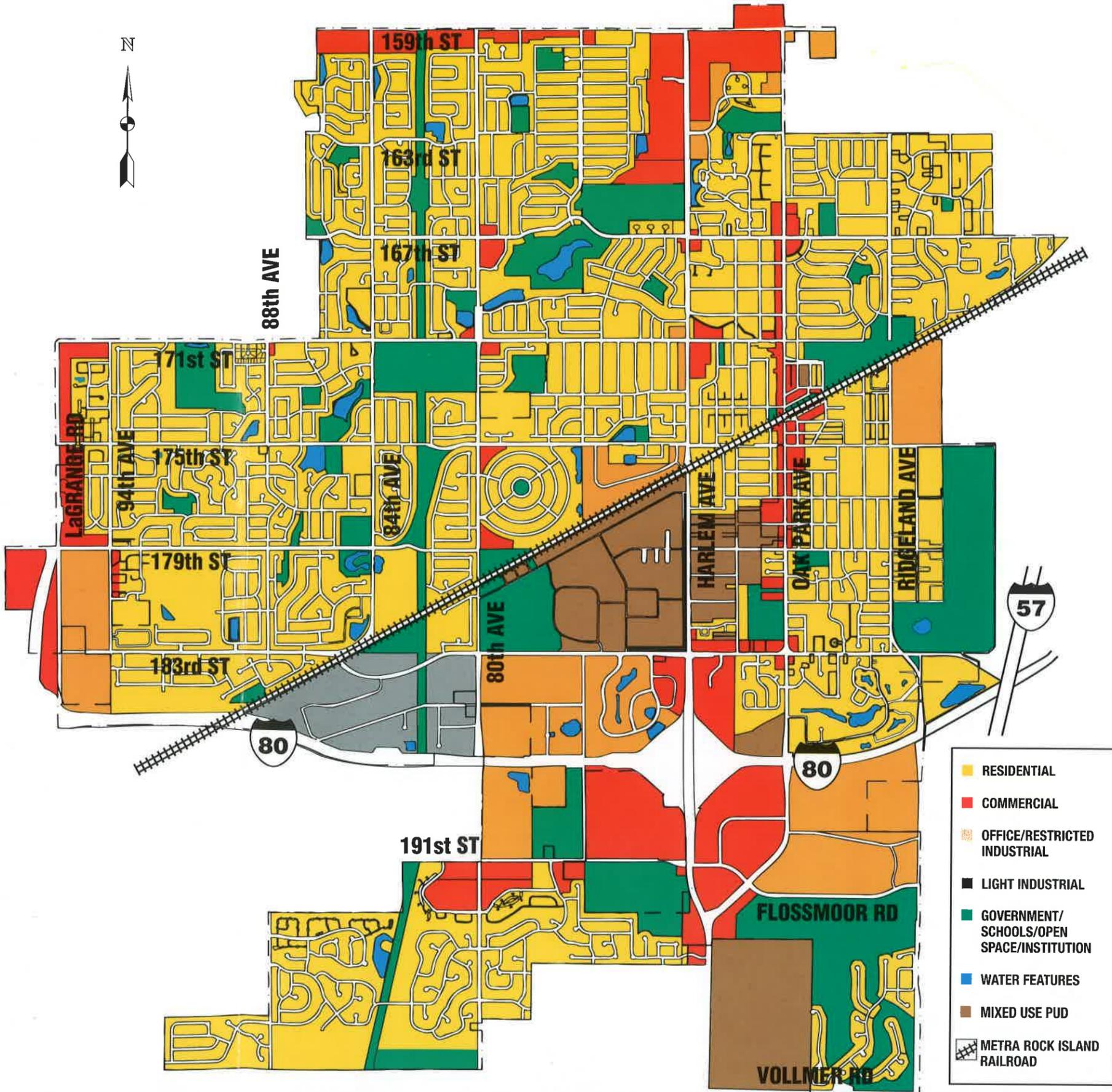
Attachment 2: Mental Health Center Redevelopment Project Area Map

Village of Tinley Park, IL Mental Health Center Redevelopment Project Area



Attachment 3: Future Land Use Map

N



- RESIDENTIAL
- COMMERCIAL
- OFFICE/RESTRICTED INDUSTRIAL
- LIGHT INDUSTRIAL
- GOVERNMENT/SCHOOLS/OPEN SPACE/INSTITUTION
- WATER FEATURES
- MIXED USE PUD
- METRA ROCK ISLAND RAILROAD

Attachment 4: Mental Health Center Redevelopment Project Area Eligibility Report

Tax Increment Finance
Village of Tinley Park
Mental Health Center Redevelopment Project Area

Eligibility Report
March 2015



Prepared by



Tax Increment Finance Village of Tinley Park Mental Health Center Redevelopment Project Area Eligibility Report

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I. Executive Summary

This “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Eligibility Report, March 2015” (the “Eligibility Report”), among other things, documents the eligibility and qualifications of the Mental Health Center Redevelopment Project Area (the “Redevelopment Project Area”) in the Village of Tinley Park, Illinois (the “Village”) for designation as a “Blighted Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

As set forth in the Act, “Redevelopment Project Area” (Redevelopment Project Area) means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as “an industrial park conservation area” (an “Industrial Park Conservation Area”) or a blighted area (“Blighted Area”) or a conservation area (“Conservation Area”), or a combination of both “Conservation Area” and “Blighted Area.” The definitions of each of these areas are in **Appendix A: Definitions**.

In determining whether the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village’s direction, Ehlers & Associates, Inc. (the “Consultant”) conducted research and field surveys prior to the completion of this Eligibility Report.

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land. The Blighted Area provisions apply separately to the improved land and to the vacant land in the Redevelopment Project Area. This Eligibility Report documents the relevant statutory requirements and how the Redevelopment Project Area meets the eligibility criteria.

II. Basis for Redevelopment

A. Statutory Findings

The Illinois General Assembly made two key findings in adopting the Act:

1. There exist in many municipalities within the State blighted and conservation areas.
2. The eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted Area and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in **Appendix A: Definitions**.

B. Eligibility

Each Redevelopment Project Area must meet the requirements for designation as Blighted, Conservation, Blighted and Conservation or Industrial Park Conservation Area. The criteria for each of these requirements are listed in **Appendix B: Eligibility Categories**.

C. Conclusions and Findings

1. The area must meet the criteria under one or more of three categories if it is determined to be blighted. One set of the criteria for both the Blighted Area and Conservation Area designation applies to developed property. Two sets of criteria within the blighted designation apply to vacant property. The minimum number of factors must be present in at least one of these categories and the presence of each must be documented.
2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The property must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the “but for” requirements in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (D), (F), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case ten (10) criteria have been met.

The following ten (10) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 2**.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for one section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

It was determined that one criterion in the other section, chronic flooding, exists in certain areas within the Redevelopment Project Area, per Section 11-74.4-3 (a) (3) (C) of the Act. However, that condition is not reasonably present and distributed throughout the Redevelopment Project Area; therefore, this section does not apply.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been “commercially farmed” in the last five (5) years.

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 3**.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 4** and **Table 5** of this Eligibility Report contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 565 acres, in excess of the minimum 1½ acres required by the Act.

Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in this Redevelopment Project Area.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

III. The Redevelopment Project Area

The Redevelopment Project Area is 565 acres in size. The improved land consists of institutional, industrial, residential, commercial, and public/recreational properties. The uses of the vacant land are open space, wetlands, parks/recreational use, railroad right-of-way, and surface parking.

There are 119 active property index numbers (PINs) in the Redevelopment Project Area, 65 of which are improved, and 54 are vacant. There are approximately 80 primary structures on the improved parcels. Of these primary structures, about 78% are over 35 years of age.

Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years, with the last closing in 2012, and since that time the nearly 280 acre property has been vacant. The property and its approximately 28 primary structures have numerous code and environmental issues, among other criteria cited in the Act, and will require significant remediation before they can be repurposed.

Other significant properties within the Redevelopment Project Area include: the Village's Police Headquarters, Public Works Office and Garage, Fire Training Tower, Emergency Management Agency (EMA) Garage, CRC Television Studio, Public Library, Freedom Park, and the newly constructed Metra train station, all on the southwest corner of the Redevelopment Project Area. It also includes a restricted use industrial park on the north side, some residential and wetland properties on the east side, and railroad right-of-way on the northeast side of the Redevelopment Project Area.

The Redevelopment Project Area is commonly known as the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

The boundaries contain all adjoining rights-of-ways.

Attachment 1 is the legal description of the Redevelopment Project Area. **Attachment 2** is the Map of the Redevelopment Project Area. **Attachment 2** illustrates that all parcels in the Redevelopment Project Area are contiguous. Both **Attachment 1** and **Attachment 2** are made part of this document by reference hereto.

IV. Analysis of Conditions in the Redevelopment Project Area

In determining whether the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village's direction, the Consultant conducted research and field surveys.

A survey and analysis of existing conditions within the Redevelopment Project Area was completed in January and February 2015 by the Consultant to document the extent to which each eligibility factor is present within the Redevelopment Project Area. Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites, if any.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters, and downspouts.

2. Building Components Evaluated

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

b. Deteriorated

Buildings where deterioration factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or required contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these dilapidation factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the Redevelopment Project Area. In order to qualify the Redevelopment Project Area for a TIF, the Redevelopment Project Area must meet criteria set forth in the Act. **The specific criteria as defined by the Act precede each finding.** The conclusions indicate whether the factor is found to be present within the Redevelopment Project Area, and the relative extent to which the factor is present.

C. Eligibility of a Blighted Area

As defined in the Act, “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five (5) of thirteen (13) specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

The following is an analysis of the Blighted Area eligibility factors:

1. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors (Blighted Area), each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

a. **Dilapidation**. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Finding: A visual survey of the structures in the Redevelopment Project Area did not indicate the presence of any structures that appeared to be in a dilapidated state. Therefore, an assessment of the structural state was not completed and this factor will not be used for qualification.

b. **Obsolescence**. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Finding: According to Cook County tax records, 78% of the primary structures (approximately 62 of 80) in the Redevelopment Project Area are more than 35 years of age. These buildings must be adapted to maintain their suitability for their occupants' needs and are in need of regular maintenance and repair, or renovation for them to meet modern day demands for commercial, industrial, governmental, and residential facilities.

With the exception of the Village's Public Library, new train station, and a few other commercial structures in the Redevelopment Project Area, most of the older buildings on the improved parcels meet this criterion to some extent due to the age of these buildings.

The earlier constructed Mental Health Center buildings (parcel number 27364020080000) were completed in 1958, with others following, including the Howe Development Center in 1971. In addition to having been vacant for many years, requiring significant renovations to meet current building, fire and electrical code standards, it would be very costly to adapt these buildings for another use. They will most likely be demolished and redeveloped for mixed-use purposes.

Other obsolete buildings, including the Village government buildings and those in the Duvan Drive industrial park require significant renovations to adapt them for optimal use by the current occupants or any new uses. These structures do not have the space or amenities of many newer such buildings. TIF funds could be used to incent rehabilitation of existing properties in this area and other sites within the Redevelopment Project Area, for demolition and site preparation for new structures.

The Village's Public Works garage was built in 1971 and is undersized to serve the larger community that Tinley Park has since become. The facility has structural issues and has a landfill to the east of it that requires remediation. The nearby Police Headquarters and EMA garage are also lacking in space and the functionality required for the Departments to meet the current demands of the community. The Fire Training Tower was built in 1997 and has some maintenance issues. More significantly however, the facility should be relocated as it no longer is appropriate at this site due to the growth and development of the community and surrounding properties.

The Duvan Drive Business Park was first developed in 1974. The park currently does not meet the Village's Design & Code standards for vehicular and pedestrian access, parking, landscaping and stormwater requirements. The heights of most of the buildings do not meet the industry standards for warehouse and distribution facilities, with over 50% of the buildings considered to be "Substandard" based on current Construction Codes.

Table 2 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (51 of 65 improved parcels, or 79%).

- c. **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Finding: Minor to severe levels of deterioration were found in certain components of most of the structures in the improved areas of the Redevelopment Project Area, particularly in the Mental Health Center structures. A number of other Village-owned, commercial and residential structures in the Redevelopment Project Area exhibited defects in roofing, siding, brick masonry, fascia, windows and window frames, gutters, downspouts, and door frames, as well as rusted heating and air conditioning equipment.

Given the age of structures in the Redevelopment Project Area, they likely suffer from interior deterioration as well. These are not unusual problems given the age of the buildings. Façade and other building improvements, both inside and out, would benefit many of these structures.

Deterioration was observed in the paved areas in both the improved and vacant portions of the Redevelopment Project Area. Streets, parking lots, drive lanes, and loading areas exhibited cracked pavement, some pot holes, loose pavement materials, and damaged curbs. Sidewalks and pathways were generally maintained but would need to be upgraded and expanded in some places for multi-purpose use with redevelopment. The Village may consider green infrastructure in its parking lots near the train station for sustainability purposes.

Table 2 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (50 of 65 improved parcels, or 77%).

- d. **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Finding: The Mental Health Center buildings have numerous building and fire code violations, including: flooded tunnels and buildings with mold, no fire suppression systems or alarms, electrical systems that are below code requirements, and heating/ventilation/air conditioning systems (HVAC) that are non-functional. There is currently no water service to any of the buildings and there are no storm water pollution prevention devices on the site. The zoning for this area is Office & Restricted Industrial and would need to be rezoned to a mixed-use planned unit development (PUD). All of the buildings have asbestos insulation and lead paint, and there are possible mercury issues in some of the buildings, among other environmental issues on the site.

The Village's Public Works Garage has building code deficiencies related to electrical, reduced pressure zone (RPZ) (i.e., backflow prevention devices), HVAC, and sprinkler systems.

The Duvan Drive industrial park buildings with the same ownership and use since 2006 have code deficiencies related to electrical, mechanical, fire sprinkler, and storm water management systems. Zoning violations include a lack of vehicular access to these properties and insufficient parking. There are currently legal non-conforming outside storage and screening issues, which would need to be addressed with any renovations or redevelopment.

Table 2 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (44 of 65 improved parcels, or 68%).

- e. **Illegal use of individual structures.** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Finding: No illegal use of individual structures was apparent. Therefore, this factor does not apply.

- f. **Excessive vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Finding: At the time this study was completed, approximately 8 non-residential improved parcels were observed to have vacancies present. However, one of the 8 parcels contains the approximately 28 Mental Health Center primary buildings (all on parcel number 27364020080000) that are all completely vacant. Given the size and significance of this parcel with respect to the overall Redevelopment Project Area (approximately half of the acreage and 35% of the primary buildings), and the duration of these vacancies, this factor is significant

within the Redevelopment Project Area as a whole and will be used as a qualifying factor.

Further, given the number of buildings that are considered to be obsolete within the Redevelopment Project Area, the number of vacancies will likely increase as buildings age and become increasingly obsolete. Actions taken to prevent building obsolescence will also discourage vacancies within these buildings.

Table 2 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (8 of 65 improved parcels, or 12%, but more relevantly, 28 of 80 primary structures, or 35%, and half of the land within the Redevelopment Project Area).

- g. Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Finding: Lack of ventilation, light, or sanitary facilities was not apparent during the exterior survey of properties (although interior inspections of the Mental Health Center properties, which were not undertaken, may have revealed such issues). Therefore, this factor does not apply.

- h. Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.

Finding: A report from the Village's Engineer indicates that the Redevelopment Project Area suffers from inadequate utilities throughout (see **Attachment 3**).

Storm water management needs to be upgraded throughout the Redevelopment Project Area. Depending upon the specific sector within the Redevelopment Project Area, upgrades may be needed to bring the sector in compliance with current standards. In other sectors, increased capacity and outlets are required. Green infrastructure for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance is required in other sectors to improve water quality before discharge.

In the area near the train station, Village Facilities, and Mental Health Center, the Post 9 sanitary lift station requires significant upgrades and possible replacement to bring it up to Village standards. Other sections of the Redevelopment Project

Area have sanitary sewer lines that are made of clay and must be lined or replaced to reduce inflow and infiltration.

The Mental Health Center property requires the installation of all new water main, including fire hydrants and associated appurtenances. The hydraulics of the existing water main network on the property are inadequate because they are dependent upon the existing elevated tank, which is to be demolished due to lack of maintenance and the fact that it is not at the same hydraulic grade as the Village of Tinley Park distribution system. In addition, sampling of the water main done back in the early 2000's showed the main is unlined cast iron pipe with scaling on the interior. The residential area east of Harlem Avenue and the Duvan Drive area also require all new water main including fire hydrants and associated appurtenances. In addition, existing wells in the residential area will need to be cut and capped in accordance with the Illinois Plumbing Code and the Cook County Health Department Standards.

Properties within the Redevelopment Project Area east of Harlem Avenue, on the west side of Duvan Drive and near the train station and Village Facilities are wetlands areas. While these areas would remain wetlands when redevelopment occurs in this area, the areas can be upgraded to provide improved storm water quality and passive recreational uses for the community.

Street lighting, traffic signalization, and electrical and data capacity improvements, consistent with the requirements of redevelopment, would need to be included throughout the improved areas of the Redevelopment Project Area. The Village has an extensive fiber optic network used for communication in municipal buildings. Existing Village facilities within the Redevelopment Project Area are recommended to be connected to this network.

There are likely to be other significant capital infrastructure needs within the Redevelopment Project Area during the life of the TIF District.

This factor is reasonably present within all of the improved parcels of the Redevelopment Project Area, as reflected in **Table 2**.

- i. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Finding: There are buildings that are improperly situated on parcels, buildings that are located on parcels of inadequate size or shape, and multiple buildings on a single parcel in the improved portions of the Redevelopment Project Area. A notable exception is the Mental Health Center property, which has sufficient open space and a relatively non-intensive use of property from a situational perspective. However, with respect to the industrial properties on Duvan Drive and the residential area east of Harlem Avenue, some buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. The subdivision (in the industrial areas) or consolidation of parcels (in the residential areas) may need to occur prior to any redevelopment. There are inadequate loading and service areas for some existing uses, as well as any new uses. There may also be a lack of on-site parking to accommodate any significant redevelopment within the Redevelopment Project Area.

Table 2 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (40 of 65 improved parcels, or 62%).

- j. **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Finding: The currently vacant and contaminated Mental Health Center property is located on a key site right in the center of the Redevelopment Project Area, surrounded by several of the Village's public facilities, its new train station, newer commercial and residential uses, and the Tinley Park Convention Center. The property will require significant environmental remediation before redevelopment can occur (see detail below under "k. Environmental clean-up"). The land use relationships that currently exist between the majority of the buildings in the Redevelopment Project Area are incompatible and unsuitable within the present and future land use context of the Mental Health Center property.

