

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

**CLERK'S CERTIFICATE**

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

**ORDINANCE NUMBER 2003-O-024**

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK  
MAIN STREET NORTH TAX INCREMENT REDEVELOPMENT PROJECT  
AREA REDEVELOPMENT PLAN AND PROJECT**

which ordinance was passed by the Board of Trustees of the Village of Tinley Park, at a regular meeting held on the 1st day of April, 2003, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 1st day of April 2003.

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 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:

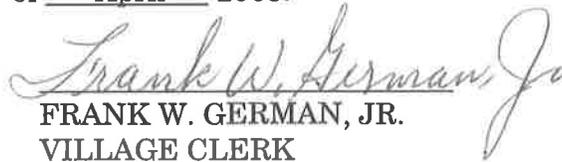
AYES: Rea, Seaman, Maher, Zabrocki

NAYS: None

ABSTAIN: Hannon, Bettenhausen, Heffernan

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 1st day of April 2003.

  
FRANK W. GERMAN, JR.  
VILLAGE CLERK

ORDINANCE NO. 2003-0-024

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK  
MAIN STREET NORTH TAX INCREMENT REDEVELOPMENT PROJECT  
AREA REDEVELOPMENT PLAN AND PROJECT**

**WHEREAS**, the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, (hereinafter referred to as the "Village") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.1-1 et seq., as amended, (hereinafter referred to as the "Act") for the proposed Village of Tinley Park Main Street North Tax Increment Redevelopment Project Area Redevelopment Plan and Project (hereinafter referred to as the "Project") within the municipal boundaries of the Village of Tinley Park, Illinois and within the Village of Tinley Park Main Street North Tax Increment Redevelopment Project Area (hereinafter referred to as the "Redevelopment Project Area") described in Exhibit "A" attached hereto and made part hereof; and

**WHEREAS**, pursuant to Section 5/11-74.4-5 of the Act, the Village Board caused a public hearing to be held, relative to the Project and the designation of the Redevelopment Project Area, on March 18, 2003, at the Tinley Park Village Hall; and

**WHEREAS**, due notice with respect to the availability of the Eligibility Report/Study and the Redevelopment Plan and Project was given pursuant to Section 5/11-74.4-5 of the Act; said notice being given to all residences within seven hundred fifty (750) feet of the boundaries of the proposed Main Street North Tax Increment Financing District, and to those individuals and entities registered on the Village's Tax Increment Financing Interested Parties Registry, by First Class U.S. Mail on January 24, 2003; and

**WHEREAS**, due notice with respect to such hearing was given pursuant to Sections 5/11-74.4-5 and 5/11-74.4-6 of the Act, said notice being given to all taxing districts impacted by the

proposed Main Street North Tax Increment Financing District and the Illinois Department of Commerce and Community Affairs, by certified mail, return receipt requested, on January 24, 2003; by publication on February 27, 2003 and March 6, 2003; and by certified mail, return receipt requested, to the taxpayer of record for each parcel within the Redevelopment Project Area on March 7, 2003; and

**WHEREAS**, the Project sets forth the conditions in the proposed Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area"; and the Village Board has reviewed testimony concerning said conditions presented at the public hearing and is generally informed of the conditions causing the proposed Redevelopment Project Area to qualify as a "conservation area," as said term is defined in Section 5/11-74.4-3 of the Act; and

**WHEREAS**, the Village Board has reviewed the conditions pertaining to the lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the Project; and

**WHEREAS**, it is the intent of the Village Board to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the Project within the Redevelopment Project Area; and

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

**WHEREAS**, the Village Board has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed Project 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 Village Board hereby makes the following findings:

A. The area constituting the proposed Redevelopment Project Area is described as set forth in the attached Exhibit "A";

B. There exist conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a "conservation area" as such term is defined in Section 5/11-74.4-3 of the Act;

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 Project;

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 of the Project within the Redevelopment Project Area;

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

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

G. The estimated date for final completion of the Project is December 31, 2026, subject to the receipt of 2026 incremental real estate tax revenues during 2027; and

H. The estimated date for retirement of obligations incurred to finance Project costs is not later than December 31, 2026, subject to the receipt of 2026 incremental revenues during 2027.

**SECTION 2:** That the Project which was the subject matter of the hearing held on March 18, 2003, is hereby adopted and approved. A copy of said Project 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 1<sup>st</sup> day of April, 2003, pursuant to a roll call vote as follows:

AYES: REA, SEAMAN, MAHER, ZABROCKI

NAYS: NONE

ABSENT: HANNON, BETTENHAUSEN, HEFFERNAN

**APPROVED** by me this 1<sup>st</sup> day of April, 2003.

  
VILLAGE PRESIDENT

ATTEST:

  
VILLAGE CLERK

Published by me in pamphlet form this 2<sup>nd</sup> day of April, 2003.

  
VILLAGE CLERK

## EXHIBIT A

### MAIN STREET NORTH T.I.F. DISTRICT

Lots 3, 4, 5 and 6, the East 141.75 feet of Lot 10 (as measured along the South line thereof), the East 142.05 feet of Lot 8 (as measured along the South line thereof) and the East 142.20 feet of Lot 7 (as measured along the South line thereof), in Block 6 in Elmore's Oak Park Avenue Estates, a subdivision of the Northwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian (except that part of drainage ditch conveyed by Document 377150); Lots 1, 2, 3, 4, 5 and 6, and the East 125 feet of Lots 7, 8 and 9, in Block 7 in Elmore's Oak Park Avenue Estates, aforesaid; and Lots 1 through 19, inclusive, along with the 20 foot wide North/South alley lying West of and adjacent thereto, Lots 20, 21 and 22, along with the 20 foot wide East/West alley lying North of and adjacent thereto, the East 125 feet of the South 60 feet of Lot 31, the East 125 feet of the North 60 feet of Lot 33 and the East 125 feet of Lot 34, in Block 12 in Elmore's Oak Park Avenue Estates, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-107-011, -012, -017, -020, -025, -026 and -027; 28-30-111-011, -019, -020, -021, -022, -023, -024, -028, -030, -032 and -036; and 28-30-115-016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -037, -039, and -045;

