

# City Council Meeting

Tuesday, June 28, 2016

## City of Oak Forest

8:00 P.M.

City Council Chambers

### AGENDA

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		<u>ALDERMEN</u>
MAYOR:	Henry L. Kuspa	1 – Laura Clemons
CLERK/COLLECTOR:	Scott Burkhardt	
TREASURER:	JoAnn Kelly	2 – Richard D. Simon
CITY ADMINISTRATOR:	Troy A. Ishler	
FINANCE DIRECTOR:	Colleen M. Julian	3 – Diane Wolf
FIRE CHIEF:	Jack Janozik	
POLICE CHIEF:	Greg Anderson	4 – Larry Schoenfeld
BUILDING COMMISSIONER:	Mike Forbes	
PUBLIC WORKS DIRECTOR:	Rich Rinchich	5 – Jim Emmett
COMM. DEVEL. DIRECTOR:	Adam Dotson	
E.M.A. CHIEF:	Bob Small	6 – James Hortsman
CITY ATTORNEY:	Klein, Thorpe and Jenkins, LTD.	7 – Denise Danihel

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1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. ANNOUNCEMENTS AND COMMUNITY CALENDAR
4. APPROVAL OF PROCLAMATION NO. 2016-06-0230P RECOGNIZING SCOTT BURKHARDT'S RETIREMENT AS OAK FOREST CITY CLERK.
5. MOTION TO ESTABLISH CONSENT AGENDA
6. CONSENT AGENDA:
  - A. Approval of Minutes:
    1. City Council - June 14, 2016
  - B. Consideration of the following Lists of Bills dated:
    1. Regular Bills Fiscal Year 2016-2017 - June 28, 2016
    2. Supplemental Bills Fiscal Year 2016-2017 - June 28, 2016

C. Consideration of the following Commission Minutes:

- |                      |   |                |
|----------------------|---|----------------|
| 1. Crime Prevention  | - | April 27, 2016 |
| 2. Planning & Zoning | - | May 18, 2016   |

**7. ADMINISTRATION**

- A. Approval of the appointment of Colleen Julian to the Oak Forest Police Pension Board. The attached memo from Mayor Kuspa, dated June 24, 2016, provides supporting details.
- B. Approval of Ordinance No. 2016-06-0607O to rescind Ordinance No. 2016-04-0596O, which established a Class I Liquor License in Oak Forest. The attached memo from Mayor Kuspa, dated June 24, 2016, provides supporting details.
- C. Discussion of video gaming policies, procedures and requirements. The attached memo from City Administrator Ishler, dated June 24, 2016, provides supporting details.

**8. FINANCE**

- A. Approval of Agreement No. 2016-06-0232A with Nyhart Actuary and Employee Benefits to provide actuarial services for the police and fire pension funds at a cost in the amount of \$8,000.00. The attached memo from Finance Director Julian, dated June 22, 2016, provides supporting details.

**9. COMMUNITY DEVELOPMENT**

- A. Approval of Ordinance No. 2016-06-0603O amending Ordinance No. 2614, adopted June 11, 2002, as well as the redevelopment project area legal description, the general street location description, the map of the redevelopment project area, and the redevelopment plan and project for the City of Oak Forest's 159<sup>th</sup> Street / Cicero Avenue Tax Increment Financing District (TIF #3), and to accommodate redevelopment during the extended life of said Tax Increment Financing District beyond its original termination date. The attached memo from Community Development Director Dotson, dated June 9, 2016, provides supporting details.
- B. Approval of Ordinance No. 2016-06-0604O amending Ordinance No. 2615, adopted June 11, 2002, by revising the redevelopment project area legal description, the general street location description, and the map of the redevelopment project area relative to the designation of the redevelopment project area of the City of Oak Forest's 159<sup>th</sup> Street / Cicero Avenue Tax Increment Financing District (TIF#3). The attached memo from Community Development Director Dotson, dated June 9, 2016, provides supporting details.
- C. Approval of Ordinance No. 2016-06-0605O amending Ordinance No 2616, adopted June 11, 2002, by revising the redevelopment project area legal description, the general street location description, and the map of the redevelopment project area, relative to adopting tax increment financing in regard to the City of Oak Forest's 159<sup>th</sup> Street / Cicero Avenue Tax Increment Financing District (TIF #3). The attached memo from Community Development Director Dotson, dated June 9, 2016, provides supporting details.
- D. Approval of Ordinance No. 2016-06-0608O establishing the West 159<sup>th</sup> Street Corridor Redevelopment project Plan (TIF #5). The attached memo from Community Development Director Dotson, dated June 24, 2016, provides supporting details.

- E. Approval of Ordinance No. 2016-06-0609O designating the West 159<sup>th</sup> Street Corridor Redevelopment Project Area. The attached memo from Community Development Director Dotson, dated June 24, 2016, provides supporting details.
- F. Approval of Ordinance No. 2016-06-0610O adopting Tax Increment Financing for the 159<sup>th</sup> Street Corridor Redevelopment Project. The attached memo from Community Development Director Dotson, dated June 24, 2016, provides supporting details.

**10. CITIZENS PARTICIPATION**

**11. OLD BUSINESS**

**12. NEW BUSINESS**

**13. EXECUTIVE SESSION**

**14. ADJOURNMENT**

# Community Calendar

## Oak Fest Mega Pass Sales

Wednesday, June 29 through Thursday, June 30  
Noon to 5 p.m.  
Cost: \$55, cash or check  
City Hall

## Oak Fest

June 30 to July 4  
159<sup>th</sup> and Central Avenue  
Visit [www.oakfest.com](http://www.oakfest.com) for info

## Farmers Market

Saturday, July 2  
8 a.m. to 1 p.m.  
Waverly Commuter Lot – 156<sup>th</sup> and Cicero

## City Hall Closed

Saturday, July 2 and Monday, July 4 (Independence Day)

## Oak Forest Rotary Club Blood Drive

Oak Forest Rotary Club & Oak Forest Park District  
Saturday, July 16  
9 a.m. to 1:00 p.m.  
15601 S. Central Avenue

## Senior Luncheon

Oak Forest Senior Commission  
Thursday, July 28  
Doors open at 10 a.m.; program begins at 11 a.m.  
Community Center – 155<sup>th</sup> and Kilpatrick

## Sign up for Oak Forest e-Briefs

Visit the Notify Me section on the city's website to register for this weekly e-newsletter.

## Social Media

The City of Oak Forest is on Facebook and Twitter.  
Living Oak Forest.com is on Facebook, Twitter, Instagram, Google+ and Pinterest.



OAK FOREST

CLOSE TO HOME

**CITY OF OAK FOREST  
MEETING CALENDAR**

Effective April 28, 2015

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
W E E K  1	Green Steps Comm. <u>7:00pm - Chambers</u>	911 Emergency Board 9:30am - Police Dep't. Conf. Room	Plan & Zone Commission 7:00pm - <u>Council Chambers</u> Economic Advisory Committee 5:30pm - Blue Room	Citizens Advisory 7:15pm - <u>Council Chambers</u>	
W E E K  2	Streetscape Commission 7:00pm - Council <u>Chambers</u>	Committee of the Whole (As Needed) 7:00pm – Council Chambers <u>CITY COUNCIL MEETING</u> 8:00PM - COUNCIL CHAMBERS Safety Committee 1:00pm - Council Chambers	Senior Citizens Commission 1:00pm - Council Chambers <u>Consumer Protection</u> 7:30pm – Blue Room Housing Court 10:00am - Council Chambers	Cable Commission 7:00pm – Council Chambers* Civil Service Commission 7:00pm – Mayor' s Conference Room *Cable Comm. to use Blue Room Feb.- June for Oak Fest Commission 7:00pm	
W E E K  3		Youth Commission <u>8:00pm - Chambers</u>	Plan & Zone Commission 7:00pm - Council Chambers <u>Crime Prevention Commission</u> 7:00pm - Blue Room	Citizens Advisory 7:15pm <u>Council Chambers</u> Veterans Commission 7:30pm – Blue Room	
W E E K  4	Fire & Police Commission - 7:00pm Blue Room	Committee of the Whole (As Needed) 7:00pm - Council Chambers <u>CITY COUNCIL MEETING</u> 8:00PM - COUNCIL CHAMBERS	Traffic Court 10:00am - Council Chambers		

**CITY OF OAK FOREST**  
**CITY COUNCIL MEETING**

**Tuesday**

**June 14, 2016**

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Mayor Henry L. Kuspa called the City Council meeting to order at 8:00 p.m. with the Pledge of Allegiance and the Roll Call as follows:

*Present:* Alderman Clemons  
Alderman Simon  
Alderman Wolf  
Alderman Schoenfeld  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel  
Mayor Kuspa

*Also Present:* City Administrator Ishler  
City Clerk Burkhardt  
Treasurer Kelly  
Fire Chief Janozik  
Police Chief Anderson  
Deputy Fire Chief Duffy

*Absent:* Finance Director Julian  
Community Development Director Dotson  
Public Works Director Rinchich  
Bldg. Commissioner Forbes  
E.M.A. Chief Small

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**3. ANNOUNCEMENTS AND COMMUNITY CALANDER**

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Farmers Market will be held on Saturday, June 18<sup>th</sup> from 8 a.m. to 1 p.m. at the Waverly Commuter Lot - 156<sup>th</sup> and Cicero. Event: Free Microchip for Pets (while supplies last).

\*\*\*\*\*

Relay for Life Oak Forest will be held on Saturday, June 18<sup>th</sup> at 2 p.m. at the Oak Forest Park District - 15601 S. Central Avenue.

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City Hall will be open every Saturday in June for vehicle sticker sales from 9 a.m. to noon.

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The Oak Forest Senior Commission luncheon will be on Thursday, June 23<sup>rd</sup>. Entertainment: Vocal Illusions

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Oak Fest Mega Pass Sale will go on sale at City Hall on Saturday, June 25 from 9 a.m. to noon, Monday, June 27 through Thursday, June 30 from noon to 5 p.m. Cost: \$55, cash or check.

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Oak Fest will be held on June 30<sup>th</sup> to July 4<sup>th</sup>.

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**4. MOTION TO ESTABLISH CONSENT AGENDA**

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Alderman Clemons made the motion to establish the Consent Agenda.

Alderman Danihel seconded.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to establish the Consent Agenda carried 7/0.

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**5. CONSENT AGENDA**

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A. Approval of Minutes:

- 1. City Council - May 24, 2016
  
  - B. Consideration of the following Lists of Bills dated:
    - 1. Regular Bills Fiscal Year 2015-2016 - June 14, 2016
    - 2. Regular Bills Fiscal Year 2016-2017 - June 14, 2016
    - 3. Supplemental Bills Fiscal Year 2016-2017 - June 14, 2016
  
  - C. Consideration of the following Commission Minutes:
    - 1. Streetscape - May 9, 2016
    - 2. Cable - April 14, 2016
    - 3. Emergency Telephone System Board (911) - May 3, 2016
    - 4. Senior Citizens - February 10, 2016
    - 5. Senior Citizens - May 11, 2016
  
  - D. Consideration of the following Reports:
    - 1. Baxter & Woodman Project Status Report - May 26, 2016
- 

Alderman Clemons made the motion to approve the Consent Agenda.

Alderman Emmett seconded.

**Roll Call vote was taken as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve the Consent Agenda carried 7/0.

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**6. ADMINISTRATION**

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- A. Approval of the appointment of Judith Munding to the Streetscape Commission.
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Alderman Clemons made the motion to approve the appointment of Judith Munding to the Streetscape Commission.

Alderman Wolf seconded.

Alderman Clemons came forward with supporting details.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion to approve the Consent Agenda carried 7/0.

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B. Approval of the appointment of Joseph Koce as a part-time Apartment Inspector in the Building Department.

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Alderman Simon made the motion to approve the appointment of Joseph Koce as a part-time Apartment Inspector in the Building Department.

Alderman Emmett seconded.

Mayor Kuspa came forward with supporting details.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			

The motion to approve the appointment of Joseph Koce as part-time apartment inspector carried 7/0.

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C. Approval of the appointment of Frank Fiore as a part-time Apartment Inspector in the Building Department.

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Alderman Wolf made the motion to approve the appointment of Frank Fiore as a part-time Apartment Inspector in the Building Department.

Alderman Clemons seconded.

Mayor Kuspa and City Administrator Ishler came forward with supporting details.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			

The motion to approve the appointment of Frank Fiore as part-time apartment inspector carried 7/0.

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D. Approval of Ordinance No. 2016-06-06060 increasing the number of Class B liquor licenses for Gigi's Place at 5203 West 159<sup>th</sup> Street.

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Item 6D was pulled from the agenda.

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E. Approval of the termination of a contract with First Energy Solutions Corporation for supplying electric energy in Oak Forest.

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Alderman Simon made the motion to approve the termination of a contract with First Energy Solutions Corporation for supplying electric energy in Oak Forest.

Alderman Wolf seconded.

City Administrator Ishler came forward with supporting details.

Alderman Simon asked if the termination of contract will immediately take place. It was stated that residents will receive a letter notifying them of the change in suppliers and it will take 1 to 2 months for the switch to take place.

Alderman Simon asked if the residents will automatically be changed to ComEd. City Administrator confirmed that a letter will be sent to residents to advise them of the change.

Alderman Wolf asked if there are any penalties involved with the early termination of the existing contract. City Administrator Ishler stated there are no penalties.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			

The motion to approve the termination of a contract with First Energy Solution Corporation for supplying electric energy in Oak Forest carried 7/0.

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F. Approval of Resolution No. 2016-06-0293R for two Streetscape Local Fund Match ITEP Grants from the Illinois Department of Transportation.

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Alderman Emmett made the motion to approve Resolution No. 2016-06-0293R for two Streetscape Local Fund Match ITEP Grants from the Illinois Department of Transportation.

Alderman Wolf seconded.

City Administrator Ishler came forward with supporting details.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			

The motion to approve Resolution No. 2016-06-0293R for two Streetscape Local Fund Match ITEP Grants from the Illinois Department of Transportation carried 7/0.

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G. Approval of a Collective Bargaining Agreement with Oak Forest Firefighters, Local 3039, for the years 2016 - 2019.

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Alderman Simon made the motion to approve the Collective Bargaining Agreement with Oak Forest Firefighters, Local 3039, for the years 2016 - 2019.

Alderman Danihel seconded.

City Administrator Ishler came forward with supporting details.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			

The motion to approve the Collective Bargaining Agreement with Oak Forest Firefighters, Local 3039, for the years 2016 - 2019 carried 7/0.

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**7. COMMUNITY DEVELOPMENT**

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A. Approval of Ordinance No. 2016-06-06020 approving the special permit for the Golfview Shopping Center signage requested by Kishor Company.

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Alderman Hortsman made the motion to approve Ordinance No. 2016-06-06020 approving the special permit for the Golfview Shopping Center signage requested by Kishor Company.

Alderman Danihel seconded.

Community Development Director Dotson came forward with supporting details.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			

The motion to approve Ordinance No. 2016-06-06020 approving the special permit for the Golfview Shopping Center signage requested by Kishor Company carried 7/0.

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B. Approval of Resolution No. 2016-06-0289R requesting a property improvement grant for new signage at 14930 South Cicero Avenue, Pacor Mortgage.

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Alderman Wolf made the motion to approve Resolution No. 2016-06-0289R requesting a property improvement grant for new signage at 14930 South Cicero Avenue, Pacor Mortgage.

Alderman Emmett seconded.

Community Development Director Dotson came forward with supporting details.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Wolf			
Alderman Schoenfeld			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			

The motion to approve Resolution No. 2016-06-0289R requesting a property improvement grant for new signage at 14930 South Cicero Avenue, Pacor Mortgage carried 7/0.

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C. Approval of Resolution No. 2016-06-0290R requesting a property improvement grant for paving a parking lot at 5600 West 147<sup>th</sup> Street, Rizzo's Service.

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Alderman Emmett made the motion to approve Resolution No. 2016-06-0290R requesting a property improvement grant for the parking lot at 5600 West 147<sup>th</sup> Street, Rizzo's Service.

Alderman Danihel seconded.

Community Development Director Dotson came forward with supporting details.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Clemons			
Alderman Simon			
Alderman Wolf			
Alderman Schoenfeld			

The motion to approve Resolution No. 2016-06-0290R requesting a property improvement grant for the new parking lot at 5600 West 147<sup>th</sup> Street, Rizzo's Service carried 7/0.

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D. Approval of Resolution No. 2016-06-0291R supporting the establishment of a Class 8 Tax Incentive for commercial property located at 15300 South Cicero Avenue, John Amico.

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Alderman Wolf made the motion to approve Resolution No. 2016-06-0291R supporting the establishment of a Class \* Tax Incentive for commercial property located at 15300 South Cicero Avenue, John Amico.