Further, the Fire Training Tower, EMA Garage, Public Works Office and Garage, and CRC Television Studio have become incompatible in their land use relationships with the surrounding properties since the time they were built. They are unsuitable for this location at the present time.

Therefore, this factor applies as a qualifying criterion. **Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (1 of 65 improved parcels, or 2%, but more relevantly, 28 of 80 primary structures, or 35%, and half of the land within the Redevelopment Project Area).

- k. **Environmental clean-up.** The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law,

provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

Finding: The former Tinley Park Mental Health Center property (on parcel 27364020080000) has several abandoned facilities (sewage, power, water treatment, and heating plants) and leaking underground gasoline and other petroleum storage tanks. As a result, the property is listed by the Illinois Environmental Protection Agency (ILEPA) as having Leaking Underground Storage Tanks (L.U.S.T. IEMA Incidents #941705, #951781, and #952428) (see **Attachment 4** for ILEPA documentation). Additionally, the property has five state owned electrical transformers which must be removed. A report (**Attachment 5**) provided by an environmental consultant to the Village indicates that the transformers are assumed to have polychlorinated biphenyls (PCBs), which must be confirmed by testing. There is also asbestos, lead, lime sludge, and mercury contamination, as well as stored drums of unidentified chemicals and buried universal waste, on the property. The report estimates that there are over \$12 million in current dollar value costs to remediate the various issues which must be addressed before redevelopment can occur on the property. This dollar amount will likely escalate as other issues are identified and inflation and staged project work forces costs to rise over the term of the TIF.

Two of the properties on Duvan Drive (parcels 27362040450000 and 27362050160000) are also listed by the Illinois Environmental Protection Agency as having Leaking Underground Storage Tanks (L.U.S.T. IEMA Incidents #910328 and #990540).

While it is not an IEPA listed property, there is also a landfill on Village property to the east of the Public Works Garage.

Funds are included within the Redevelopment Project Costs section of the Redevelopment Plan and Project to assist in the remediation costs of these and any other environmental hazards encountered during the term of the TIF.

Table 2 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (4 of 65 improved parcels, or 6%, but more relevantly, 31 of 80 primary structures, or 39%, and more than half of the land within the Redevelopment Project Area).

1. **Lack of community planning.** The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Finding: The Mental Health Center property and the residential area east of Harlem Avenue in the Redevelopment Project Area were developed before the

Village's first comprehensive plan (adopted in 1967) and without the benefit or guidance of any type of planning standards commonly used after that time.

The Redevelopment Project Area has not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area. In 2014, the Village engaged an outside planning and market analysis consultant team to prepare a redevelopment study and plan for the TPMHC (a Phase 1 Guiding Principal Plan). The report was issued in October 2014 and states that, among other things, the Village will need to establish a clear Master Plan and a Regulatory framework in order to ensure that the vision is carried through consistently throughout the development phases. It also indicates that the redevelopment of the site will likely require Village assistance that could include General Obligation Bonds and a TIF District in order to fund the construction of infrastructure.

The environmental hazards produced by activities within the Mental Health Center property qualify this property as having incompatible land-use relationships with the properties currently surrounding it, both inside and outside of the Redevelopment Project Area. The Village's Future Land Use Map, last updated in 2000, indicates that this property is to be Mixed-Use PUD, which is not consistent with its current institutional use.

Parcels are of an inadequate shape and size to meet contemporary development standards and access to service and loading areas is challenged (as described in the descriptions for prior criteria) in the Redevelopment Project Area. Some parcels may need to be consolidated, particularly in the Duvan Drive and residential area east of Harlem Avenue, and others sub-divided to accommodate redevelopment requirements. There is inadequate street layout within the Mental Health Center and the residential area for future land uses. The currently residential area near Harlem Avenue is also inconsistent with the Village's planned future land use, which is to be Mixed-Use PUD.

This factor is reasonably present throughout the Redevelopment Project Area, as reflected in **Table 2**.

- m. The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the **Redevelopment Project Area** is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

Finding: The Equalized Assessed Value (EAV) for the improved parcels in the Redevelopment Project Area is shown in the table below. The data in the table indicates that the total equalized assessed value of the proposed Redevelopment Project Area has declined for five (5) of the last five (5) calendar years. It also

indicates that the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for five (5) of the last five (5) calendar years. Further, the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the improved parcels of the Redevelopment Project Area. Therefore, this criterion applies.

EAV Trend for Blighted Improved Parcels within the Redevelopment Project Area						
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	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
Total EAV of Improved Parcels	19,257,330	18,693,596	17,432,850	14,874,267	13,568,935	12,451,931
Percent Change		-2.93%	-6.74%	-14.68%	-8.78%	-8.23%
Village Wide EAV	1,761,707,602	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558
Balance of Village Wide EAV	1,742,450,272	1,777,403,347	1,794,667,891	1,593,088,496	1,478,548,253	1,385,860,627
Percent Change		2.01%	0.97%	-11.23%	-7.19%	-6.27%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

The EAV for the entire Redevelopment Project Area is shown in **Table 1**.

2. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- a. **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

Finding: The platting of the vacant land within the Redevelopment Project Area is obsolete. The size of some parcels of vacant land is not compatible with contemporary standards and requirements. Some vacant parcels, particularly in the residential area east of Harlem Avenue, but also near the train station and on Duvan Drive, are of irregular size or shape and would be difficult to develop on a planned basis. In some cases, platting failed to create rights-of-way for streets, alleys or other rights-of-way. There is insufficient east-west and north-south right-of-way in the Harlem Avenue area as well. Easements will likely be needed for the utility work (See IV. C. 1. (h), Inadequate utilities) that is needed in the Redevelopment Project Area. Vacant land properties may need to be vacated, consolidated, and re-subdivided to accommodate future uses or allow for the expansion of existing uses.

Table 3 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (43 of 54 parcels, or 80%).

- b. **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

Finding: Approximately 26% of the parcels of vacant land (14 of 54) have different owners. This factor is present to a minor extent, but is not considered a major factor within the Redevelopment Project Area and will not be used to qualify the Redevelopment Project Area.

- c. **Tax and special assessment delinquencies** exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

Finding: This factor is not significant within the Redevelopment Project Area and will not be used to qualify the Redevelopment Project Area.

- d. **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land.

Finding: There is a sufficient number of vacant parcels in neighboring areas adjacent to structures exhibiting signs of deterioration in the Redevelopment Project Area to apply this factor as a qualification for eligibility. Structures and facilities surrounding these parcels were found to have deterioration. Section IV. C. 1. (c) of this Eligibility Report describes this deterioration.

Table 3 lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (31 of 54 vacant parcels, or 57%).

- e. **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

Finding: There is no evidence that vacant properties within the Redevelopment Project Area have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency. Therefore, this factor does not apply to the vacant parcels. Funds are included within the Redevelopment Project Costs section of the Redevelopment Plan and Project should they be needed to remediate any environmental hazards.

- f. **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an

annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

Finding: The Equalized Assessed Value (EAV) for the vacant parcels in the Redevelopment Project Area is shown in the table below. It indicates that the total EAV of the vacant parcels has declined for five (5) of the last five (5) calendar years. It also indicates that the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for three (3) of the last five (5) calendar years. Further, the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the vacant parcels of the Redevelopment Project Area. Therefore, this criterion applies to all of the vacant parcels, as reflected in **Table 3**.

EAV Trend for Vacant Parcels within the Redevelopment Project Area

	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
Total EAV of Vacant Parcels	1,027,914	863,215	812,282	685,129	647,073	613,976
Percent Change		-16.02%	-5.90%	-15.65%	-5.55%	-5.11%
Village Wide EAV	1,761,707,602	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558
Balance of Village Wide EAV	1,760,679,688	1,795,233,728	1,811,288,459	1,607,277,634	1,491,470,115	1,397,698,582
Percent Change		1.96%	0.89%	-11.26%	-7.21%	-6.29%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

The EAV for the entire Redevelopment Project Area is shown in **Table 1**.

3. If vacant, the sound growth of the Redevelopment Project Area is impaired by one (1) of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

a. The area consists of one or more unused quarries, mines, or strip mine ponds.

Finding: There are no quarries, mines, or strip mine ponds in the Redevelopment Project Area. Therefore, this factor does not apply.

b. The area consists of unused rail yards, rail tracks, or rights-of-way.

Finding: There are parcels with rail tracks and right-of-way in the Redevelopment Project Area, but they are currently active. There are no unused rail yards, rail tracks or rights-of-way. Therefore, this factor does not apply.

c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered

professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Finding: There are properties within the Redevelopment Project Area that are prone to chronic flooding, namely the area between the Village Public Works facility and the Library just east of 80th Avenue, and the properties east of Harlem Avenue. These areas are wetlands, as well as being identified in the Federal Emergency Management Agency (FEMA) flood zone maps in **Attachment 6**.

Stormwater management must be addressed within the Redevelopment Project Area as a whole. However, because the areas considered to be in a flood zone are intended to remain as wetlands and are not intended to be converted for other purposes prior to any redevelopment, nor is this factor reasonably present and distributed throughout the Redevelopment Project Area, this factor will not be applied as a qualifying criterion.

- d. **The area consists of an unused or illegal disposal site** containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

Finding: No unused or illegal disposal sites in the Redevelopment Project Area were found on vacant land during the survey of the area or in the course of any research. (Universal waste was buried within the former Mental Health Center property and there is a landfill area near the Public Works Garage; however, those parcels are improved parcels.) Therefore, this factor does not apply.

- e. **Prior to November 1, 1999, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.**

Finding: This factor does not apply.

- f. **The area qualified as a blighted improved area immediately prior to becoming vacant**, unless there has been substantial private investment in the immediately surrounding area.

Finding: This factor does not apply.

D. Eligibility of Conservation Area

“Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the

structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the conservation factors as defined in the Act is detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

Finding: The improved portion of the Redevelopment Project Area meets the age criteria (78% of the structures have an age of 35 years or more) and ten (10) of the Conservation Area eligibility factors apply as defined in the Act. However, the area is being defined as a Blighted Area, in that it can be defined as such in its present state.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Finding: The Redevelopment Project Area does not qualify as an Industrial Park Conservation Area.

V. Eligibility Conclusions

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (D), (F), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case ten (10) criteria have been met.

The following ten (10) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 2**.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for one section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

It was determined that one criterion in the other section, chronic flooding, exists in certain areas within the Redevelopment Project Area, per Section 11-74.4-3 (a) (3) (C) of the Act. However, that condition is not reasonably present and distributed throughout the Redevelopment Project Area; therefore, this section does not apply.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been “commercially farmed” in the last five (5) years.

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 3**.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 4** and **Table 5** of this Eligibility Report contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 565 acres, in excess of the minimum 1½ acres required by the Act.

In addressing the challenges of redeveloping the Redevelopment Project Area, there are many problems which must be overcome.

The core of the Redevelopment Project Area, the former Mental Health Center, was developed between the years of 1955 and 1971, and the residential area east of Harlem Avenue (unincorporated to the Village at the time) was developed starting in 1930, prior to the Village having a comprehensive plan in place. (The first plan was not adopted until 1967.) Since that time, the Mental Health Center has ceased operations, becoming a vacant property, and the Village’s population has grown and evolved, as have the needs of residents and business owners in the community. The Village’s public facilities within the Redevelopment Project Area are aging and no longer meet the functional needs of those departments..

Many of the buildings, particularly those in the Mental Health Center area, suffer from obsolescence, and deterioration. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to or nearby those deteriorated improved parcels of the Redevelopment Project Area. Many of the structures within the Redevelopment Project Area would benefit from some renovation at a minimum, and some structures, as those on the Mental Health Center parcel, will likely require demolition before redevelopment can occur. In addition to having been vacant for many years, significant renovations to TPMHC structures are

required to meet current building, fire and electrical code standards. It would be very costly to adapt these buildings for another use. As buildings age, they generally require more upkeep and maintenance. Structures also likely suffer from interior deterioration not detectable through an exterior inspection. A number of the structures within the Redevelopment Project Area exhibited minor to more severe level defects in some aspect of their construction. Deterioration was also observed in paved areas in the improved (and adjacent to or nearby vacant) parcels of the Redevelopment Project Area.

Aging buildings often tend to become obsolete as well. If it is considered by current or future occupants too costly to adapt the structure for newer uses, vacancies can occur. This is certainly the case on the Mental Health Center property, and may become more significant within other portions of the Redevelopment Project Area. Substantial investment will be necessary to repair and renovate these buildings and parking areas. Demolition and land preparation costs for redevelopment may also be funded by the TIF. There are not adequate service and loading areas for some buildings, as well as other issues that make buildings and parcels obsolete for the current and future needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards and Village code requirements.

The former Mental Health Center property has several abandoned facilities (sewage, power, water treatment, and heating plants) and leaking underground gasoline and other petroleum storage tanks. Other environmental issues which must be remediated prior to redevelopment include: electrical transformers assumed to have polychlorinated biphenyls (PCBs), asbestos, lead, lime sludge, and mercury contamination, as well as stored drums of unidentified chemicals and buried universal waste on the property. These hazards constitute a major presence of deleterious land use within the Redevelopment Project Area. There are also leaking underground storage tanks on two properties within the Duvan Drive industrial park.

The Redevelopment Project Area as a whole suffers from inadequate utilities. Stormwater management and, to a minor extent flooding issues, within the improved and vacant land are challenges. These issues are possibly amplified by excessive land coverage on the improved parcels. Significant upgrades, increased capacity, volume control, conversions to green infrastructure, and more outlets are needed. Sanitary sewer line upgrades and conversion of clay lines to newer materials will require costly work in the near future, not to mention work that may be required later in the life of the TIF District. The installation of all new water main, including fire hydrants and associated appurtenances is needed on the Mental Health Center property, as well as the residential area east of Harlem Avenue, which also requires work to existing wells.

Substantial improvements will be necessary to bring many of the properties within the Redevelopment Project Area into compliance with current code requirements. The Mental Health Center buildings have numerous building and fire code violations, including: flooded tunnels and buildings with asbestos and mold, no fire suppression systems or alarms, electrical systems that are below code requirements, and heating/ventilation/air conditions systems (HVAC) that are non-functional, in addition to environmental issues on the site. There is currently no water service to any of the buildings and there are no storm water pollution

prevention devices on the site. The zoning for this area is Office & Restricted Industrial and would need to be rezoned to a mixed-use planned unit development (PUD). The Village's Public Works Garage and the Duvan Drive industrial park buildings have code deficiencies related to electrical, mechanical, fire sprinkler, and storm water management systems. Zoning violations include a lack of vehicular access to these properties and insufficient parking. There are currently legal non-conforming outside storage and screening issues, which would need to be addressed with any renovations or redevelopment. Obsolete platting of vacant parcels also entails costs for prospective redevelopers. This work will be necessary to accommodate existing development within the area, much less the needs of redevelopment, which will include more restrictive lending parameters and lower risk project requirements for potential developers.

Other improvements, such as electrical and data infrastructure, sidewalks, recreational pathways, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges to the Village and other utility providers, which means there will be extraordinary costs that may require some level of subsidy in order to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

There have been only a small number of building permits issued for new construction in the Redevelopment Project Area in the last ten years. Among these have been renovations to one single family residence and a few commercial/office structures. Public projects have included an addition to the Tinley Park Public Library, and the construction of the new Metra train station and the nearby Freedom Park. There has been a general lack of private investment, likely influenced by the high cost and difficulty of securing financing since the recent economic recession. The Mental Health Center property offers an enormous redevelopment opportunity. While interest has been expressed by the private sector, with the enormous costs of addressing environmental and utility deficiencies, incentives and assistance will be needed.

Likewise, the higher tax rates imposed on taxpayers, including businesses, within Cook County make it challenging for the Village to attract and retain some businesses, given the near proximity of Will County to the Redevelopment Project Area and its lower rates. Further, Cook County's classified system of assessment creates a heavier tax burden for business property owners compared to Will County's system. These are factors that current and prospective Duvan Drive industrial businesses are challenged by as well. Tax increment revenue can provide funding to help level the playing field for businesses and projects within the Redevelopment Project Area during these negotiations with the Village.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S. All of the three measurements of EAV indicate that EAV is lagging throughout the Redevelopment Project Area as a whole, within the improved parcels alone, and within the vacant parcels alone. They are also a strong indicator that the Redevelopment Project Area has not been subject to growth and private investment.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in this Redevelopment Project Area.

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

Based on all of the above factors, the Consultant recommends that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long term physical, economic, and social well-being of the Village.

Tables

Table 1: Mental Health Center Redevelopment Project Area Parcel Numbers and Five Year EAV History

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27361000100000	18,914	19,456	19,051	17,149	16,197	15,368
27361010050000	56,510	58,124	56,915	51,234	48,388	45,913
27361100030000	44,164	45,426	44,481	40,041	37,817	35,882
27361220010000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27361240150000	3	3	3	3	3	3
27362040020000	276,858	242,307	237,267	189,370	178,851	152,738
27362040030000	79,421	40,846	39,996	22,909	21,637	20,530
27362040060000	613,675	694,335	459,938	421,047	397,660	377,321
27362040120000	1,445,422	1,135,690	1,112,067	1,028,986	971,832	922,125
27362040130000	542,242	639,412	626,990	655,166	618,775	587,126
27362040140000	346,730	353,830	347,774	303,182	137,923	135,464
27362040150000	232,286	222,026	218,120	195,243	86,513	77,491
27362040210000	693,775	492,682	482,434	563,175	531,894	504,689
27362040220000	211,737	181,338	177,566	97,388	91,979	87,274
27362040230000	341,324	268,199	262,621	266,163	251,379	238,521
27362040240000	268,074	210,631	206,250	156,955	148,237	140,655
27362040280000	731,413	606,608	593,990	727,241	476,015	451,668
27362040290000	2,366,274	1,859,224	1,820,551	1,659,318	1,567,152	1,486,996
27362040310000	83,186	78,931	108,699	88,078	83,186	78,931
27362040330000	587,722	664,971	263,403	329,356	311,060	295,150
27362040340000	264,354	299,100	292,878	237,277	224,097	212,635
27362040360000	217,140	193,356	189,334	155,939	147,277	139,744
27362040370000	179,190	202,742	174,897	160,837	151,904	144,134
27362040380000	179,190	178,609	174,893	89,477	151,906	144,137
27362040390000	585,375	662,316	648,539	413,513	390,545	370,570
27362040400000	178,713	140,415	137,495	189,239	178,728	169,586
27362040411001	149,466	169,112	110,880	101,805	96,151	91,233
27362040411002	149,466	169,112	110,880	101,805	96,151	91,233
27362040411003	234,878	265,753	174,240	159,985	151,098	143,370
27362040440000	n/a	n/a	100,221	70,258	66,355	62,961
27362040450000	n/a	n/a	418,645	137,678	130,031	123,380
27362040460000	n/a	n/a	143,134	128,844	121,794	115,564
27362040470000	n/a	n/a	n/a	n/a	n/a	34,892
27362040480000	n/a	n/a	n/a	n/a	n/a	24,600
27362040490000	n/a	n/a	n/a	n/a	n/a	21,092
27362040500000	n/a	n/a	n/a	n/a	n/a	108,598
27362050110000	473,657	649,516	297,340	405,567	404,935	363,449
27362050130000	189,254	214,136	209,682	263,962	226,549	214,962
27362050140000	381,556	431,703	422,723	338,794	319,976	303,610
27362050150000	644,393	729,091	713,925	578,694	546,267	518,327
27362050160000	144,575	137,480	134,620	101,003	95,393	90,514
27362050170000	138,833	142,279	139,319	91,759	86,662	82,230
27362050180000	16,558	1,547	1,515	1,364	1,288	1,222
27362050200000	282,407	253,027	247,764	198,201	187,192	177,618
27362050210000	401,825	454,637	445,180	415,118	71,950	148,798
27362050220000	9,773	5,025	151,533	99,592	94,061	89,250
27362050240000	471,807	370,708	362,997	356,626	336,818	319,590
27362050250000	211,901	207,841	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27362050260000	661,955	748,968	733,389	343,844	324,745	308,135
27362050270000	712,987	608,033	443,827	396,982	374,932	355,755
27362050280000	323,744	366,303	358,684	215,285	203,327	192,928
27362050290000	535,263	605,620	411,484	373,455	352,712	334,671
27362050300000	571,388	646,490	438,484	372,599	351,904	333,905
27362050310000	436,538	493,918	368,151	447,197	285,517	270,914
27362050320000	83,422	42,901	42,009	24,065	22,728	21,566
27362050330000	78,459	425,718	416,863	375,252	354,409	189,116
27362050340000	605,841	514,813	504,105	447,886	423,009	413,373
27362050360000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020030000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020040000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020080000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020100000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020110000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27365000026001	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27365000026002	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28303140130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28305000050000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28311000160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010150000	66,143	66,121	64,746	55,922	52,815	43,315
28311010160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010170000	81,340	41,830	71,980	53,670	50,689	42,940
28311010180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010190000	127,663	101,009	65,799	52,996	43,052	40,492
28311030300000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030320000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030330000	29,905	41,614	46,208	36,744	39,199	46,009
28311030450000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030470000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040070000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040120000	115,495	91,384	22,371	20,138	19,019	18,046
28311040130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040140000	45,393	57,602	85,780	16,356	15,448	14,658
28311040150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040160000	39,401	52,119	80,411	62,567	59,092	56,069
28311040170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040180000	27,354	29,269	52,827	32,596	28,807	40,004
28311040190000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040200000	54,157	57,948	62,004	57,339	52,821	49,761
28311040210000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040220000	57,827	71,116	75,096	70,840	71,731	67,704
28311040230000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040250000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040260000	79,328	85,478	93,492	94,367	77,125	72,567
28311040270000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
28311040280000	49,637	53,263	52,031	58,646	54,055	35,226
28311040290000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050100000	37,533	28,956	28,354	55,301	52,229	49,558
28311050270000	14,914	15,819	15,490	13,944	13,169	12,496
28311050440000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050550000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050560000	49,826	53,314	57,046	37,071	33,678	31,598
28311050570000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050580000	8,677	15,951	15,619	14,060	13,279	12,600
28311050590000	3	31,227	30,578	27,526	25,997	24,667
28311050600000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050720000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050750000	42,320	21,764	21,311	19,184	18,119	17,192
28311140080000	20,409	12,025	11,774	10,599	10,010	9,498
28311140400000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28315000010000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27362040250000	126,632	97,490	n/a	n/a	n/a	n/a
27362040420000	455,309	158,644	694,469	163,624	538,765	n/a
27362040430000	302,340	228,560	n/a	n/a	n/a	n/a
Total EAV of RPA	20,285,244	19,556,811	18,245,132	15,559,396	14,216,008	13,065,907
Percent Change		-3.59%	-6.71%	-14.72%	-8.63%	-8.09%
Village Wide EAV	1,761,707,602	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558
Balance of Village Wide EAV	1,741,422,358	1,776,540,132	1,793,855,609	1,592,403,367	1,477,901,180	1,385,246,651
Percent Change		2.02%	0.97%	-11.23%	-7.19%	-6.27%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

EAV is subject to verification by the Cook County Clerk. After verification, a final value will be certified by the Cook County Clerk, which will establish the Certified Initial EAV of the Redevelopment Project Area.

Table 2: Improved Parcels

IMPROVED PARCELS			
27362040020000	27362040380000	27362050210000	27364020160000
27362040060000	27362040390000	27362050220000	27364020180000
27362040120000	27362040411001	27362050240000	28311010150000
27362040130000	27362040411002	27362050250000	28311010170000
27362040140000	27362040411003	27362050260000	28311010190000
27362040150000	27362040450000	27362050270000	28311030330000
27362040210000	27362040460000	27362050280000	28311040160000
27362040220000	27362040470000	27362050290000	28311040180000
27362040230000	27362040480000	27362050300000	28311040200000
27362040240000	27362040490000	27362050310000	28311040220000
27362040280000	27362040500000	27362050330000	28311040260000
27362040290000	27362050110000	27362050340000	28311040280000
27362040310000	27362050130000	27362050360000	28311050560000
27362040330000	27362050140000	27364020040000	28311140400000
27362040340000	27362050150000	27364020080000	
27362040360000	27362050160000	27364020120000	
27362040370000	27362050200000	27364020150000	

Table 3: Vacant Parcels

VACANT PARCELS			
27361010050000	27364020130000	28311030450000	28311050100000
27361000100000	27364020140000	28311030470000	28311050270000
27361100030000	27364020170000	28311040070000	28311050440000
27361220010000	27365000026001	28311040120000	28311050550000
27361240150000	27365000026002	28311040130000	28311050570000
27362040030000	28303140130000	28311040140000	28311050580000
27362040400000	28305000050000	28311040150000	28311050590000
27362040440000	28311000160000	28311040170000	28311050600000
27362050170000	28311010120000	28311040190000	28311050720000
27362050180000	28311010140000	28311040210000	28311050750000
27362050320000	28311010160000	28311040230000	28311140080000
27364020030000	28311010180000	28311040250000	28315000010000
27364020100000	28311030300000	28311040270000	
27364020110000	28311030320000	28311040290000	

Table 4: Conditions Survey of Improved Parcels

The table below indicates the parcels in the Redevelopment Project Area in which a reasonable presence of and distribution of Blighted Area qualifying factors apply to the improved parcels at the time of this report.

Improved Parcels - Blighted Area Qualifying Factors										
PIN	B Obsolescence	C Deterioration	D Presence of Structures Below Minimum Code	F Excessive Vacancies	H Inadequate Utilities	I Excessive Land Coverage	J Deleterious Land Use or Layout	K Environmental Clean-up	L Lack of Community Planning	M Lagging EAV
27362040020000					X	X			X	X
27362040060000	X	X	X		X	X			X	X
27362040120000	X	X	X		X				X	X
27362040130000	X	X	X		X	X			X	X
27362040140000	X	X	X		X	X			X	X
27362040150000	X	X	X		X	X			X	X
27362040210000	X	X	X		X	X			X	X
27362040220000	X	X	X		X	X			X	X
27362040230000	X	X	X		X	X			X	X
27362040240000	X	X	X		X	X			X	X
27362040280000	X	X	X		X	X			X	X
27362040290000	X	X	X		X				X	X
27362040310000	X	X	X		X				X	X
27362040330000	X	X	X		X	X			X	X
27362040340000	X	X	X	X	X				X	X
27362040360000	X	X	X		X	X			X	X
27362040370000	X	X	X		X	X			X	X
27362040380000	X	X	X		X	X			X	X
27362040390000	X	X	X		X				X	X
27362040411001					X	X			X	X
27362040411002					X	X			X	X
27362040411003					X	X			X	X
27362040450000	X	X	X		X	X		X	X	X
27362040460000	X	X	X		X	X			X	X
27362040470000	X	X	X		X	X			X	X
27362040480000	X	X	X		X	X			X	X
27362040490000	X	X	X		X	X			X	X
27362040500000	X	X	X		X	X			X	X
27362050110000	X	X	X		X	X			X	X
27362050130000	X		X		X	X			X	X
27362050140000	X	X	X		X	X			X	X
27362050150000	X	X	X	X	X	X			X	X
27362050160000	X	X	X		X	X		X	X	X
27362050200000	X	X	X		X	X			X	X
27362050210000	X	X	X		X				X	X
27362050220000			X		X	X			X	X
27362050240000			X		X	X			X	X
27362050250000	X	X	X		X	X			X	X
27362050260000	X	X	X		X	X			X	X
27362050270000			X		X	X			X	X
27362050280000			X		X				X	X
27362050290000	X	X	X	X	X	X			X	X

Improved Parcels - Blighted Area Qualifying Factors										
PIN	B Obsolescence	C Deterioration	D Presence of Structures Below Minimum Code	F Excessive Vacancies	H Inadequate Utilities	I Excessive Land Coverage	J Deleterious Land Use or Layout	K Environmental Clean-up	L Lack of Community Planning	M Lagging EAV
27362050300000	X	X	X	X	X	X			X	X
27362050310000	X	X	X	X	X				X	X
27362050330000					X	X			X	X
27362050340000	X	X	X	X	X	X			X	X
27362050360000	X	X	X	X	X	X			X	X
27364020040000	X	X	X		X			X	X	X
27364020080000	X	X	X	X	X		X	X	X	X
27364020120000	X	X			X				X	X
27364020150000					X	X			X	X
27364020160000					X				X	X
27364020180000					X				X	X
28311010150000	X	X			X				X	X
28311010170000	X	X			X				X	X
28311010190000	X	X			X				X	X
28311030330000	X	X			X				X	X
28311040160000	X	X			X				X	X
28311040180000	X	X			X				X	X
28311040200000	X	X			X				X	X
28311040220000					X				X	X
28311040260000	X	X			X				X	X
28311040280000	X	X			X				X	X
28311050560000	X	X			X				X	X
28311140400000					X				X	X

* Lagging EAV is measured as a whole rather than by parcel. The data in the table indicates that the total equalized assessed value of the proposed Redevelopment Project Area has declined for five (5) of the last five (5) calendar years. It also indicates that the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for five (5) of the last five (5) calendar years. Further, the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the improved parcels of the Redevelopment Project Area. Therefore, this criterion applies to all of the improved parcels.

Table 5: Conditions Survey of Vacant Parcels

The table below indicates the parcels in the Redevelopment Project Area in which a reasonable presence of and distribution of Blighted Area qualifying factors apply to the vacant parcels at the time of this report.

PIN	Vacant Parcels - Blighted Area Qualifying Factors				
	2A Obsolete Platting	2B Diversity of Ownership	2D Deterioration of Nearby Structures	2F Lagging EAV	3C Flooding
27361000100000	X	X		X	
27361010050000	X		X	X	
27361100030000		X	X	X	
27361220010000		X		X	
27361240150000	X	X		X	
27362040030000		X	X	X	
27362040400000	X	X	X	X	
27362040440000	X	X	X	X	
27362050170000		X	X	X	
27362050180000	X		X	X	
27362050320000	X	X	X	X	
27364020030000				X	
27364020100000	X		X	X	
27364020110000			X	X	
27364020130000	X		X	X	
27364020140000	X		X	X	
27364020170000				X	
27365000026001				X	
27365000026002				X	
28303140130000	X			X	
28305000050000				X	
28311000160000	X		X	X	
28311010120000	X		X	X	X
28311010140000	X		X	X	X
28311010160000	X		X	X	X
28311010180000	X		X	X	X
28311030300000	X		X	X	X
28311030320000	X		X	X	X
28311030450000	X		X	X	X
28311030470000	X		X	X	X

PIN	Vacant Parcels - Blighted Area Qualifying Factors				
	2A Obsolete Platting	2B Diversity of Ownership	2D Deterioration of Nearby Structures	2F Lagging EAV	3C Flooding
28311040070000	X		X	X	X
28311040120000	X	X	X	X	
28311040130000	X		X	X	
28311040140000	X	X	X	X	
28311040150000	X			X	
28311040170000	X		X	X	X
28311040190000	X		X	X	
28311040210000	X		X	X	X
28311040230000	X			X	X
28311040250000	X		X	X	X
28311040270000	X		X	X	
28311040290000	X		X	X	X
28311050100000	X	X		X	
28311050270000	X			X	
28311050440000	X			X	X
28311050550000	X			X	X
28311050570000	X			X	X
28311050580000	X			X	X
28311050590000	X			X	X
28311050600000	X			X	X
28311050720000	X			X	X
28311050750000	X	X		X	
28311140080000	X	X		X	
28315000010000				X	

* Lagging EAV is measured as a whole rather than by parcel. The Equalized Assessed Value (EAV) for the vacant parcels in the Redevelopment Project Area is shown in the table below. It indicates that the total EAV of the vacant parcels has declined for five (5) of the last five (5) calendar years. It also indicates that the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for three (3) of the last five (5) calendar years. Further, the total EAV of the vacant land in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the vacant land of the Redevelopment Project Area. Therefore, this criterion applies to all of the vacant parcels.

Attachments

Attachment 1: Mental Health Center Redevelopment Project Area Legal Description

1. ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;
3. THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
4. THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
5. THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
6. THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;
7. THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;
8. THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;
9. THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;
10. THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
11. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;
12. THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;
13. THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

14. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;
15. THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;
16. THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;
17. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;
18. THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
19. THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
20. THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
21. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
22. THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
23. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
24. THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
25. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179TH STREET;
26. THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
27. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

28. THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
29. THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
30. THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
31. THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
32. THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
33. THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
34. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
35. THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
36. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;
37. THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
38. THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;
39. THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
40. THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
41. THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST

- 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
42. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
 43. THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;
 44. THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;
 45. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;
 46. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;
 47. THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
 48. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;
 49. THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);
 50. THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;
 51. THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;
 52. THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;
 53. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;
 54. THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

55. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;
56. THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK COUNTY, ILLINOIS;
57. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;
58. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;
59. THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE;
60. THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
61. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;
62. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST AVENUE;
63. THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
64. THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;
65. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
66. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175TH STREET;
67. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;

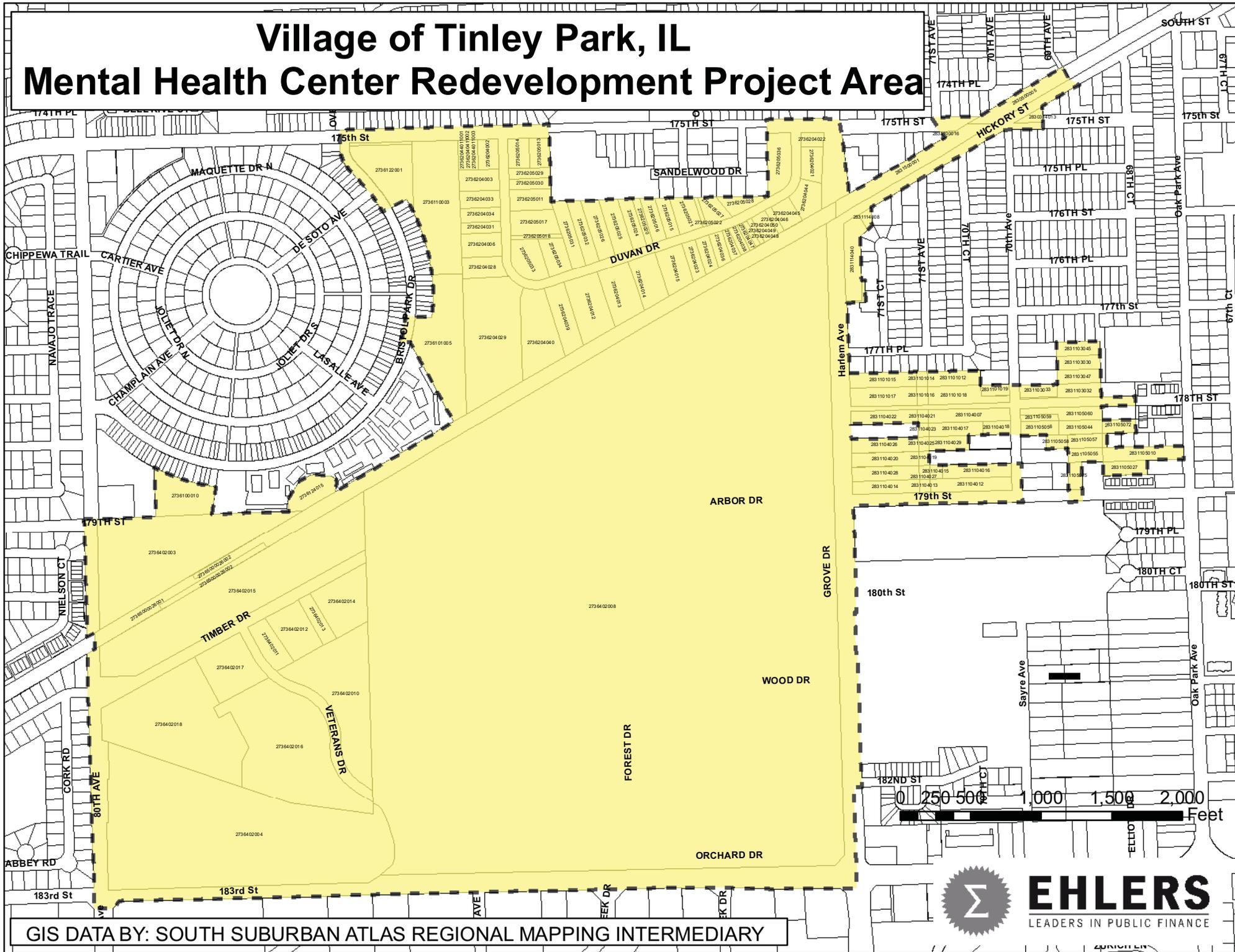
68. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;
69. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;
70. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;
71. THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;
72. THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;
73. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;
74. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;
75. THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;
76. THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;
77. THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;
78. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;
79. THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;
80. THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
81. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST

- CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A
SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
82. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19
AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE
LAST DESCRIBED COURSE;
 83. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND
THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST
DESCRIBED COURSE;
 84. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE
NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET
NORTHWESTERLY OF THE LAST DESCRIBED COURSE;
 85. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND
THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED
COURSE;
 86. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND
THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED
COURSE;
 87. THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE
WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET
SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
 88. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND
THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST
DESCRIBED COURSE;
 89. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND
THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED
COURSE;
 90. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND
THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED
COURSE;
 91. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE
SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF
GRAFTON PLACE OF BRISTOL PARK, , BEING ALSO THE SOUTH LINE OF
THE NORTHWEST QUARTER OF SECTION 36;
 92. THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF
BRISTOL PARK , BEING ALSO THE SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON
PLACE OF BRISTOL PARK;
 93. THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE
OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN
BRISTOL PARK UNIT 2;
 94. THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 &
232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 36;

95. THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS
SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH
LINE OF THE NORTHWEST QUARTER OF SECTION 36;
96. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER
OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE
POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE ;
97. ;
98. EXCEPTING THEREFROM
99. THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM
AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;
100. ALL IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

Attachment 2: Mental Health Center Redevelopment Project Area Map

Village of Tinley Park, IL Mental Health Center Redevelopment Project Area



GIS DATA BY: SOUTH SUBURBAN ATLAS REGIONAL MAPPING INTERMEDIARY



Attachment 3: Engineer's Report on Utility Issues

To: Michael Mertens, Assistant Village Manager
From: Jennifer S. Prinz, PE, Village Engineer

Date: February 12, 2015

Project/Subject: Proposed TIF areas- TPMHC, Sayre Avenue and Duvan Drive Project No: 15-055

The areas highlighted on the exhibit as presented by Farr and Associates are proposed to be created into tax increment financing (TIF) districts. From an engineering perspective, the following infrastructure improvements are needed to support development/re-development of these areas.

1) 80th Avenue Train Station and Parking Lots, Tinley Park Library, Women's Crisis Center of South Suburbia and Freedom Park (Area 1)

Sanitary Sewer: The Post 9 sanitary lift station needs significant upgrades and possible replacement to bring it up to the Village standards. Minimal upgrades have occurred over the years in anticipation of the redevelopment of the TPMHC property.

Storm Water: The storm water management on the site should be upgraded to include green infrastructure for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance. In addition, the existing storm water basins planting schemes should be modified so that the basins are more attractive, provide increased storm water quality and passive recreation for the community.

Streets: Depending on the final land plan, Timber Drive may need to be widened to accommodate the traffic from any redevelopment of the adjacent areas. Streetlights should be upgraded to match Veteran's Parkway. **A traffic signal should be installed at Timber Drive.**

Pavement: All three existing Metra lots are in need of resurfacing. In addition, the lack of green infrastructure in these parking lots should be evaluated for sustainability purposes.

Pedestrian Access: Sidewalks or multi use paths should be provided in this area to encourage foot and bicycle traffic.

Wetlands: There are existing wetlands on the site that should be upgraded to provide passive recreation for the community.

Fiber Optic Network: The Village has an extensive fiber optic network used for communication for municipal buildings. The addition of the existing municipal buildings to this network as well as any proposed municipal buildings in this area is recommended.

Women's Crisis Center of South Suburbia: Built in 1990, the building is in need of remodeling and expansion to meet the current needs of staffing and service their growing customer base.

2) Public Works Garage, Police Headquarters, Fire Training Tower and EMA Garage (Area 2)

Sanitary Sewer: The Post 9 sanitary lift station needs significant upgrades and/or replacement to bring it up to the Village standards. Minimal upgrades have occurred over the years in order to maintain service in anticipation of the redevelopment of the TPMHC property.

Storm Water: The storm water management on these sites should be upgraded to current standards and increased to address current rainfall data. Storm sewers in the parking lots should be upgraded to current standards in relation to sizing and material. Storm water management basins with adequate outlets should be constructed. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance and should be incorporated for storm water quality improvement before discharge.

Streets: Improved, combined access for both parcels should be considered off 183rd Street including a connector road between the parcels in order to consolidate access.

Pavement: All three existing parking lots are in need of reconstruction. In addition, the lack of green infrastructure in these parking lots should be evaluated for sustainability purposes.

Pedestrian Access: Sidewalks or a multi-use path along 80th Avenue and 183rd Street as well as upgrades to the traffic signal at 183rd Street and 80th Avenue to increase the safety of pedestrian access should be included.

Wetlands: There are existing wetlands on the site that should be upgraded to provide passive recreation for the community.

Public Works Garage: The facility was built in 1971 when Tinley Park had a population of 12,382 to a current population of 56,703. The facility has structural problems with its west wall and is approximately 75,000 Sf undersized for the communities needs. Additionally there is a landfill adjacent to the site dating back to the 1970s that will require remediation.

Police Headquarters: The facility was built in 1998 when the population was 46,702 and our population has increased by 10,000 more citizens. Due to its block internal construction design, remodeling and expansion remain difficult. The facility needs to be expanded to meet the current needs of the community and for future growth in our Village.

Fire Training Tower & EMA Garage: Built in 1997 the tower serves a growing population of fire staffing since the Village moved from a paid on call department to a full 24 hour staffed department. The training area needs to be replaced due to its age and the EMA garage is undersized by approximately 15,000 Sf.

3) Tinley Park Mental Health Center (Areas 3, 4, 5 and 6)

Water: Installation of all new water main including fire hydrants and associated appurtenances. The hydraulics of the existing watermain network on the property is inadequate because it is dependent upon the existing elevated tank. This legged tank will be demolished due to lack of maintenance and the fact that it is not at the same hydraulic grade as the Village of Tinley Park distribution system. In addition, sampling of the watermain done back in the early 2000's showed the main is unlined cast iron pipe with scaling on the interior.

Sanitary Sewer: Installation of all new sanitary sewer network and associated appurtenances. The existing sanitary network is clay and must be replaced with PVC in order to reduce Inflow and infiltration. In addition to the demolition of the remaining portions of the old wastewater treatment plant, the Post 9 sanitary lift station needs significant upgrades and possible replacement to bring it up to the Village standards. Minimal upgrades have occurred over the years in anticipation of the redevelopment of the TPMHC property.

Storm Water: The storm water management on the site will need to be upgraded to current standards and increased to address current rainfall data as well as the increased impervious area associated with the re-development. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

Streets: In addition to the internal network of streets, upgrades will likely need to occur on Harlem Avenue and 183rd Street for an entrance to this site including work on Harlem Avenue and 183rd Street for channelization and turning access. Based on the final land plan, at least one new signalized entrance off Harlem Avenue and 183rd Street may be required. **Timber Drive, if it remains will need to be upgraded and the street lights matching Veteran's Parkway should be installed.**

Pedestrian Access: In addition to the interior sidewalk network required by the final land plan, sidewalks along Harlem Avenue and 183rd Street as well as upgrades to the traffic signal at 183rd Street and Harlem to increase the safety of pedestrian access should be included.

Wetlands: There are wetlands on the site that will impair development. If the land plan is developed around these wetlands, the wetlands should be upgraded to provide passive recreation for the community. If they need to be relocated, wetland-banking mitigation will be required.

7) Sayre Avenue Homes (Area 7)

Water: Installation of all new water main including fire hydrants and associated appurtenances. In addition any existing wells will need to be cut and capped in accordance with the Illinois Plumbing Code and the Cook County Health Department Standards.

Sanitary Sewer: Installation of all new sanitary sewer network and associated appurtenances. . In addition any existing septic fields and tanks will need to be abandoned in accordance with the Illinois Plumbing Code and the Cook County Health Department Standards.

Storm Water: The storm water management on the site will need to be upgraded to current standards and the infrastructure put in place to transport the storm water to Settler's Pond. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

Streets: In addition to the internal network of streets, upgrades will likely need to occur on Harlem Avenue and 179th Street for an entrance to this site including the potential for work on Harlem Avenue for channelization and turning access.

Pavement: A parking lot for Settler's Pond should be included in the land plan for community enjoyment of this amenity.

Pedestrian Access: In addition to the interior sidewalk network required by the final land plan, sidewalks or a multi-use path along Harlem Avenue should be included. In addition a multi-use path should be provided along the Settler's Pond frontage.

8) State of Illinois Pumping Station and Hickory Street (Area 8)

Sanitary Sewer: The existing sanitary network is clay and should be lined in order to reduce Inflow and infiltration. In addition, the manholes should all be rehabilitated.

Storm Water: The storm water management in the right of way may need to be upgraded or enclosed in areas in order to accommodate pedestrian access. Storm sewers would need to be provided for the roadway of the cross section is changed.

Streets: The existing road cross section is a rural cross section that does not fit with the character of the downtown area. The roadway could be upgraded with a curb and gutter cross section. Access at Harlem Avenue should be improved and the roadway alignment evaluated as it is a connector to Downtown and the commuter parking lots. Street lighting should be provided where there is none.

Pedestrian Access: Sidewalks or a multi-use path along Hickory Street should be provided. A pedestrian bridge adjacent to the Metra tracks has been discussed.

9) Duvan Industrial Drive (Area 9)

Water: Installation of all new water main including fire hydrants and associated appurtenances. The existing watermain network on the property has experienced several main breaks over the years and may be undersized for the redevelopment of this property.

Sanitary Sewer: The existing sanitary network is clay and should be rehabilitated in order to reduce Inflow and infiltration. In addition, the manholes should all be rehabilitated.

Storm Water: The storm water management on the site will need to be upgraded to current standards and increased to address current rainfall data as well as the increased impervious area associated with any re-development. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

Pedestrian Access: Sidewalks or a multi-use path along Duvan Drive should be provided.

Wetlands: There are wetlands on the western boundary of the site that could be upgraded to provide increased storm water quality and passive recreation for the community.

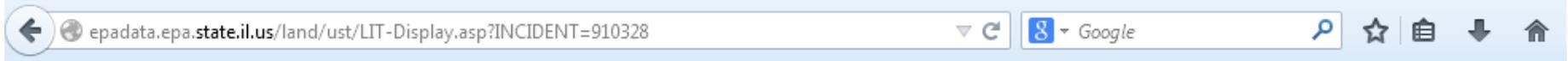
Duvan Drive: The Business Park was first developed in 1974. The park currently does not meet our Village Design & Code standards for vehicular and pedestrian access, parking, landscaping and stormwater requirements. The heights of most of the building do not meet the industry standards for warehouse and distribution facilities with over 50 percent of the buildings are "Substandard" based on current Construction Codes.

The Duvan Industrial Area is the only designated Cook County Class 8 "economic stagnation" area in all of Orland Township. The Class 8 real estate tax incentive established by the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is designed to encourage industrial and commercial development in areas of the County experiencing "severe economic stagnation." It was designated in 2008 and re-certified in 2013, providing for significant property tax reductions for industrial and commercial development.

As per the Cook County Ordinance: Duvan Industrial Park is an area no less than 10 contiguous acres or more than 1 contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors, as defined in the rules and regulations as promulgated by the Office of the Cook County Assessor, among others, as (a) substantial unemployment; (b) a low level of median family income; (c) aggravated abandonment, deterioration, and underutilization of properties; (d) a lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and unemployment conditions in the area; (e) a clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition; (f) a manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement; and (g) other factors which evidence an imminent threat to public health, welfare and safety." [74-62]

Attachment 4: Illinois EPA Documentation

Illinois EPA Documentation



Illinois Environmental Protection Agency

TALK TO US SERVICES MAP FORMS



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IEMA # 910328

LPC # 0314915044

IEMA Date: 2/8/1991

Site: Benchmark Enterprises

Address: 7221 Duvan Dr.
Tinley Park, IL. 60477

County: Cook

Regulated by: 731

Products:

20 Day Rpt: 6/6/2001

45 Day Rpt: 6/6/2001

NFR Date: 8/1/2001

Recorded: 9/25/2001

Project Manager: Matthew Campbell

Phone: (217) 782-6762

Email:

Tank Operator

General

Title XVI

TACO

Claims

Source: IEPA website search on 2/24/2015

Illinois EPA Documentation



Illinois Environmental Protection Agency

TALK TO US SERVICES MAP FORMS



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L.U.S.T. Incident Details

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IEMA # 941705

LPC # 0314915075

IEMA Date: 8/1/1994

Site: Mental Health Center

Address: 80th Ave., Abandoned Sewage Plant
Tinley Park, IL. 60477

County: Cook

Regulated by: 732

Products: Fuel Oil

20 Day Rpt: 9/6/1994

45 Day Rpt: 2/8/1995

NFR Date: 5/8/1995

Project Manager: Lambert, Tara

Phone:

Email:

Tank Operator

General

Title XVI

TACO

Claims

Source: IEPA website search on 2/24/2015

Illinois EPA Documentation

Source: IEPA website search on 2/24/2015

epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=951781

Illinois Environmental Protection Agency

TALK TO US SERVICES MAP FORMS

Citizens Business Government Educators Search

L.U.S.T. Incident Details

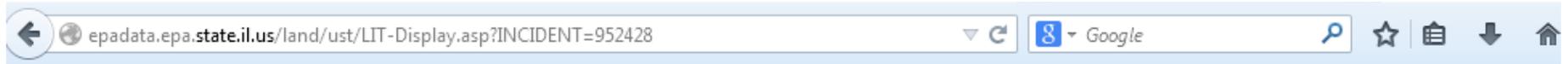
[Return to Search Page](#) [Return to Search Results](#)

IEMA # 951781	LPC # 0314915027	IEMA Date: 8/22/1995
Site: Tinley Park Mental Health Ctr.	Address: 7600 West 183rd St. Tinley Park, IL. 60477	County: Cook
Regulated by: 732		Products: Gasoline
20 Day Rpt: 9/22/1995	45 Day Rpt: 2/8/1996	
Project Manager: Harry Chappel	Phone: (217) 785-3913	Email: Harry.A.Chappel@illinois.gov

[Tank Operator](#) [General](#) [Title XVI](#) [TACO](#) [Claims](#)

Source: IEPA website search on 2/24/2015

Illinois EPA Documentation



Illinois Environmental Protection Agency

TALK TO US SERVICES MAP FORMS



Citizens Business Government Educators

Search

L.U.S.T. Incident Details

[Return to Search Page](#)

[Return to Search Results](#)

IEMA # 952428

LPC # 0314915027

IEMA Date: 11/30/1995

Site: Tinley Park Mental Health Ctr.

Address: 7600 West 183rd St.
Tinley Park, IL. 60477

County: Cook

Regulated by: 732

Products: Diesel, Other Petroleum

20 Day Rpt: 12/21/1995

45 Day Rpt: 1/17/1996

Project Manager: Harry Chappel

Phone: (217) 785-3913

Email: Harry.A.Chappel@illinois.gov

[Tank Operator](#)

[General](#)

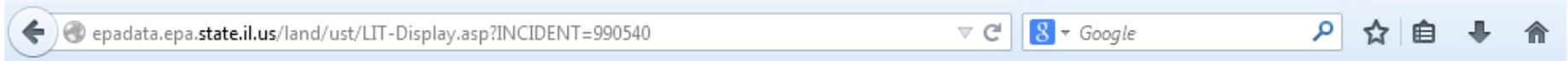
[Title XVI](#)

[TACO](#)

[Claims](#)

Source: IEPA website search on 2/24/2015

Illinois EPA Documentation



Illinois Environmental Protection Agency

TALK TO US SERVICES MAP FORMS



Citizens Business Government Educators

Search

L.U.S.T. Incident Details

[Return to Search Page](#)

[Return to Search Results](#)

IEMA # 990540

LPC # 0314915004

IEMA Date: 3/5/1999

Site: Harris Bank, Trust #2801

Address: 7350 Duvan Dr.
Tinley Park, IL. 60477

County: Cook

Regulated by: 732

Products: Diesel

20 Day Rpt: 3/25/1999

45 Day Rpt: 4/29/1999

NFR Date: 8/22/2008

Recorded: 9/4/2008

Project Manager: Bob Harlow

Phone: (217) 524-7650

Email: Robert.Harlow@illinois.gov

[Tank Operator](#)

[General](#)

[Title XVI](#)

[TACO](#)

[Claims](#)

Source: IEPA website search on 2/24/2015

Attachment 5: TPMHC Environmental Report and Map



Cost Item Summary			
Cost Item	Base Cost	Description	Assumptions
Contractor Cost Items – Base Costs			
1. Demolition	\$ 6,404,250	Demolition of all buildings, demolition of in-ground tunnels, reservoir; removal of hazardous materials; backfilling of open areas with gravel; includes per building demolition permits.	Roadways and sidewalks not included. Caisson removal not included. Direct contracting between Village and demolition contractor.
2. Asbestos Abatement	\$ 3,130,000	Removal and disposal of asbestos containing building material (ACBM)	Assumes direct contracting between Village and demolition and abatement contractor. Does not include 3 rd Party Oversight. air monitoring
3. State-owned Transformer Removal	\$ 132,825	Removal of 5 transformers, presumed to contain polychlorinated biphenyls (PCB) at less than 500 parts per million.	Assumes PCBs are present in all 5 transformers, which would have to be confirmed by testing of PCB fluids. If PCBs are present at higher concentrations (greater than 500 milligrams per kilogram), incineration may be required and result in higher costs. Costs may also be lower if further testing indicates that PCBs are not present.
4. Soccer Field Area	\$ 581,597	Upper 1 foot of material (topsoil) will be stripped and reused; fill material is about 4.2 feet in average thickness over 600,000-square-foot area; all material can be salvaged through screening and testing and reuse. Rubble and asphalt will be segregated, crushed, and reused.	Assumes that all material can be used on site. Would require implementation of site closure under Illinois Site Remediation Program (SRP), and implementation of a soil management plan.
5. Power House Debris	\$ 175,000	Material will be removed and disposed of off site as non-special waste.	Cost assumes 25,000-square-foot area with 3-foot average thickness. Possibly, costs could be reduced if concrete and asphalt could be separated and reused.
6. Mercury-contaminated Soil Removal (Cedar Hall)	\$ 13,833	Material will be removed and disposed of as special waste.	Assumes that material is present in 2500-square-foot area to depth of 1 foot.



7. Lime Sludge Pit	\$ 65,158	Material will be removed by vendor and beneficially reused.	Assumes that material is present to depth of 5 feet and volume is about 10,900 cubic yards (CY). Also assumes that material can be removed and beneficially reused.
8. Underground Storage Tank (UST) Removal (Maintenance Building and Power House)	\$ 34,820	Three USTs, piping, and contaminated backfill will be removed by licensed contractor. Soil will be disposed of as special waste.	Assumes minor contamination (based on Phase II sampling), and that deep contamination, if present, can be managed in place.
9. Lead in Soil (Power House, Water Treatment Plant, Water Tower, and Gas House)	\$ 30,667	Soil in areas surrounding painted areas of buildings will be removed and disposed of as non-special waste.	None.
10. Cleanup of soil in Outside Container Accumulation Area North of Power House	\$ 13,600	Removal of oily stained material to depth of 6 feet in 400-square-foot area, with offsite disposal.	Assumes 133 tons of soil disposed of as non-special waste.
11. Aboveground Storage Tank (AST) Removal	\$ 16,500	Removal of ASTs and contents	
Subtotal Cost	\$ 10,598,000		
Contingency @ 5%	\$ 530,000		
Engineering Oversight @6% ¹	\$ 667,690		
SUBTOTAL			\$ 11,795,690
Environmental Consulting and Site Closure			
Cost Item	Base Cost	Description	Assumptions
1. Wetland Assessment and Mitigation	\$ 165,600	21.3 acres of wetlands identified in 7 areas; assumes that wetlands will be managed in place and protected; that consultation and mitigation plan will be enacted.	If wetlands are to be destroyed, mitigation options include wetland banking at \$35,000 to \$60,000 per acre. ²
2. Leaking Underground Storage Tank (LUST) Incidents	\$ 30,000.00	Closure of open incidents, which includes testing of four UST areas after completion of demolition.	None.
3. Large Fill Area West of Power House ³	\$ 00.00	Soil would be managed in place under soil management plan or used as fill on site.	Included in soil management plan for site.
4. Site Remediation Program Closure	\$ 135,140	Assumes comprehensive No Further Remediation Letter	None
5. Third Party Asbestos Abatement Oversight	\$ 265,400	Clearance sampling and monitoring of removal; management of plans and specifications.	None
Subtotal	\$ 596,140		
TOTAL COST ESTIMATE			\$ 12,392,000



Notes:

- ¹ Engineering costs for bid and specifications preparation and oversight—excluding ACBM management.
- ² If wetland areas will be removed and not restored, mitigation would include additional costs to purchase wetland credits at cost indicated per acre.
- ³ Test pitting, ground penetrating radar, and analytical testing in this area did not identify suspect fill; possibly, undiscovered fill is present which could require management and/or removal, similar to that applied to material in Soccer Field Area.



Legend

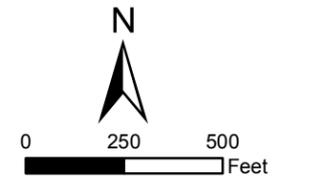
- - - Approximate Outline of Suspected Fill Area
- Approximate Site Boundary
- - - Approximate Tunnel Location
- Live Electric Line
- Live Gas Line
- Live Water Line

Text Building structure or significant site feature

Text Recognized Environmental Concern or other potential environmental concern

Notes:

1. Other issues - Asbestos, Universal Waste, and Hazardous Materials, Aboveground Storage Tanks within Buildings and Tunnels not shown.
2. Specific Transformers and Aboveground Storage Tank locations are not shown.
3. Potential lead in soil concerns not shown on this figure



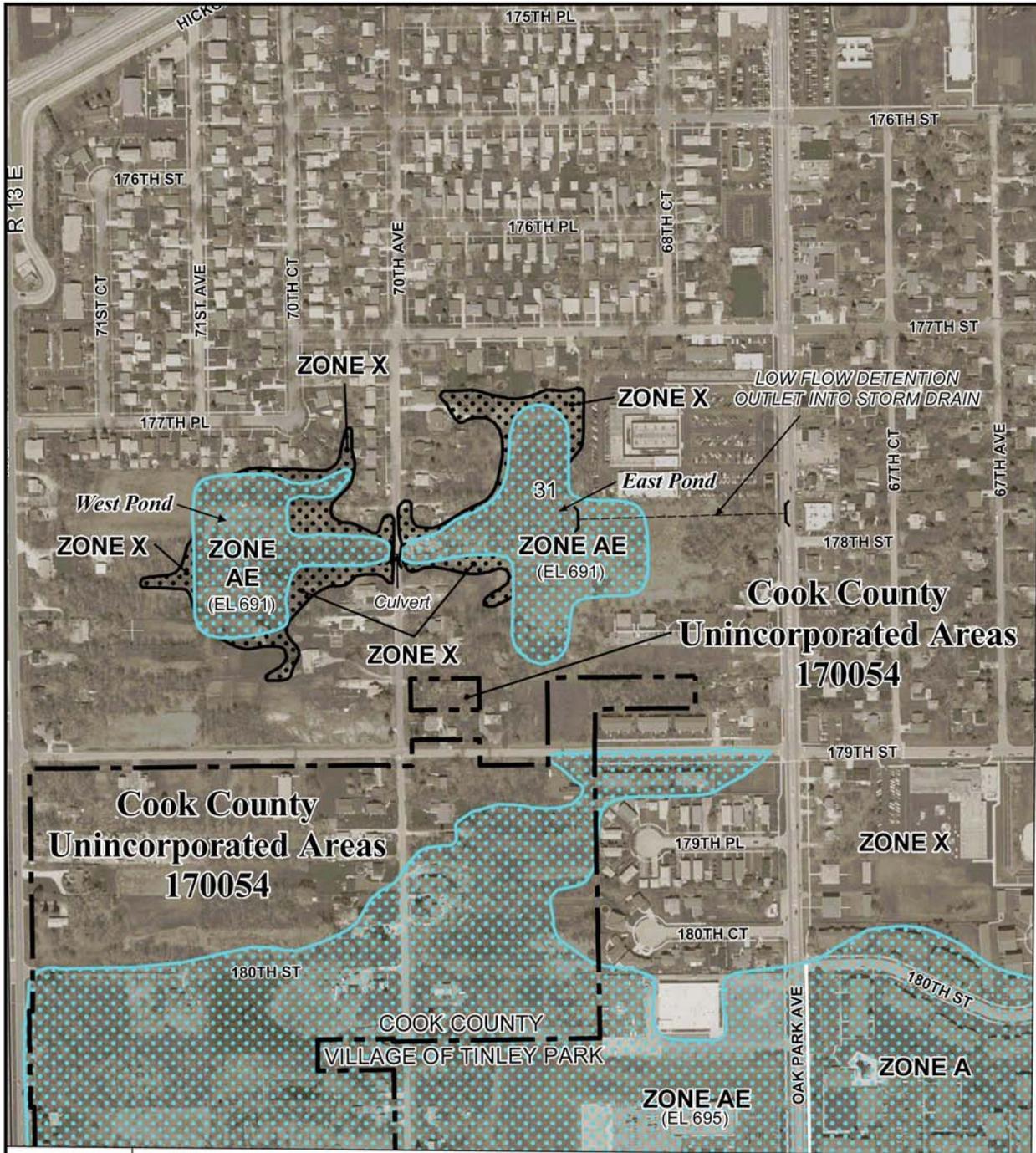
FORMER TINLEY MENTAL HEALTH CENTER
TINLEY PARK, ILLINOIS

FIGURE 2
RECOGNIZED ENVIRONMENTAL CONCERNS / ENVIRONMENTAL ISSUES

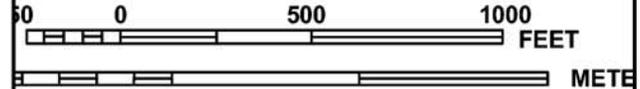


8/18/2014 G:\P\3304-Tinley Park\mxd\2014-08\Fig2-EnvironmentalIssues.mxd m_bath

Attachment 6: FEMA Flood Zone Map



MAP SCALE 1" = 500'



NFIP

PANEL 0708J

FIRM
FLOOD INSURANCE RATE MAP
COOK COUNTY,
ILLINOIS
AND INCORPORATED AREAS

PANEL 708 OF 832
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0708	J
TINLEY PARK, VILLAGE OF	170189	0708	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
17031C0708J
MAP REVISED
AUGUST 19, 2008

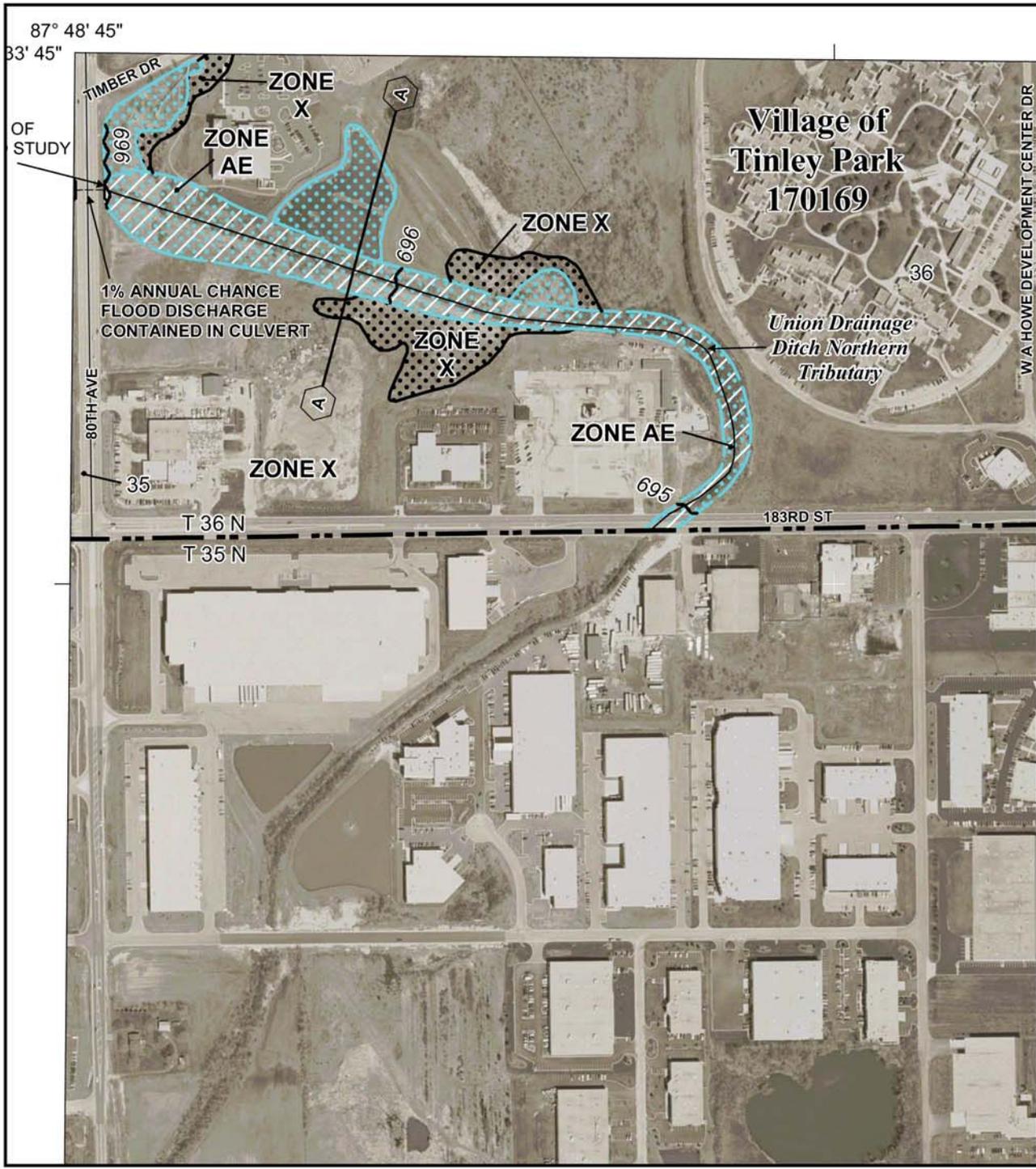
Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

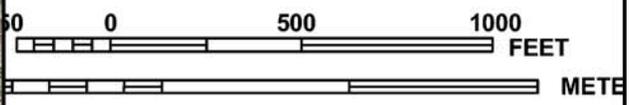
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

434°00'00" E

87° 46' 52.4"



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM
 NFP

PANEL 0716J

FIRM
 FLOOD INSURANCE RATE MAP
 COOK COUNTY,
 ILLINOIS
 AND INCORPORATED AREAS

PANEL 716 OF 832
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0716	J
TINLEY PARK, VILLAGE OF	170189	0716	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
 17031C0716J
MAP REVISED
 AUGUST 19, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Attachment 7: Photographs Representative of Conditions in Mental Health Center Redevelopment Project Area

The photographs below are graphic examples of the Blighted Area qualifying factors found in Mental Health Center Redevelopment Project Area at the time of this report.















Appendices

Appendix A: Definitions

As defined in the Act “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

As defined in the Act “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of thirteen specific factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

As defined in the Act “[i]ndustrial park conservation area’ means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.”

Appendix B: Eligibility Categories

Eligibility of a Blighted Area

There are three categories under which an area can be determined to meet the “Blighted area” criteria. The area must meet the criteria under one of the following three categories.

“Blighted area,” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

1. If improved, industrial commercial and residential building or improvements are detrimental to the public safety, health, or welfare because of a combination of five or more of the following factors, each of which is (i) present, with the presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- EPA remediation finding
- Lack of community planning
- Lagging EAV

OR

2. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- Obsolete platting
- Diversity of ownership

- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- EPA remediation finding
- Lagging EAV

OR

3. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the area to which it pertains:
 - The area consists of one or more unused quarries, mines or strip mine ponds.
 - The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - Prior to November 1, 1999, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area, and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
 - The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding.

Eligibility of a Conservation Area

“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA remediation finding
- Lagging EAV

Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

ORDINANCE NO. 2015-O-028

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR
THE VILLAGE OF TINLEY PARK
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Tinley Park (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's Mental Health Center Tax Increment Financing District (hereinafter referred to as the "MHC TIF District"); and

WHEREAS, on March 17, 2015, the Village announced the availability of the redevelopment plan and project for the MHC TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility report for the MHC TIF District, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said MHC TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

WHEREAS, the President and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the President and Board of Trustees of the Village have approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

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 1: That tax increment financing is hereby adopted with respect to the MHC TIF District, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the President and Board of Trustees of the Village on July 21, 2015, and the Redevelopment Project Area in relation thereto, described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the President and Board of Trustees on July 21, 2015, with the initial equalized assessed valuation for said MHC TIF District being the 2014 equalized assessed valuation of the Redevelopment Project Area.

SECTION 2: That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (the 2014 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County

Collector and the Will County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (the 2014 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County Collector and the Will County Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Special Mental Health Center Tax Increment Allocation Fund" of the Village for the development of the TIF Plan.

SECTION 3: That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 5: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are,
to the extent of such conflict, hereby repealed.

ADOPTED this 21st day of July, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 21st day of July, 2015.

Village President

ATTEST:

Village Clerk

Published by me in pamphlet form this 22nd day of July, 2015.

Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Tinley Park
Mental Health Center Tax Increment Financing District**

Legal Description:

ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE, WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;

THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;

THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;

THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;
THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;
THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;
THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;
THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;
THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);
THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;
THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;
THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;
THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;
THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK AND WILL COUNTIES, ILLINOIS;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;
THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;
THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE;
THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;
THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST AVENUE;
THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175TH STREET;
THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;
THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;
THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;
THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;
THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;
THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;
THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;
THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;
THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19 AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE LAST DESCRIBED COURSE;
THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST DESCRIBED COURSE;
THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET NORTHWESTERLY OF THE LAST DESCRIBED COURSE;
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED COURSE;
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED COURSE;
THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;
THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK;
THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE;

EXCEPTING THEREFROM

THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31; ALL IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.

PINs: 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015; 27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003; 27-36-204-044, -045, -046, -047, -048, -049 and -050; 27-36-205-011, -013, -014, -015, -016, -017, -018, -020, -021, -022, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034 and -036; 27-36-402-003, -004, -008, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 27-36-500-002-6001 and -6002; 28-30-314-013; 28-30-500-005; 28-31-100-016; 28-31-101-012, -014, -015, -016, -017, -018 and -019; 28-31-103-030, -032, -033, -045 and -047; 28-31-104-007, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -025, -026, -027, -028 and -029; 28-31-105-010, -027, -044, -055, -056, -057, -058, -059, -060, -072 and -075; 28-31-114-008 and -040; and 28-31-500-001.