Common Addresses: 16820 through 17054 South Oak Park Avenue;  
6830 West 170<sup>th</sup> Street; 6932 West 170<sup>th</sup> Street;  
6825 West 170<sup>th</sup> Street and 6825 West 171<sup>st</sup> Street; Tinley Park, Illinois;

Also, Lots 1, 7, 8 and 9 in Block 1 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 3 in Marquardt's Subdivision of the South 180 feet of the South 330 feet of the West 330 feet of the Northeast 1/4 of Section 30, aforesaid; and the East 132 feet of the West 165 feet of the North 150 feet of the South 330 feet of the Northeast 1/4 of Section 30, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-007, -011, -012, -013, -093, -096 and -097;

Common Addresses: 17007 through 17043 South Oak Park Avenue, Tinley Park, Illinois;

Also, the East 299.30 feet of Block 1 (except the West 150 feet of the North 99.25 feet, and except that part taken for street purposes), Block 2 (except that part used for Polygon Resubdivision of part of Blocks 2 and 3 in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, and except that part of the North 16.5 feet thereof located West of the East 299.30 feet thereof), Block 3 (except that part used for Polygon Resubdivision, aforesaid, and except that part used for J.P. Gallagher's Resubdivision of part of Blocks 3 and 4 in McClary's Subdivision, aforesaid) and the East 225 feet of Block 4, all in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4

of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian; and Lot 7 in Polygon Resubdivision, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-301-004, -007, -019, 023, -024, 027, -030, -033, -035, 037, -039, -046, and -047;

Common Addresses: 17110, 17114, 17116, 17120, 17122, 17126, 17132, 17140, 17150, 17204 and 17214 South Oak Park Avenue; 6825 West 171<sup>st</sup> Street; Tinley Park, Illinois;

Also, Lots 7, 23, 24 and 25 in Breitbarth's Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the 34 foot wide (North to South) portion of vacated 172nd Street, running from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 67th Court; the Midlothian Creek right-of-way line of 67th Court; the Midlothian Creek right-of-way located within Breitbarth's Subdivision, aforesaid; all that portion of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian lying East of the East right-of-way line of 66th Court and the East line of Lot 25 in Breitbarth's Subdivision, aforesaid, and North of the C. R. I. & P. Railroad right-of-way (except Harper Hill Townhomes Association, a resubdivision of part of Block 1 in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian, and except the dedicated right-of-way of 171st Street); Lots 10 and 11, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-400-007 and -016; 28-30-401-008 and -009; 28-30-402-001, -003, -004 and -005; 28-30-403-001 and -002; 28-30-406-002, -004 and -005;

Common Addresses: 17147, 17201 and 17207 South Oak Park Avenue; 6501, 6601 and 6611 West 171<sup>st</sup> Street; 17145 South 66<sup>th</sup> Court; 172<sup>nd</sup> and 66<sup>th</sup> Court; 6500 and 6601 West Oak Forest Avenue; Tinley Park, Illinois;

Also, the West 316 feet and the East 16.5 feet of the West 667.50 feet of that portion of the West 1/2 of the Southwest 1/4 of Section 29, Township 36 North, Range 13, East of the Third Principal Meridian, located North of the C. R. I. & P. Railroad right-of-way (except that portion thereof covered by P.I.N. 28-29-300-015); all in Cook County, Illinois;

P.I.N.: 28-29-300-007 and -016;

Common Addresses: 6300 and 6350 West Oak Forest Avenue, Tinley Park, Illinois;

Also, Block 21 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-006 and -076;

Common Addresses: 6400 West 171<sup>st</sup> Street, Tinley Park, Illinois;

Also, Blocks 10 and 11, (except that portion thereof covered by P.I.N. 28-29-101-010), in Assessor's Division of the East ½ of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-29-101-015, -016 and -017;

Common Addresses: 17029 and 17100 South Ridgeland Avenue and 6310 West Oak Forest Avenue, Tinley Park, Illinois;

Along with the following dedicated rights-of-way: Oak Park Avenue, from a point 198.8 feet South of the South right-of-way line of 168th Street to the South right-of-way line of 171st Street; Oak Park Avenue from a point 99.25 feet South of the South right-of-way line of 171st Street to a point 100 feet South of the South right-of-way line of 172nd Street; 169th Street, from the West right-of-way line of Oak Park Avenue to a point 183 West thereof; 170th Street, from the West right-of-way line of Oak Park Avenue to a point 328 feet West thereof; Ravinia Drive, from the East right-of-way line of Oak Park Avenue to a point 70 feet East thereof; 171st Street, from a point 299.3 feet West of the West right-of-way line of Oak Park Avenue to a point 115 feet East of the East right-of-way line of Oak Park Avenue; 172nd Street, from the East right-of-way line of Oak Park Avenue to the East right-of-way line of 66th Court; 67<sup>th</sup> Court, from a point 350 feet South of the South right-of-way line of 171<sup>st</sup> Street to a point 445.01 feet South of the South right-of-way line of 171<sup>st</sup> Street; Ridgeland Avenue, from the South right-of-way line of Willow Lane Drive to a point 635.25 feet South thereof; and that portion of Gaynelle Road located West of the East line of Block 11 in Assessor's Division of the East ½ of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois.