

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-027**

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK  
MAIN STREET SOUTH 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:

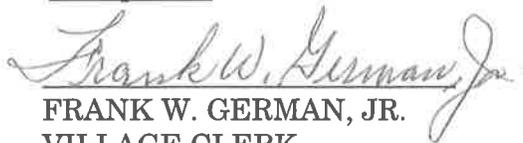
AYES: Rea, Seaman, Maher, Zabrocki

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-O-027

**AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK  
MAIN STREET SOUTH 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 South 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 South 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 South 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 South 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 SOUTH T.I.F. DISTRICT

Lots 3 and 4 in Block 5 in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the North 60 feet of Lot 1 in Block 1, Lot 3 in Block 2 and Lots 7 and 8 in Block 3 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid; the West 54 feet of Lot 10, the West 54 feet and South 5 feet of Lot 11 and Lots 12 through 16, inclusive, in Andres Subdivision of Lot 9 in Block 3 of Christian Andres Subdivision, aforesaid; Lots 3, 8, 9, 10 and 11 in John M. Rauhoff's Subdivision of part of the South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30, aforesaid, beginning at a point 380 feet South of the Northeast corner of Lot 10 of Block 3 of Christian Andres Subdivision, running thence South on the East line of said Lot 10, 460 feet, thence West 190 feet, thence South 16 feet, thence West 1025 feet, thence North 880.84 feet to the North line of the South ½ of Lot 2 of said Southwest ¼, thence East on the North line of the South ½ of Lots 2 and 1 of said Southwest ¼, 1215 feet to the East line of Lot 10 of Block 3, thence South 391.20 feet to point of beginning; Lot A in Subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30 and of part of the North ½ of Lot 2 of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 9, inclusive, in Herman Stoeckman's Subdivision of the South 433 feet of the East 183 feet of the Southwest ¼ of Section 30, aforesaid; Lot B in Hickory Square, a resubdivision of part of Lot 9 in Circuit Court Petition in Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian and the C.R. I. & P. Railroad right-of-way located West of the East right-of-way line of Oak Park Avenue and West of the Southeasterly extension of the West line of Lot A in Subdivision of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30 and of part of the North ½ of Lot 2 of the Northwest ¼ of Section 31 Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-30-302-015 and -016; 28-30-308-017 and -023; 28-30-312-003, -006, -009, -019, -021, -023, -024 and -025; 28-30-313-002, -004, -009, -010, -011 and -012; 28-30-314-003, -004, -005, -006, -007, -008, -009, -010, -011, -012 and -032; 28-30-500-004-6004; and Pt. 28-30-500-004-6001;

Common Address: 17236, 17324, 17432, 17448 and 17500 South Oak Park Avenue; 173<sup>rd</sup> and 68<sup>th</sup> Court; 6875 West 173<sup>rd</sup> Place; 17375 South 69<sup>th</sup> Court; 17356 and 17368 South 68<sup>th</sup> Court; and 17335 South 68<sup>th</sup> Court; Tinley Park, Illinois;

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot

wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 ( as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 through 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66<sup>th</sup> Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

P.I.N's: 28-30-403-005,-006,-008,-009,-010,-011,-013,-014,-019,020,-028 and -029; 28-30-404-025; 28-30-407-002,-003,-004,-005,-006,-007,-008 and -009; 28-30-408-001 and -002; 28-30-411-005,-008,-009,010,-011,-012,-013,-014,-015,-017,-023 and -024; 28-30-415-003,-004,-009 and -010; 28-30-415-010-8001 and -8002; 28-30-416-015,-016-023 and -024; 28-30-418-007; 28-30-424-001 and -002; 28-30-425-001 and -002; 28-30-500-004-6002 and -6003; and Pt. 28-30-500-004-6001;

Common Addresses: 17235, 17237, 17247, 17251, 17255, 17265, 17309, 17401, 17407 and 17459 South Oak Park Avenue; 6744 West 173<sup>rd</sup> Street; 17249 South 67<sup>th</sup> Court; 6706, 6712, 6720, 6724, 6730 and 6750 West North Street; 6647 and 6653 West 173<sup>rd</sup> Street; 6657, 6659, 6665, 6671, 6709, 6725, 6727 and 6730 West South Street; 6775 West 174<sup>th</sup> Street; 17407, 17420 and 17423 South 67<sup>th</sup> Court; and 6730 West 174<sup>th</sup> Place; including the commuter parking lots and commuter station between Oak Park Avenue and 66<sup>th</sup> Court; Tinley Park, Illinois;

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1, all in Block 1 in Elmore's Harlem Avenue Estates, a subdivision in the West  $\frac{1}{2}$  of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-31-102-008, 009, -010, -011, -012, -013, -014, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -049 and -050; 28-31-103-012, -020, -021 and -024; and 28-31-103-026-1001 through -1039, inclusive.

Common Addresses: 17500, 17514, 17560, 17600, 17604, 17608, 17612, 17658, 17660, 17776, 17700, 17704-06, 17708, 17710, 17712, 17714, 17716, 17718, 17720-24, 17726-R, 17726-A through J, 17728-A through D, 17728-J, 17730 - A through D, 17730-W, 17732-AB, 17732-C through L and 17746 South Oak Park Avenue, Tinley Park, Illinois;

Also, Block 15 (except the East 195 feet and except the West 99 feet of the East 294 feet of the North 144 feet thereof) in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 147, 148, 149 (except the North 10 feet thereof), 152, 153, 155, 156, 157 (except the North 49 feet thereof), 158, 159 and 160 in O. Rueter & Co.'s Tinley Park Gardens, a subdivision of the South 60 acres of the West ½ of the Northeast ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-31-200-003, -011 and -012; 28-31-204-001, -002, -003, -005, -006 and -007; 28-31-208-001, -002, -006, -007 and -016;

Common Addresses: 17501, 17541, 17551, 17605, 17609, 17621, 17651, 17655, 17701, 17713, 17743, 17745, 17747 and 17749 South Oak Park Avenue, Tinley Park, Illinois;

Also, Oak Park Avenue, from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North; Range 13 East of the Third Principal Meridian; to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue, from the northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid, to the South right-of-way line of 178<sup>th</sup> Street; 68<sup>th</sup> Court, from the North right-of-way line of the C.R.I. & P. Railroad to the North right-of-way line of 173<sup>rd</sup> Place; 67<sup>th</sup> Court and 67<sup>th</sup> Avenue, from the North right-of-way line of Hickory Street to the South right-of-way line of 172<sup>nd</sup> Street; Hickory Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66<sup>th</sup> Court; 66<sup>th</sup> Court, from the North right-of-way line of Hickory Street to the South right-of-way line of the C.R. I. & P. Railroad; 67<sup>th</sup> Avenue, from the South right-of-way line of Hickory Street to the North right-of-way line of North Street; North Street, from the East right-of-way line of Oak Park Avenue to the South line of Lots 5 and 6 in Block 5 in Village of Bremen, aforesaid; South Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66<sup>th</sup> Court; South Street (Hickory Street), from the West right-of-way line of Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2

of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67<sup>th</sup> Court to a point 400 feet East of the East right-of-way line of 67<sup>th</sup> Court; 67<sup>th</sup> Court, from the South right-of-way line of South Street to the North right-of-way line of 174<sup>th</sup> Place; 175<sup>th</sup> Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176<sup>th</sup> Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177<sup>th</sup> Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178<sup>th</sup> Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69<sup>th</sup> Avenue, from a point 97.28 feet South of the South right-of-way line of 177<sup>th</sup> Street to a point 497.28 feet South of the South right-of-way line of 177<sup>th</sup> Street; all in Cook County, Illinois.