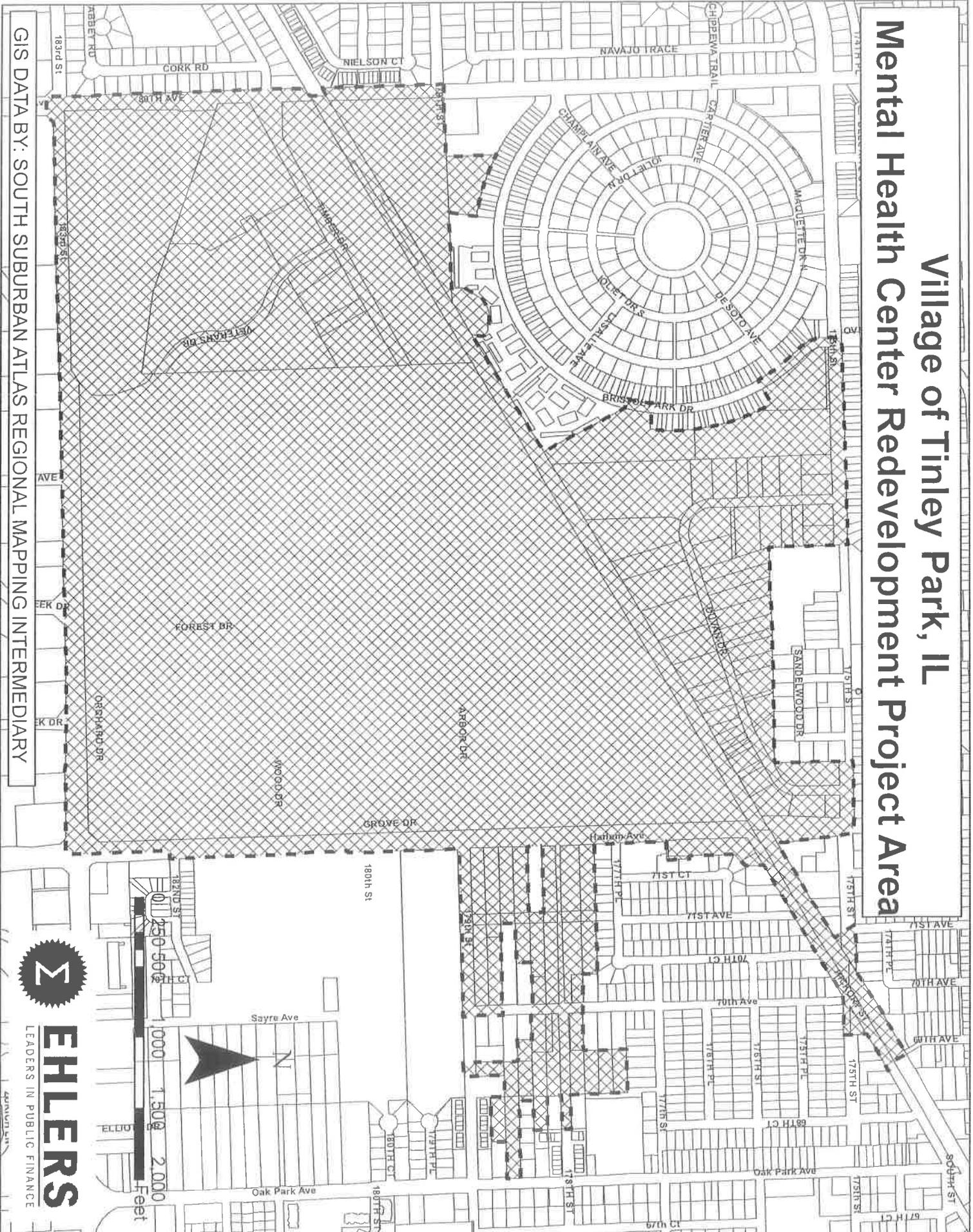
Commonly known as the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

EXHIBIT A-2

Street Location Map

(attached)

Village of Tinley Park, IL Mental Health Center Redevelopment Project Area



GIS DATA BY: SOUTH SUBURBAN ATLAS REGIONAL MAPPING INTERMEDIARY



EHLERS
LEADERS IN PUBLIC FINANCE

RESOLUTION NO. 2015-R-028

RESOLUTION AUTHORIZING AN AMENDMENT TO THE FAÇADE
IMPROVEMENT AGREEMENT – MACK INVESTMENTS

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered an amendment to the Façade Incentive Agreement for the improvement of certain property presently within the corporate limits of the Village of Tinley Park located at 18240 South Oak Park Avenue and 6800 West 183rd Street (Mack Investments). A true and correct copy of such Amendment (the "Amendment") being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Amendment be entered into by the Village of Tinley Park, and but for the provision of the incentives therein the property would not be developed as provided therein.

NOW, THEREFORE, Be It Resolved by the Acting President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

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

Section 2: That the Corporate Authorities of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid Amendment be entered into and executed by said Village of Tinley Park, with said Amendment to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the Acting President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and behalf of said Village of Tinley Park the aforesaid Amendment.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this ____ day of _____, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2015, by the Acting President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF W I L L)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 2015-R-_____

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE FAÇADE
IMPROVEMENT AGREEMENT – MACK INVESTMENTS**

which Resolution passed by the Board of Trustees of the Village of Tinley Park at a meeting held on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the Acting President of the Village of Tinley Park on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this ____ day of _____, 2015.

Village Clerk

**AMENDMENT TO FAÇADE INDUCEMENT AGREEMENT
MACK INVESTMENTS**

THIS AMENDMENT is entered into this _____ day of _____, 2015, by and between the **Village of Tinley Park**, Cook and Will Counties, Illinois, a home rule municipal corporation (hereinafter referred to as the “Village”), and **MACK INVESTMENTS II LLC SERIES 183rd STREET COMMERCIAL**, an Illinois limited liability company (hereinafter referred to as the “MACK INVESTMENTS”).

WITNESSETH:

WHEREAS, on March 4, 2014, a certain Façade Inducement Agreement (hereinafter referred to as the “Agreement”) was entered into by the Village and Mack Investments; and

WHEREAS, the parties hereto desire that said Agreement be amended as set forth below and

WHEREAS, the Corporate Authorities of the Village have considered this Amendment and have determined that the best interests of the Village will be served by authorizing this Amendment.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual covenants herein contained, it is agreed by and between the parties hereto as follows:

1. The preambles set forth above are hereby incorporated into and made a part of this Amendment.

2. That the first sentence of Section IIA of the Agreement be and is hereby amended to read in its entirety as follows:

II. Undertakings on the part of MACK INVESTMENTS

A. MACK INVESTMENTS shall commence construction of the Project on or before January 1, 2015 and shall be completed within a reasonable time thereafter with the expected completion date being no later than December 31, 2015.

3. Upon the execution of this Amendment, MACK INVESTMENTS shall promptly reimburse the Village for all attorney’s fees and miscellaneous expenses incurred by the Village in the preparation of this Amendment and any resolution authorizing the same and any other documents

relating thereto.

4. That except as specifically amended herein, all of the remaining terms and provisions of the Agreement shall remain in full force and effect. Also, all references in the Agreement to this “Agreement” shall be construed to mean and include the Agreement as further amended by this Amendment.

5. The Officers of MACK INVESTMENTS who have executed this Amendment hereby warrant that they have been lawfully authorized by MACK INVESTMENTS to execute this Amendment on behalf of MACK INVESTMENTS. The Acting President and Village Clerk hereby warrant that they have been lawfully authorized by the Village Board to execute this Amendment on behalf of the Village. Each party shall, upon request, deliver to each other, at the respective time such entities cause their authorized agents to affix their signatures hereto, copies of any and all documents reasonably required to legally evidence the authority to so execute this Amendment on behalf of the respective parties.

6. This Amendment sets forth all the promises, inducements, agreements, conditions and understandings by and between the parties relative to the subject matter hereof, (except as set forth in the Agreement) and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than those expressly set forth herein or in the Agreement. No subsequent alteration, amendment, change or addition to this Amendment or the original Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

7. This Amendment shall be signed last by the Village, and the Acting President (Mayor) of the Village shall affix the date on which he signs this Amendment on page 1 hereof, which date shall be the effective date of this Amendment.

IN WITNESS WHEREOF, this Amendment is executed as of the date and year first written above.

Village of Tinley Park,
an Illinois municipal corporation

MACK INVESTMENTS II, LLC
SERIES 183rd STREET COMMERCIAL,
an Illinois Limited Liability Company

By: _____
Acting Village President

By: _____
Mr. James McClelland
Its Manager/Member

Date: _____, 2015

Date: _____, 2015

ATTEST:

By: _____
Village Clerk

Date: _____, 2015

ACKNOWLEDGMENTS

State of Illinois)
) SS
Counties of Cook and Will)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David Seaman, personally known to me to be the Acting Village President of the Village of Tinley Park, and Patrick Rea, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Acting Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Village Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2015.

Notary Public

State of Illinois)
) SS
County of _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that James McClelland, personally known to me to be the Manager/ Member of MACK INVESTMENTS II, LLC SERIES 183RD STREET COMMERCIAL, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, acknowledged that as such Manager/ Member he signed and delivered the said instrument, pursuant to authority given by said Illinois limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2015.

Notary Public

RESOLUTION NO. 2015-R-028

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE FAÇADE
IMPROVEMENT AGREEMENT – MACK INVESTMENTS**

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered an amendment to the Façade Incentive Agreement for the improvement of certain property presently within the corporate limits of the Village of Tinley Park located at 18240 South Oak Park Avenue and 6800 West 183rd Street (Mack Investments). A true and correct copy of such Amendment (the "Amendment") being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Amendment be entered into by the Village of Tinley Park, and but for the provision of the incentives therein the property would not be developed as provided therein.

NOW, THEREFORE, Be It Resolved by the Acting President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

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

Section 2: That the Corporate Authorities of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid Amendment be entered into and executed by said Village of Tinley Park, with said Amendment to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the Acting President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and behalf of said Village of Tinley Park the aforesaid Amendment.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this ____ day of _____, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2015, by the Acting President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF W I L L)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 2015-R-028

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE FAÇADE
IMPROVEMENT AGREEMENT – MACK INVESTMENTS**

which Resolution passed by the Board of Trustees of the Village of Tinley Park at a meeting held on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the Acting President of the Village of Tinley Park on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this ____ day of _____, 2015.

Village Clerk

ORDINANCE NUMBER 2015-O-025

**AN ORDINANCE REQUIRING VEHICULAR TRAFFIC TO
STOP AT CERTAIN INTERSECTIONS IN THE VILLAGE
OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS
AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF**

BE IT ORDAINED by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, in the exercise of home rule power of the Village as follows:

SECTION ONE

Pursuant to Title 7, Chapter 72, Section 72.065 of the Tinley Park Municipal Code, it shall be unlawful to drive any vehicle into the intersection of the following designated street intersections without bringing such vehicle to full and complete stop:

174th Street and 92nd Avenue

Walnut Lane and 92nd Avenue

and that the Police Department be and is hereby authorized and directed to erect or cause to be erected the appropriate stop signs at said locations in accordance with law.

SECTION TWO

That Title 7, Chapter 78, Schedule I of the Tinley Park Municipal Code is hereby amended by adding the stops at intersections set forth in Section 1 above thereto.

SECTION THREE

Any person, firm or corporation violating the provisions of this Ordinance shall be fined not to exceed FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS.

SECTION FOUR

Any Ordinance, or portion thereof, in conflict herewith is hereby repealed to the extent of such conflict.

SECTION SIX

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 ____ day of July, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of July, 2015.

DAVID G. SEAMAN
ACTING VILLAGE MAYOR

ATTEST: _____
PATRICK E. REA
VILLAGE CLERK

MEMO

TO: Chief Neubauer
FROM: Officer O'Hern
DATE: May 20, 2015
RE: **Traffic study at 174th and 92nd Ave.**

AREA OF STUDY

This study was conducted in the residential area of 174th Street and 92nd Avenue. The posted speed limit on both streets is 20 mph. 174th Street is a 30 foot wide asphalt roadway that begins at Cambridge Place and continues east to 88th Avenue. It is an east-west roadway with one eastbound through lane and one westbound through lane. There are no lane markings dividing the eastbound and westbound lanes of traffic. There is a yield sign for eastbound and westbound traffic at 92nd Avenue.

174th Street is intersected by 92nd Avenue forming a standard right angle four way intersection. 92nd Avenue is a 30 foot wide asphalt roadway that begins at 175th Street and continues north to Cambridge Place. 92nd Avenue is a north-south roadway with one northbound through lane and one southbound through lane. There are no lane markings dividing the northbound and southbound lanes of traffic.

At the location of this intersection, 92nd Avenue would be considered a residential collector street for the subdivision and 174th Street would be considered a residential street. In the area of this intersection, both streets have residential driveways that access the roadway. There are no stop or yield signs for 92nd Avenue. There are yield signs for east and west traffic on 174th Street.

There are sidewalks on the east and west side of 92nd Avenue and on the north and south side of 174th Street. This intersection is part of a designated walking route for McAuliffe School (grades K-5). There are no marked crosswalks at this location and no crossing guard.

PURPOSE OF STUDY ADDENDUM

The purpose of this study addendum is to further assess the potential need for either changing the Yield signs on 174th Street to Stop signs or to determine if multi-way (four way) Stop signs at this intersection are warranted. Since the study in September 2014, there have been two traffic crashes at this intersection. Both crashes occurred within a couple days of each other in April 2015. The police department has received complaints from residents who are concerned with the recent crashes.

VOLUME AND SPEED FINDINGS

As indicated in the September 4, 2014 report, the 85th percentile speed range is 27.8 mph to 31.7 mph on 92nd Avenue. This means that 85% of the vehicles are traveling less than this speed range. This speed range is within the normal range for the 85th percentile speed on other posted 20 mph collector streets in Tinley Park.

As is further indicated in the September 4, 2014 report, the 85th percentile speed range is 23.7 mph to 26.2 mph on 174th Street. These 85th percentile speed ranges are below the normal 85th percentile speed range experienced on other 20 mph roadways in Tinley Park.

This author did break down the data used in the September 2014 report. The data was separated to show the vehicles per hour during the morning Andrew High School arrival times (0700 hours to 0800 hours). The afternoon time frame was selected to account for the dismissal times for Andrew High School (1400 hours to 1600 hours). The data for these three hours was evaluated and revealed a maximum average of 145 vehicles per hour for 92nd Avenue and 55 vehicles per hour for 174th Street.

The break down of the data further revealed that there were on average 11 vehicles per hour traveling in excess of 30 mph on 92nd Avenue and less than 1 vehicle per hour traveling in excess of 30 mph on 174th Street.

ANALYSIS

The Manual on Uniform Traffic Control Devices (M.U.T.C.D.) is the standard for the use and installation of traffic control devices, which has been adopted and is followed by the State of Illinois. The M.U.T.C.D. provides warrants for multi-way stop sign and yield sign application.

In summary, the M.U.T.C.D. warrants for a multi-way stop sign indicate that the major street volume (determined to be 92nd Avenue based on the traffic volume) would require 300 units per hour for an (8) hour period of an average day. This equates to 2,400 units total for the (8) hour period. The minor street volume (174th Street) would require 200 units per hour for the same (8) hour period of an average day, which equates to 1,600 units during the period. The volume count includes pedestrian and bicyclist volumes.

Although there are averages and ranges listed for the volume counts, this author utilized the highest combined approach volume for both the major roadway (92nd Avenue) and the minor roadway (174th Street). As indicated in the M.U.T.C.D., the major roadway would need an volume of 300 vph over the 8 hour period. The data collected shows that there is a maximum of 121 vph on 92nd Avenue for a 3 hour period. This is significantly below the 300 vph requirement. The M.U.T.C.D. indicates that the minor roadway would need a volume of 200 vph during the same 8 hour time period. The data collected shows that 174th Street has a maximum of 55 vph over the 3 hour period, thus this criteria is not met.

The M.U.T.C.D. further indicates that a multi-way stop may be applicable if a crash problem exist. A crash problem is defined as 5 or more reported crashes in a twelve month period that are susceptible to correction by a multi-way stop installation. The traffic crash history was checked for this intersection from May 1, 2012 through May 1, 2015 which revealed a total of 5 crashes over 3 years. This yields an average of 1.66 crashes per year (as opposed to .35 crashes per year from the September 4, 2014 study).

Under section 2B.04, Yield or Stop signs should be considered at the intersections of two minor street where the intersection has: A. Has an approach volume of more than 2,000 vehicles per day, B. Has a line of sight issue, or C. Crash records indicate five or more crashes that involve failure to yield the right of way or there have been three or more such crashes reported within a 2 year period. Based on this criteria, only section C was met in that this intersection has experienced three or more crashes involving the right of way in the last 2 years. As such, a two way stop sign will be recommended to replace the current yield signs.

The M.U.T.C.D also allows for special circumstances to be considered. There is no line of sight issues based on the 85th percentile speed. The right-of-way is already assigned by the yield signs on 174th Street which give preference to traffic on 92nd Avenue. As such, at this time there are no special circumstances that would warrant further action.

RECOMMENDATIONS

Looking at each individual factor regarding traffic volume and crash history, this intersection does not meet the warrants outlined in the M.U.T.C.D for multi-way stop signs. Stop signs are a traffic control device intended to assign right-of-way at intersections. They are not designed to control speed. This authors findings are as follows:

1. The results of the study conducted at this intersection revealed that multi-way (four way) stop signs are not warranted.
2. Based on the crash criteria, 174th Street and 92nd Avenue has experienced three or more crashes involving the right of way in the last 2 years. As such, a two way stop sign is warranted will be recommended to replace the current yield signs.
3. For continuity in the area, it would be recommended that the yield signs on Walnut at 92nd Avenue also be replaced with stop signs.

By:



Michael E. O'Hern #16
Traffic Safety Unit

Summary of crashes at the intersection of 92nd Avenue and 174th Street since January 1, 2010.

Date	Day	Time	Weather	Road Condition	Crash Type	Report Number	Summary of Crash
12/10/2010	Wed	0640 hrs	clear	wet	Angle	10-28971	21 year old male was westbound on 174th Street, failed to yield for sign, and struck a northbound vehicle driven by an 18 year old female.
6/21/2012	Thur	0815 hrs	clear	dry	Angle	12-12885	55 year old female (resides at 173-Cambridge) was eastbound on 174th Street on a motorcycle, failed to yield for the sign, and struck a northbound vehicle driven by a 19 year old male.
5/2/2014	Fri	0748 hrs	clear	wet	Turning	14-2931	66 year old female (resides at 9301 173rd) was southbound on 92nd Ave and attempted to turn left in front of a northbound vehicle driven by a 17 year old male.
5/13/2014	Tue	0755 hrs	clear	wet	angle	14-3092	41 year old female traveling westbound on 174th Street, failed yield at sign, and proceeded into the intersection in front of a northbound vehicle driven by a 47 year old male.
4/14/2015	Tue	0755 hrs	clear	dry	angle	15-1515	41 year old male driver traveling eastbound on 174th Street, failed to yield at sign, and proceeded into the intersection and was struck by a northbound vehicle driven by a 17 year old female.
4/16/2015	Thur	743	clear	wet	angle	15-1539	72 year old male (from Arizona) was westbound on 174th St., did not see the yield sign, and entered into the intersection and was struck by a northbound vehicle driven by a 48 year old female.

Memorandum

To: Mike Mertens
From: Don McNeely
Date: 7/15/2015
Re: 6573 W 167th ST

Sir,

It is my recommendation that this building is beyond repair and should be demolished per the following Village of Tinley Park Ordinances and International Property Maintenance Codes:

Tinley Park Ordinances

101.01 DEFINITIONS.

ABANDONED BUILDING OR STRUCTURE." Shall mean:

- (2) Any vacant building which, by reason of lack of maintenance, or by reason of the boarding up of its doors and windows, or other reasons, has a substantial adverse effect on the value of the property in the immediate neighborhood;
- (3) A building or structure, the principal use of which has been abandoned, and that no longer has any function or use;
- (4) Any vacant building which has had its doors or windows boarded up for emergency reasons for a period of in excess of eight weeks.