Alderman Emmett seconded.

Community Development Director Dotson came forward with supporting details.

**Roll Call vote was taken as follows:**

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Schoenfeld			

Alderman Emmett  
Alderman Hortsman  
Alderman Danihel  
Alderman Clemons  
Alderman Simon

The motion to approve Resolution No. 2016-06-0291R supporting the establishment of a Class \* Tax Incentive for commercial property located at 15300 South Cicero Avenue, John Amico carried 7/0.

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E. Approval of Resolution No. 2016-06-0292R authorizing an agreement between the City of Oak Forest and the South Suburban Land Bank and Development Authority, SSLBDA, which would provide funding in the amount of \$189,900, plus legal and closing costs of approximately \$10,000, for the acquisition of 16805 South Cicero Avenue.

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Alderman Clemons made the motion to approve Resolution No. 2016-06-0292R authorizing an agreement between the City of Oak Forest and the South Suburban Land Bank and Development Authority, SSLBDA, which would provide funding in the amount of \$189,900, plus legal and closing costs of approximately \$10,000, for the acquisition of 16805 South Cicero Avenue.

Alderman Simon seconded.

Community Development Director Dotson came forward with supporting details.

Alderman Clemons asked who would be responsible for property maintenance. Community Development Director Dotson stated the City will not be responsible for the maintenance.

Alderman Simon asked if there are any tenant prospects. Community Development Director Dotson stated one tenant will be the property owner.

**Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Alderman Clemons			
Alderman Simon			

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Alderman Wolf  
Alderman Schoenfeld  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel

The motion to approve Resolution No. 2016-06-0292R authorizing an agreement between the City of Oak Forest and the South Suburban Land Bank and Development Authority, SSLBDA, which would provide funding in the amount of \$189,900, plus legal and closing costs of approximately \$10,000, for the acquisition of 16805 South Cicero Avenue carried 7/0.

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F. Approval of Ordinance No. 2016-06-06030 amending Ordinance No. 2614, adopted June 11, 2002, as well as the redevelopment project area legal description, the general street location description, the map of the redevelopment project area, and the redevelopment plan and project for the City of Oak Forest's 159<sup>th</sup> Street / Cicero Avenue Tax Increment Financing District (TIF #3), and to accommodate redevelopment during the extended life of said Tax Increment Financing District beyond its original termination date.

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Item 7F was pulled from the agenda.

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G. Approval of Ordinance No. 2016-06-06040 amending Ordinance No. 2615, adopted June 11, 2002, by revising the redevelopment project area legal description, the general street location description, and the map of the redevelopment project area relative to the designation of the redevelopment project area of the City of Oak Forest's 159<sup>th</sup> Street / Cicero Avenue Tax Increment Financing District (TIF#3).

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Item 7G was pulled from the agenda.

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H. Approval of Ordinance No. 2016-06-06050 amending Ordinance No 2616, adopted June 11, 2002, by revising the redevelopment project area legal description, the general street location description, and the map of the redevelopment project area, relative to adopting tax increment financing in regard to the City of Oak Forest's 159<sup>th</sup> Street / Cicero Avenue Tax Increment Financing District (TIF #3).

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Item 7H was pulled from the agenda.

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**8. CITIZENS PARTICIPATION**

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Mayor Kuspa opened for public testimony.

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Terrance Johnson, 5543 Margie Lane, came forward to discuss the possibility of a pedestrian crosswalk at Central Avenue and Margie Lane.

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Sean Cooper, 5532 Margie Lane, asked about the lagoon clean-up after several water main breaks.

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**9. OLD BUSINESS**

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City Administrator Ishler stated the first rain barrel order has been placed with MWRD.

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Treasurer Kelly asked Council to complete and return the requested information from Sikich.

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Alderman Emmett commented on property condition at various service stations in town.

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(END OF TAPE 1, SIDE A)

**10. NEW BUSINESS**

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Alderman Clemons discussed the new 4 a.m. liquor license type and the possibility of discontinuation until the establishment makes the needed improvements.

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Alderman Hortsman mentioned the possibility of creating a particular liquor license for video gaming establishments.

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**11. EXECUTIVE SESSION**

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Mayor Kuspa asked for a motion to go into Executive Session to discuss collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

Alderman Danihel made the motion to go into Executive Session.

Alderman Hortsman seconded.

Everyone was in agreement and the Executive Session started at 8:55 p.m.

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Alderman Hortsman made the motion to reconvene Open Session.

Alderman Emmett seconded.

Everyone was in agreement and Open Session reconvened at 9:07 p.m.

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12. ADJOURNMENT

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Alderman Danihel made the motion to adjourn.

Alderman Hortsman seconded.

All were in agreement and the meeting adjourned at 9:10 p.m.

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**MAYOR HENRY L. KUSPA**

Vendor Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO #
A-ABEL ROOFING INC	16-05-0480	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5644 ALBERT DR PERMIT	
ACCESS SECURITY	006402	05/10/16	65.00	01-08-5406 BUILDING MAINTENANCE	CUT, STAMP, KEYS	
AFLAC*	633174	06/09/16	917.42	01-00-2131 INSURANCE - AFLAC	ACT# CK146	
AIR LIQUIDE HEALTHCARE AMERICA*	64862026	05/31/16	84.87	01-02-5317 EMS SUPPLIES	OXYGEN	
AIR LIQUIDE HEALTHCARE AMERICA*	64862027	05/31/16	220.96	01-02-5317 EMS SUPPLIES	OXYGEN	
AIRGAS USA LLC	9936330601	05/31/16	391.02	02-17-5327 SAFETY-OSHA REQUIREMENTS	ACETYLENE, OXYGEN	
ALLIANCE REMODELING & CONSTRUCTION	16-06-0613	06/20/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16004 DENNIS CT PERMIT	
AMERI DREAM FENCE	16-06-0616	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5751 151st ST PERMIT	
AMERICAN DREAM HOME IMPROVEMENT	16-05-0532	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5039 ARROWHEAD TRACE PERMIT	
AMERICAN RESIDENTIAL SERVICES LLC	16-06-0616	06/20/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15921 DEBRA DR PERMIT	
ANIMAL WELFARE LEAGUE*	7563	05/31/16	30.75	01-03-5512 OTHER SERVICES	1 RACCOON	
APCO INTERNATIONAL	00027023	06/16/16	389.00	89-00-5312 TRAINING & TRAVEL	COMMUNICATIONS TRAINING OFFICER COURSE CLASS #43904 - BRADLEY	
APPLIED CONCEPTS INC/STALKER RADAR*	290075	06/10/16	4,948.00	01-03-5601 VEHICLE PURCHASES	DSR - 2-Antenna Radar Systems for Squad Cars	316
ARAMARK REFRESHMENT SERVICES*	498256	06/15/16	174.47	01-03-5399 MISC EXPENSE	COFFEE	
ARAMARK REFRESHMENT SERVICES*	498258	06/15/16	76.75	01-02-5399 MISC EXPENSE	KCUPS	
ARAMARK REFRESHMENT SERVICES*	8972682	05/25/16	170.77	01-02-5399 MISC EXPENSE	WATER FILTER	
ARCTIC CONSTRUCTION LLC	16-05-0526	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16227 LAVERGNE PERMIT	
ASHBAUGH, KATIE	06-15-16 EXP REIMB	06/15/16	210.00	01-12-5312 TRAINING & TRAVEL	ILLINOIS APA CONFERENCE EXPENSE REIMBURSEMENT	
AT&T	287266027038X062416	06/16/16	1,605.26	01-01-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	153.97	01-11-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	11.92	01-09-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	281.32	01-05-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	518.13	01-02-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	1,473.80	01-03-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	38.18	02-18-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	289.30	01-04-5305 TELEPHONE	ACT# 287266027038	
AT&T	287266027038X062416	06/16/16	14.24	02-17-5305 TELEPHONE	ACT# 287266027038	
AT&T	708R16050006 16	06/16/16	435.57	89-00-5305 TELEPHONE	ACT# 708 R16-0500 698 1	
BARKER, SHAWN	06-20-16 FM REFUND	06/20/16	50.00	01-00-4831 FARMERS MARKET REGISTRATION	FARMERS MARKET VENDOR REFUND	
BEARY LANDSCAPE MANAGEMENT INC	23538	06/01/16	420.00	26-00-5663 159TH & CICERO GATEWAY	JUNE LAWN MAINTENANCE SERVICES	
BLACK DIRT INC	05196L-04	05/19/16	140.00	02-17-5418 LANDSCAPING REPAIRS	7 Pulverized Dirt Bins	
BLACK DIRT INC	060716L-08	06/07/16	140.00	01-04-5418 LANDSCAPING REPAIRS	7 Pulverized Dirt Bins	
BORDEN LANDSCAPING INC*	16107	04/07/16	345.00	02-17-5418 LANDSCAPING REPAIRS	5755 LANCASTER RESTORATION	
BORDEN LANDSCAPING INC*	16108	04/16/16	310.00	01-04-5418 LANDSCAPING REPAIRS	15947 DEBRA RESTORATION	
BORDEN LANDSCAPING INC*	16109	04/18/16	580.00	02-17-5418 LANDSCAPING REPAIRS	16460 & 16513 CRAIG RESTORATIONS	
BORDEN LANDSCAPING INC*	16110	04/20/16	740.00	01-04-5418 LANDSCAPING REPAIRS	15124 LECLAIRE RESTORATION	
BORDEN LANDSCAPING INC*	16111	05/22/16	390.00	02-17-5418 LANDSCAPING REPAIRS	16932 LARAMIE RESTORATION	
BOUDREAU-JONES, LESLIE	06-14-16 FM REFUND	06/14/16	100.00	01-00-4831 FARMERS MARKET REGISTRATION	FARMERS MARKET VENDOR REFUND	
BRETT EQUIPMENT CORP*	261343	06/01/16	184.30	01-02-5402 VEHICLE MAINTENANCE	STROBE TUBES, BULBS	
BREWER COMPANY, THE	67372	05/31/16	172.85	01-04-5319 SMALL TOOLS	SCRAPER POLE, SHOVEL, HANDLES	