DANGEROUS BUILDING OR STRUCTURE. Shall mean:

- (1) Any building or structure which is dangerous to the public health or safety because of its construction or condition; which may cause or aid in the spread of disease or which may become a harborage for rodents or other animals; or which may cause injury to the occupants thereof or of a neighboring building or structure;
- (4) Any building or structure which has been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the village;
- (5) Any building which has become or is so dilapidated, decayed, unsafe, unsanitary, or which so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation, or is likely to cause sickness or disease so as to work injury to the health, morals, safety, or general welfare of those living therein;
- (7) Any building or structure which because of its condition is unsafe, unsanitary, or dangerous to the health, morals, safety, or general welfare of the people of this village; or
- (8) Any building or structure existing in violation of any provision of the Building Code of this village or any provision of the Fire Prevention Code or other ordinances of this village.

July 15, 2015

101.02 NUISANCE DECLARED.

Any dangerous or abandoned building or structure, as defined by § 101.01 of this chapter, within the village is hereby declared to be a nuisance.

International Property Maintenance Code

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.1 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

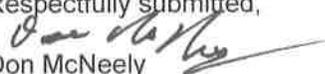
As you can see from the enclosed photos, I have observed the following conditions:

1. Obvious roof damage due to the fire occurring in October 2014
2. Fire damage to the walls.
3. Fire damage to the rear entry.
4. Fire damage to fascia and soffits.
5. Fire damage to windows.
6. The house has been boarded up since the fire.

The matter has already been forwarded to Klein, Thorpe, and Jenkins for the purpose of identifying all interested parties. A "Commitment of Title" has been received (see attached). On July 1st, 2015, a 15 day notice was sent by KTJ to the interested parties informing them of the Village's possible intent of demolishing the building. If no responses are received to the contrary, I recommend the matter move forward to the Village Board level.

Please inform me if there is anything else that I can provide.

Respectfully submitted,


Don McNeely
Building Commissioner





ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

15013880NC

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate ninety (90) days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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ALTA Commitment (06/17/2006)



ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627	

Issued By: Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

SCHEDULE A

ORDER NO. 15013880NC

Property Ref.: 6573 167th Street, Tinley Park, IL 60477

1. Effective Date: June 12, 2015
2. Policy or (Policies) to be issued:
 - a. ALTA Owner's Policy 2006

Proposed Insured:	To Be Determined
Policy Amount:	\$10,000.00
3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:

Frank P. Ciolino
5. The land referred to in this Commitment is described as follows:

Lot 11 in Block 4 in the Resubdivision of part of Parkside, being a subdivision of the northeast 1/4 (except the south 330 feet of the west 330 feet thereof) of Section 30, township 36 north, range 13 East of the Third Principal Meridian, in Cook County, Illinois

END OF SCHEDULE A

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ALTA Commitment (06/17/2006)



SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ach payment, which results in an additional \$6 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.
2. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
3. Effective June 1, 2009, if any document of conveyance for Cook County Residential Real Property is to be notarized by an Illinois notary public, Public Act 95-988 requires the completion of a Notarial Record for each grantor whose signature is notarized. The Notarial Record will include the thumbprint or fingerprint of the grantor. The grantor must present identification documents that are valid; are issued by a state or federal government agency, or consulate; bear the photographic image of the individual's face; and bear the individual's signature. The Company will charge a fee of \$25.00 per Notarial Record.
4. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
5. For residential property only:

A provision for inflation coverage will be added to the owner's policy. This enhancement can automatically increase the amount of the owner's policy. For additional information, please contact your local underwriter.

General Exceptions

6. **Rights or claims of parties in possession not shown by Public Records.**
7. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
8. **Easements, or claims of easements, not shown by the Public Records.**
9. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
10. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

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ALTA Commitment (06/17/2006)



SCHEDULE B
(continued)

11. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

A

- 1. Taxes for the year(s) 2014 and 2015
2015 taxes are not yet due or payable.
- 1A. Note: 2014 first installment was due March 3, 2015
Note: 2014 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat	
28-30-204-061-0000		1 of 1	2014	\$3,088.60	Paid

B

12. Mortgage recorded February 11, 2004 as document no. 0404246155 made by Frank Ciolino to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans Inc.

C

13. Mortgage dated November 6, 2006 and recorded December 5, 2006 as document no. 0633912047 made by Frank P. Ciolino to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, N.A. to secure a note for \$ 81,400.00 .

D

14. Mortgage dated July 19, 2011 and recorded July 27, 2011 as document no. 1120808150 made by Frank P. Ciolino to Mortgage Electronic Registration Systems, Inc. as nominee for Bank of America, N.A. to secure a note for \$126,595.00 and assigned by 1309257168 to Bank of America NA.

G

15. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), contained in the document recorded November 10, 1948 as document no. 14440143 which does not contain a reversionary or forfeiture clause.

H

16. Building line as shown on the plat of the Resubdivision of part of Parkside according to the plat thereof recorded July 8, 1949 as document 14587876.

I

17. 10 foot public utilities as noted on the plat of the Resubdivision of part of Parkside according to the plat thereof recorded July 8, 1949 as document 14587876.

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SCHEDULE B
(continued)

- J 18. Inasmuch as no demolition lien appears in the public records at the effective date of this commitment, the names of parties to be served with notice of any demolition lien proceeding are furnished as an accommodation to the specific request of the applicant.
- In providing said names, the company makes no representation regarding the validity of any lien not appearing in the public records

In order for the Company to insure title after completion of any proceeding brought by the Village of Tinley Park to demolish buildings located on the Land and to foreclose the lien recorded as Document No. _____, the Company notes the following:

- A) Our policy, when issued, will be made subject to direct attack upon the judgments and orders entered in the case;
- B) Upon filing of the Complaint, a Lis Pendens Notice should be recorded in the Office of the Recorder of Deeds;
- C) The following necessary or permissible parties should be joined in the contemplated proceeding in order that the Company may insure that their interests will be affected:
- 1) All persons acquiring rights in the Land subsequent to the date of this commitment and prior to the time a Lis Pendens Notice has been recorded/filed;
 - 2) Any persons, other than those herein named, known to plaintiff or plaintiff's attorney to have or claim to have an interest in the Land;
 - 3) All persons in possession of the Land;
 - 4) Frank P. Ciolino, record owner of the land and his spouse, if any, by name if known or ascertainable, otherwise as "unknown owner".
 - 5) Mortgage Electronic Registration Systems, Inc. as nominee in the mortgages noted herein at exceptions B and C
 - 6) Countrywide Bank, N.A. by reason of the mortgages noted herein at exceptions B and C.
 - 7) Bank of America, NA by reason of the mortgage noted herein at exception D

Note: It appears that Frank P. Ciolino is the tax assessee.

If it is known that any of the necessary or permissible parties listed herein are deceased, their heirs or legatees should be made parties by name if known, and if unknown, then by the name and description of "unknown heirs or legatees of" such deceased person or persons. If it is not known or cannot be ascertained whether any of said parties be living or dead, then such parties should be made parties by name, and such persons as would be their heirs or legatees should also be made parties to the proceeding as "unknown owners." In this connection, the Company directs your attention to Section 2-413 of the Code of Civil Procedure.

In the event that there are any persons who are necessary or permissible parties to the contemplated proceeding, but the names of such persons are unknown and unascertainable, then, and in that event only, such persons should be made parties under the description of "unknown owners," unless the

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ALTA Commitment (06/17/2006)



SCHEDULE B

(continued)

contrary is herein indicated.

Consequences of liens, if any, in favor of the United States of America which appear of record after the date of this commitment and prior to the recording of the deed issued pursuant to the sale had in said proceeding.

This commitment is based upon the assumption that a proper Notice of Lien as prescribed by 65 ILCS 5/11-31-1 will be recorded/filed within 180 days after the cost and expense of demolition is incurred.

Written Notice as provided by statute should be given at least 15 days prior to application to the circuit court for authority to demolish the buildings located on the Land.

The contemplated proceeding may affect the rights of only those parties named herein in Paragraph "C" as necessary or permissible parties. The policy, when issued, will be subject to the rights of all other parties and interests shown in this commitment unless satisfactory disposition thereof is otherwise made.

END OF SCHEDULE B

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ALTA Commitment (06/17/2006)

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

END OF CONDITIONS

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ALTA Commitment (06/17/2006)

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MEMORANDUM

TO: David G. Seaman, Acting Village Mayor and Finance and Economic Development Chairman
Michael Pannitto, Budget & Administration Committee Chairman

FROM: Patrick E. Rea

DATE: July 10, 2015

RE: Mailing/Postage Machine

Background

The Village's current lease for the mailing/postage machine at the Village Hall has come to an end. In anticipation of the lease ending funds were budgeted in the current fiscal year for a new machine.

Request for Proposal (Bids)

On May 24, 2015 the Village issued a Request for Proposal (RFP) for the lease and/or purchase of a new mail machine. As part of the RFP, responding firms were asked to submit bids for three (3), four (4), and five (5) year leases as well as purchase of the new machine. Two (2) companies submitted proposals for different machines which met the Village's specifications listed in the RFP. The proposals were received as follows:

Company	Purchase	3 Year Lease	4 Years Lease	5 Year Lease
Pitney Bowes	\$17,687	\$16,038.96	\$18,155.04	\$20,298.60
Neopost	\$19,864	\$15,705	\$18,062.40	\$20,370

Staff Recommendation

After review of the proposals, staff is recommending that the Village purchase the Connect+ 2000 Series mailing/postage machine from Pitney Bowes. The purchase of this machine presents the most cost effective option to the Village. Over the five (5) year period the total Village expenditure will be \$17,687. The purchase of the machine will include all mailing equipment, postage equipment and maintenance agreements needed to make the mailing/postage machine fully functional and operational. As an additional advantage at the end of the five (5) years if the machine is still functioning well, the Village will be able to purchase a maintenance agreement and avoid having to purchase and/or lease a new machine. In the past the Village has worked with Pitney Bowes and found their service and responsiveness to be of high quality.

Village Board Approval

I have requested that this item be placed on the July 21st, 2015 Village Board agenda for consideration and approval by the Village Board. Should you have any additional questions, feel free to contact Deputy Village Clerk, Laura Godette.

MEMORANDUM



To: Brian Younker, Public Works Chairman

From: Steve Tilton, Assistant Village Manager

Date: July 16, 2015

Re: Post 1 – Ground Lease Expansion and Antenna Site Agreement

Background

This project consists of an extension and expansion of an existing ground lease agreement with SBA. SBA currently owns an cellular tower on Village property at post 1 (located off of 167th street) The Village will also be placing a cell antenna on the SBA for improved reliability and redundancy of the Village's SCADA system. Upon installation of the antenna the Village will be able to save approximately \$400 in monthly hard line telephone bills related to the SCADA system. The Village Attorney reviewed each of the proposed agreements and found them to be acceptable.

Contract Highlights

Highlights of the proposed agreements include, but are not limited to, the following:

1. SBA leases an additional 544 square feet of ground space from the Village;
2. Month rent payment offset of \$1,000 paid to SBA for leasing of the tower space and SBA payment to the Village of \$1,000 a month for the additional ground space;
3. Rest Escalation of 3% per year;
4. Initial five (5) year term with extension options; and
5. Initial one (1) time payment of \$5,000 to the Village from SBA.

Committee Discussion

1. Consider approval of a ground lease extension and antenna site agreement with SBA.

MEMORANDUM



To: Brian Younker, Public Works Chairman

From: Steve Tilton, Assistant Village Manager

Date: July 16, 2015

Re: Post 1 – Ground Lease Expansion and Antenna Site Agreement

Background

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Contract Highlights

Highlights of the proposed agreements include, but are not limited to, the following:

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3. Rest Escalation of 3% per year;
4. Initial five (5) year term with extension options; and
5. Initial one (1) time payment of \$5,000 to the Village from SBA.

Committee Discussion

1. Consider approval of a ground lease extension and antenna site agreement with SBA.



Memorandum

To: Steve Tilton, Assistant Village Manager
From: Kelly Borak, Street Superintendent
Date: July 16, 2015
Subject: Contract Renewal Award: 2015 Street Marking

Presented for July 21, 2015 Village Board Agenda for consideration and possible action:

Description: This work shall include the marking of selected streets which shall include crosswalks.

Scope of Work: Public Works, in its role of maintaining village-owned streets seeks the services of a capable Contractor to coordinate and deliver Street Marking on selected village-owned roads.

Background: This service contract was advertised initially on May 22, 2013 in accordance with state bidding laws; one (1) sealed bid was received. The bid was opened and read publicly on Thursday June 6, 2013, at 2:00 PM by the Village Clerk and received as follows:

<u>Contractor</u>	<u>Location</u>	<u>Bid</u>
Marking Specialists Corporation	Arlington Heights, IL	\$174,387.50

Budget / Finance: Funding is budgeted in the FY15 Budget.

Budget Available	\$102,000.00
------------------	--------------

In the original contract, the Village, in its sole discretion, has the ability to extend the contract a maximum of two (2) additional one (1) year terms. This would be the final extension granted to the contractor and the Village will competitively bid this service again next year. The pricing for the proposed contract is the same as the original 2013 bid price.

This is a unit price contract and the scope of work will be scaled to match the available budget dollars for the FY 15/16 fiscal year.

Staff Direction Request:

1. Approve the service contract with Marking Specialists Corporation for the 2015 Street Marking Renewal Contract the amount of \$102,000.00.
2. Direct Staff as necessary.



Robinson
ENGINEERING

Municipal Expertise. Community Commitment.

Jennifer S. Prinz, PE, CFM

Direct Line: (708)210-5687

Email: jprinz@reltd.com

Project 13-348

June 9, 2015

Village of Tinley Park
16250 South Oak Park Avenue
Tinley Park, Illinois 60477

Attn.: Mr. Dale Schepers, Director of Public Works

RE: FY 2016 Pavement Striping Program

Dear Dale:

In June of 2013, Marking Specialists Corporation of Arlington Heights, IL was awarded the multi-year pavement striping program contract for FY 2014. FY 2016 is the third year (of three) of the contract. Work for this project includes pavement striping at multiple locations to be determined by the Village. This work will be performed at the same unit prices awarded in the first year of the contract and under the same standards as outlined in the plans and specifications.

At this time we would recommend that the Village award the third year of this contract to the low responsive bidder, Marking Specialists Corporation in an amount not to exceed the budgeted dollars of One Hundred Two Thousand Dollars and Zero Cents. (\$102,000).

Should there be any questions on this matter, please feel free to call me.

Respectfully yours,
ROBINSON ENGINEERING, LTD.

A handwritten signature in cursive script that reads "Jennifer S. Prinz".

Jennifer S. Prinz, PE, CFM
Senior Project Manager



Interoffice Memorandum

Public Works Departments

Date: July 16, 2015

To: Steve Tilton, Assistant Village Manager

From: John Urbanski, Facilities & Fleet Superintendent

Re: **Public Safety Building 800 AMP Disconnect Panel and Meter Panel Replacement**

Presented for Public Works Committee discussion and possible action:

Background:

During the emergency replacement of the public safety building (fire station 1 and 911 center) Main Distribution Panel fall of 2014 it was brought to our attention that the 800amp service disconnect and meter panel (CT) were in need of repair. PW is recommending replacement of the 30 years+ old disconnect and CT panel that is beyond its serviceable life. In concurrence to the request, the onsite technician recommended replacement on a controlled schedule prior to a catastrophic failure.

This repair will require extensive coordination with ComEd to disconnect and restore service in a strict scheduled manner. The tentative date for this repair is November 27th (Friday after Thanksgiving) which allows work to be done in the facility with minimal occupants and without being charged "holiday scale" from the contractor. The facility electric will be provided by both on-site and portable generators (with HVAC) allowing for facility operations to continue at a minimally restricted level.

Description:

Necessary replacement of failing equipment with external generator hook-up equipment "base cost" will be approximately \$43,723.66

Budget / Finance: Funds are budgeted and available in Capital Fund

Contract Amount (not to exceed)	\$ 43,723.66
Project Allowance:	\$ 10,000.00
Total Project Cost:	\$ 53,723.66
 Budget Available	 \$ 54,480.00

Staff Direction:

1. Approve contract with F.H. Paschen, (the state JOC contractor) at a cost not to exceed \$53,723.66





Interoffice Memorandum

Public Works Departments

Date: July 16, 2015
To: Steve Tilton, Assistant Village Manager
From: John Urbanski, Facilities & Fleet Superintendent
Re: **Public Works Garage Mechanics Lift Replacement**

Presented for Public Works Committee discussion and possible action:

Background:

In 2014 the easternmost vehicle lift at the Public Works Garage was experiencing hydraulic issues. The lift was inspected by a qualified technician and repairs were found to exceed the value of the current (original to construction) equipment. At that point, it was also determined to save from EPA requirements of extensive underground abatement the existing equipment would be decommissioned as is. The new scope of work is for installation of an above-ground lift. The work as requested will be coordinated and performed under the management of F.H. Paschen, the state awarded JOC general contractor.

Description:

Public Works' recommendation is as follows:

- Remove existing Hunter in-ground lift.
- Backfill with sand and concrete.
- Provide New Hunter RX16JT 16,000# Premium Scissor Lift.
- Includes installation and on-site training by a Hunter Representative.
- Providing new electrical and pneumatic services.

Budget / Finance: Funds are budgeted and available in Capital Fund

Contract Amount (not to exceed)	\$ 56,190.91
Budget Available	\$ 56,210.00

Staff Direction:

1. Approve contract with F.H. Paschen, (the state JOC contractor) at a cost not to exceed \$56,190.91



Contractor Price Proposal Details - Category

Date: 7/8/2015
Job Order #: 032028.00
Title: Village of Tinley Park- Decommission Vehicle lift
Contractor: F. H. Paschen, S. N. Nielsen & Associates LLC
Job Order Value: \$56,190.91
Proposal Name: Village of Tinley Park- Decommission Vehicle lift
Proposal Value: \$56,190.91

CSI Number	Mod	UOM	Description	LineTotal																
Bond																				
1	01 22 16 00-0002	EA	Reimbursable Fees <small>Note: Reimbursable Fees will be paid to the contractor for the actual cost of all permits, without mark-up, for which a receipt or bill is received. The Adjustment Factor applied to Reimbursable Fees will be 1.0000. The labor cost involved in obtaining all permits is in the Adjustment Factor. The base cost of the Reimbursable Fee is \$1.00. The quantity used will adjust the base cost to the actual Reimbursable Fee (e.g. quantity of 125 = \$125.00 Reimbursable Fee). If there are multiple Reimbursable Fees, each one shall be listed separately with a comment in the "note" block to identify the Reimbursable Fees (e.g. sidewalk closure, road cut, various permits, extended warrantee, expedited shipping costs, etc.). A copy of each receipt shall be included with the Proposal.</small>	\$380.00																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: center;">380.00</td> <td style="text-align: center;">X</td> <td style="text-align: center;">\$1.00</td> <td style="text-align: center;">X</td> <td style="text-align: center;">1.0000</td> <td></td> <td style="text-align: right;">\$380.00</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	380.00	X	\$1.00	X	1.0000		\$380.00	
	Qty		Unit Price		Factor		Total													
Installation	380.00	X	\$1.00	X	1.0000		\$380.00													
<i>Contractor Notes: Payment and Performance Bond</i>																				
Subtotal for Bond:				\$380.00																

Electrical																				
2	01 22 23 00-0005	DAY	40' Engine Powered, Telescoping Boom Manlift	\$1,076.52																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: center;">3.00</td> <td style="text-align: center;">X</td> <td style="text-align: center;">\$330.21</td> <td style="text-align: center;">X</td> <td style="text-align: center;">1.0867</td> <td></td> <td style="text-align: right;">\$1,076.52</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	3.00	X	\$330.21	X	1.0867		\$1,076.52	
	Qty		Unit Price		Factor		Total													
Installation	3.00	X	\$330.21	X	1.0867		\$1,076.52													
<i>Contractor Notes: Lift to install conduit from sub panel to new lift location.</i>																				
3	01 71 13 00-0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed <small>Note: For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom manlifts with > 40' boom lengths, etc.</small>	\$437.54																
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Qty</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Unit Price</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Factor</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">Total</td> </tr> <tr> <td>Installation</td> <td style="text-align: center;">1.00</td> <td style="text-align: center;">X</td> <td style="text-align: center;">\$402.63</td> <td style="text-align: center;">X</td> <td style="text-align: center;">1.0867</td> <td></td> <td style="text-align: right;">\$437.54</td> </tr> </table>		Qty		Unit Price		Factor		Total	Installation	1.00	X	\$402.63	X	1.0867		\$437.54	
	Qty		Unit Price		Factor		Total													
Installation	1.00	X	\$402.63	X	1.0867		\$437.54													
<i>Contractor Notes: Mobilize lift equipment for electrical work.</i>																				

CSI Number	Mod	UOM	Description	LineTotal
Electrical				
4	26 01 20 00-0005	EA	Existing Circuit Tracing Per Device	\$259.50
			Qty Unit Price Factor Total	
			Installation 15.00 X \$15.92 X 1.0867 \$259.50	
			Contractor Notes: <i>Trace existing electrical circuits.</i>	
5	26 05 19 00-0161	LF	4/c #8, 600 V, 90 Degree Celsius, Multi-Conductor Type SOOW Cord (Carol Carolprene)	\$2,128.19
			Qty Unit Price Factor Total	
			Installation 510.00 X \$3.84 X 1.0867 \$2,128.19	
			Contractor Notes: <i>New wire for new lift feed.</i>	
6	26 05 19 00-0165	LF	4/c #6, 600 V, 90 Degree Celsius, Multi-Conductor Type SOOW Cord (Carol Carolprene)	\$1,892.60
			Qty Unit Price Factor Total	
			Installation 280.00 X \$6.22 X 1.0867 \$1,892.60	
			Contractor Notes: <i>New wire from existing panel to new panel.</i>	
7	26 05 29 00-0008	LF	1-5/8" Wide x 1-5/8" High, 12 Gauge, Steel Unistrut Channel	\$295.58
			Qty Unit Price Factor Total	
			Installation 20.00 X \$13.60 X 1.0867 \$295.58	
			Contractor Notes: <i>unistrut to mount panel and conduit.</i>	
8	26 05 29 00-0026	EA	3-Hole, Z-Bracket, Unistrut Channel Fitting	\$8.00
			Qty Unit Price Factor Total	
			Installation 1.00 X \$7.36 X 1.0867 \$8.00	
			Contractor Notes: <i>unistrut for mounting conduit.</i>	
9	26 05 33 00-0466	LF	3/4" RGS Conduit With Coupling, Mounted Exposed On Flat Wall	\$899.79
			Qty Unit Price Factor Total	
			Installation 150.00 X \$5.52 X 1.0867 \$899.79	
			Contractor Notes: <i>new conduit.</i>	
10	26 05 33 00-0467	LF	1" RGS Conduit With Coupling, Mounted Exposed On Flat Wall	\$453.15
			Qty Unit Price Factor Total	
			Installation 60.00 X \$6.95 X 1.0867 \$453.15	
			Contractor Notes: <i>new conduit</i>	
11	26 05 33 00-0479	EA	3/4" RGS 90 Degree Elbow	\$80.92
			Qty Unit Price Factor Total	
			Installation 3.00 X \$24.82 X 1.0867 \$80.92	
			Contractor Notes: <i>new conduit fittings.</i>	
12	26 05 33 00-0531	EA	3/4" RGS Box Connector With Set Screw	\$25.28
			Qty Unit Price Factor Total	
			Installation 2.00 X \$11.63 X 1.0867 \$25.28	
			Contractor Notes: <i>new conduit fittings.</i>	
13	26 05 33 00-0532	EA	1" RGS Box Connector With Set Screw	\$32.51

CSI Number	Mod	UOM	Description	LineTotal
Electrical				
			Qty Unit Price Factor Total	
			Installation 2.00 X \$14.96 X 1.0867 \$32.51	
			Contractor Notes: <i>new conduit fittings.</i>	
14	26 24 16 00-0044	EA	100 A With 12 - 20 A Breakers, 120/208 V, 4 Wire, 3 Phase Panelboard, Main Lugs, Assembled, 20 Circuit Capacity	\$1,611.96
			Qty Unit Price Factor Total	
			Installation 1.00 X \$1,483.35 X 1.0867 \$1,611.96	
			Contractor Notes: <i>New electric sub panel</i>	
15	26 24 16 00-0055	EA	225 A With 34 - 20 A Breakers, 120/208 V, 4 Wire, 3 Phase Panelboard, Main Lugs, Assembled, 42 Circuit Capacity	\$1,774.60
		Excl Material	Qty Unit Price Factor Total	
			Installation 1.00 X \$1,633.02 X 1.0867 \$1,774.60	
			Contractor Notes: <i>Labor to tie-in new sub panel into existing panel. No material included.</i>	
Subtotal for Electrical:				\$10,976.14
Lift				
16	01 22 20 00-0044	HR	Investigating Engineer Or Specialty ConsultantNote: For special investigating requirements or services outside required architectural and engineering services	\$347.74
			Qty Unit Price Factor Total	
			Installation 4.00 X \$80.00 X 1.0867 \$347.74	
			Contractor Notes: <i>Provide Owner Training on New Lift Equipment</i>	
17	01 31 26 00-0004	EA	Minimum Labor Cost, 3 Person Crew Size	\$909.57
			Qty Unit Price Factor Total	
			Installation 1.00 X \$837.00 X 1.0867 \$909.57	
			Contractor Notes: <i>Concrete labor minimum charge.</i>	
18	01 71 13 00-0002	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckNote: For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom manlifts with up to 40' boom lengths, etc.	\$218.77
			Qty Unit Price Factor Total	
			Installation 1.00 X \$201.32 X 1.0867 \$218.77	
			Contractor Notes: <i>Mobilize concrete equipment to backfill pit.</i>	
19	01 74 19 00-0013	EA	20 CY Dumpster (3 Ton) "Construction Debris"Note: Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$830.67
			Qty Unit Price Factor Total	
			Installation 2.00 X \$382.20 X 1.0867 \$830.67	
			Contractor Notes: <i>remove and disposal of demo and construction debris.</i>	

CSI Number	Mod	UOM	Description	LineTotal
Lift				
20	02 41 19 13-0212	IN	1/2" Diameter Drilling In Concrete Per Inch Of Depth	\$150.81
			Qty Unit Price Factor Total	
			Installation 54.00 X \$2.57 X 1.0867 \$150.81	
			Contractor Notes: <i>Drilling for anchor installation to mount lift.</i>	
21	03 31 13 00-0026	CY	Up To 6", By Direct Chute, Place 3000 PSI Concrete Slab On Grade	\$113.21
	Excl Labor		Qty Unit Price Factor Total	
			Installation 1.00 X \$104.18 X 1.0867 \$113.21	
			Contractor Notes: <i>Concrete in-fill at pit.</i>	
22	03 31 13 00-0026	0046 MOD	For Quantities Up To 20, Add	\$13.68
			Qty Unit Price Factor Total	
			Installation 1.00 X \$12.59 X 1.0867 \$13.68	
23	03 31 13 00-0092	CY	Delivery Fee For Concrete Purchases Per CY For Each CY Less Than 9 CY	\$130.40
			Qty Unit Price Factor Total	
			Installation 8.00 X \$15.00 X 1.0867 \$130.40	
			Contractor Notes: <i>Concrete delivery minimum charge.</i>	
24	03 62 13 00-0003	SF	Nonshrink Nonmetallic Grout, 1" Deep For Grouting Bases, (25 mm) Deep	\$1,281.87
			Qty Unit Price Factor Total	
			Installation 40.00 X \$29.49 X 1.0867 \$1,281.87	
			Contractor Notes: <i>For grouting in new lift base.</i>	
25	05 05 23 00-0197	EA	1/2" Concrete Expansion Anchor	\$291.45
			Qty Unit Price Factor Total	
			Installation 18.00 X \$14.90 X 1.0867 \$291.45	
			Contractor Notes: <i>Anchors for installation of new lift.</i>	
26	05 05 23 00-0197	0044 MOD	For Quantities > 10 To 50, Deduct	(\$5.91)
			Qty Unit Price Factor Total	
			Installation 8.00 X (\$0.68) X 1.0867 (\$5.91)	
27	11 13 19 13-0036	EA	7' x 10', 40,000# Hydraulic Dock Leveler	\$1,122.64
			Qty Unit Price Factor Total	
			Installation 0.00 X \$11,447.28 X 1.0867 \$0.00	
			Demolition 1.00 X 1033.07 X 1.0867 \$1,122.64	
			Contractor Notes: <i>Remove existing hydraulic lift.</i>	
28	11 13 19 23-0006	EA	7' x 12', 15,000# Fixed Platform Lift, Pit Mounted	\$29,267.83
			Qty Unit Price Factor Total	
			Installation 1.00 X \$26,932.76 X 1.0867 \$29,267.83	
			Contractor Notes: <i>Provide new Hunter RX16JT 16,000lb premium scissor lift. Item not in book.</i>	
29	11 13 19 33-0002	EA	Truck Restraint System	\$6,600.80

CSI Number	Mod	UOM	Description	LineTotal
Lift				
			Qty Unit Price Factor Total	
			Installation 1.00 X \$6,074.17 X 1.0867 \$6,600.80	
			Contractor Notes: <i>Restraint lift system and wheel stops for new lift.</i>	
30	26 51 13 00-0129	EA	1 55 Watt LED, 4' Length, Striplight LED Fixture	\$3,403.02
			Qty Unit Price Factor Total	
			Installation 6.00 X \$521.92 X 1.0867 \$3,403.02	
			Contractor Notes: <i>RX Lift LED lighting kit.</i>	
31	31 05 13 00-0003	CY	Sand, Washed	\$158.22
			Qty Unit Price Factor Total	
			Installation 5.00 X \$29.12 X 1.0867 \$158.22	
			Contractor Notes: <i>Backfill pit with sand</i>	
Subtotal for Lift:				\$44,834.77
Grand Total:				\$56,190.91

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 0.00

MEMORANDUM



To: Brian Younker, Public Works Chairman

From: Steve Tilton, Assistant Village Manager

Date: July 16, 2015

Re: Gaynelle Road – Water Main Replacement

Background

This project consists of the replacement of approximately 2200 lineal feet of water main on Gaynelle Road from 167th Street to Debra Lane.

Bid Results

Bids for this project were opened and read publicly on July 8, 2015 at 10:01 AM. Bids were received as follows:

<i>Contractor</i>	<i>Location</i>	<i>Bid Amount</i>
Riccio Construction	Palos Park, IL	\$658,865
J. Congdon Sewer Service	Carol Stream, IL	\$725,950
Airy's Inc.	Tinley Park	\$767,946

The bids were reviewed by Village Staff and the Village Engineer and it was determined that Riccio Construction was the lowest responsive and responsible bidder. Riccio Construction has previously performed work for the Village and it was found to be acceptable. Funds in the amount of \$750,000 were included in the fiscal year budget for this project.

Committee Discussion

1. Consider awarding a contract to Riccio Construction for the Gaynelle Road Water Main Replacement project at a not to exceed cost of \$658,865.



Jennifer S. Prinz, PE
 Direct Line: (708) 210-5687
 Email: jprinz@reltd.com

July 9, 2015

Project 11-228.03

Village of Tinley Park
 16250 South Oak Park Avenue
 Tinley Park, Illinois 60477

Attn.: Mr. Dale Schepers, Director of Public Works

RE: Gaynelle Road Water Main Replacement-Phase 2

Dear Dale:

Bids were received and publicly read on Wednesday July 8, 2015 at 10:01 am for the above-mentioned project. The bid results are as follows:

<u>Contractor</u>	<u>Location</u>	<u>As Read Bid</u>	<u>As Calculated Bid</u>
Riccio Construction	Palos Park, IL	\$658,865.00	
J. Congdon Sewer Service, Inc.	Carol Stream, IL	\$725,950.00	
Airy's, Inc.	Tinley Park, IL	\$767,946.00	
<i>Engineer's Estimate</i>		\$745,330.00	

We have reviewed the bids and found them to be correct and in order; therefore, at this time we would recommend that the Village award the contract to the low responsive bidder Six Hundred Fifty Eight Thousand Eight Hundred Sixty Five Dollars and Zero Cents (\$658,865.00)

Should there be any questions on this matter, please feel free to call me.

Respectfully yours,
ROBINSON ENGINEERING, LTD.

Jennifer S. Prinz, PE
 Village Engineer
 R:\2010-2014\2011\11-228_TPI\Phase 2\11-228.02 AWARD LTR.doc
 JSP/pc
 Encl: Bid tabulation

MEMORANDUM



To: Brian Younker, Public Works Chairman

From: Steve Tilton, Assistant Village Manager

Date: July 16, 2015

Re: Brementowne Subdivision Sanitary Sewer Cleaning and Televising

Background

This project consists of cleaning and televising of the sanitary sewer in the Brementowne Subdivision. This project is part of the Village ongoing Sanitary Sewer Evaluation System (SSES) program.

Bid Results

Bids for this project were opened and read publicly on July 8, 2015 at 10:01 AM. Bids were received as follows:

<i>Contractor</i>	<i>Location</i>	<i>Bid Amount</i>
Visu Sewer of Illinois	Bridgeview, IL	\$79,078
National Power Rodding Corp.	Chicago, IL	\$98,777
Sheridan Plumbing & Sewer	Bedford Park, IL	\$149,973

The bids were reviewed by Village Staff and the Village Engineer and it was determined that Visu Sewer of Illinois was the lowest responsive and responsible bidder Visu Sewer has previously performed work for the Village and it was found to be acceptable. Funds in the amount of \$150,000 were included in the fiscal year budget for this project.

Committee Discussion

1. Consider awarding a contract to Visu Sewer of Illinois for the Brementowne Subdivision Sanitary Sewer Cleaning and Televising at a not to exceed cost of \$150,000.



Jennifer S. Prinz, PE
 Direct Line: (708) 210-5687
 Email: jprinz@reltd.com

July 9, 2015

Project 14-441

Village of Tinley Park
 16250 South Oak Park Avenue
 Tinley Park, Illinois 60477

Attn.: Mr. Dale Schepers, Director of Public Works

RE: Brementowne Subdivision Sanitary Sewer Cleaning and Televising

Dear Dale:

Bids were received and publicly read on Wednesday July 8, 2015 at 10:01 am for the above-mentioned project. The bid results are as follows:

<u>Contractor</u>	<u>Location</u>	<u>As Read Bid</u>	<u>As Corrected Bid</u>
Visu Sewer of Illinois, LLC	Bridgeview, IL	\$79,048.00	
National Power Rodding Corporation	Chicago, IL	\$98,777.00	
Sheridan Plumbing & Sewer, Inc.	Bedford Park, IL	\$149,973.90	\$150,062.50

Engineer's Estimate **\$101,202.50**

We have reviewed the bids and found them to be correct and in order; therefore, at this time we would recommend that the Village award the contract to the low responsive bidder Visu Sewer of Illinois LLC in the amount of Seventy Nine Thousand Forty Eight Dollars and Zero Cents (\$79,048.00).

Should there be any questions on this matter, please feel free to call me.

Respectfully yours,
ROBINSON ENGINEERING, LTD.

Jennifer S. Prinz, PE
 Village Engineer
 R:\2010-2014\2014\14-441 tp_Bid and Contract Documents\14-441 AWARD LTR.doc
 JSP/pc
 Encl: Bid tabulation



Interoffice Memorandum

Public Works Departments

Date: July 16, 2015
To: Steve Tilton, Assistant Village Manager
From: John Urbanski, Facilities & Fleet Superintendent
Re: **Village Hall Boiler System Replacement**

Presented for Public Works Committee discussion and possible action:

Description: This construction contract includes the removal and replacement of one (1) existing boiler along with upgraded piping and controls that are required to accommodate the higher efficiency rating of the new system at a cost not to exceed \$186,857.17

Background:
Dual Boiler Replacement in North Village Hall Boiler Room.

- Installation of second high efficiency boiler for a tandem heat system. Current system is original installation requiring replacement due to high maintenance costs and multiple failures.
- The work also includes related facilities repairs as necessary to complete the work; related demolition, mechanical, venting and plumbing work.

This project was reviewed and engineered by Legat Architects and Ampsco Engineering to meet all recent code requirements. Construction contract was coordinated with F.H. Paschen (JOC Contractor).

Budget / Finance: Funds are budgeted and available in Capital Fund

Project Proposal	\$181,857.17
<u>Project Allowance</u>	<u>\$ 5,000.00</u>
Contract Amount (not to exceed)	\$186,857.17
Engineering	\$ 20,500.00
<u>Budget Amount:</u>	<u>\$240,520.00</u>
Difference – Under Budget -	\$ 33,162.83

Staff Direction Request:

1. Approve contract with F.H. Paschen(the state JOC contractor), at a cost not to exceed \$186,857.17



ITEM # 21

**CONSIDER ACCEPTING THE
RESIGNATION OF
TRUSTEE DAVID G. SEAMAN AS
VILLAGE TRUSTEE EFFECTIVE
JULY 22, 2015 —**

Acting Mayor Seaman

**COMMENTS FROM
BOARD & STAFF**

**COMMENTS FROM
THE PUBLIC**

ITEM # 24

ADJOURN TO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MIUTES OF THE CLOSED MEETING.*
- b. APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE VALIDITY.*

ADJOURNMENT