Vendor Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO #
BRIGGS PAVING	37717	05/20/16	645.00	01-08-5407 BLDG MAINT-COMMUNITY CNTR	RESTRIPE AT COMMUNITY CENTER	
CALL ONE*	06-15-16	06/15/16	435.91	01-01-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	1,326.69	01-02-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	428.90	01-03-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	100.08	01-04-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	54.02	01-05-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	42.89	01-10-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	157.26	01-11-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	42.89	01-12-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	237.03	02-17-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	21.45	02-18-5305 TELEPHONE	ACT# 1010-8280-0000	
CALL ONE*	06-15-16	06/15/16	373.58	89-00-5405 911 SYSTEM MAINTENANCE	ACT# 1010-8280-0000	
CANON FINANCIAL SERVICES INC	16213980	06/21/16	418.00	01-01-5504 CONTRACTUAL SERVICES	CONTRACT# 001-0694009-001 COPIER IRC5255 JME 10731	
CENTER FOR EDUCATION & EMPLOYMENT LAW	07053867	05/18/16	124.95	01-02-5312 TRAINING & TRAVEL	ACT# A25984590 ENCYCLOPEDIA OF PUBLIC EMPLOYMENT LAW	
CESAR'S EQUIPMENT CO.	010344	05/24/16	52.80	02-17-5402 VEHICLE MAINTENANCE	FITTING, HOSE ASSY	
CHICAGO METROPOLITAN AGENCY FOR PLANNING	FY2017-183	06/10/16	1,054.85	01-01-5310 PROFESSIONAL DUES	FY 2017 LOCAL CONTRIBUTION REQUEST	
CHICAGO SOUTHLAND CONVENTION & VISITORS	JUNE 2016 TM	06/16/16	224.75	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT JUNE 2016 TERRACE MOTEL ONLY	
CHICAGO SOUTHLAND CONVENTION & VISITORS	MAY 2016 BW	06/20/16	982.11	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT MAY 2016 BEST WESTERN ONLY	
CHICAGO TRIBUNE MEDIA GROUP	002734621	05/31/16	6,867.84	01-12-5503 PROFESSIONAL SERVICES	City Council Public Notices for the TIF 3 Amendment, May 12th and May 19th Publications, display format due to size	319
CHICAGO TRIBUNE MEDIA GROUP	002734621	05/31/16	187.16	01-01-5308 ADVERTISING	Legal Notice, GARAGE SALE ADS	
CINTAS CORPORATION #21	021212226	06/06/16	134.79	01-04-5406 BUILDING MAINTENANCE	TOWELS, COVERS, MATS, UNIFORMS	
CINTAS CORPORATION #21	021212226	06/06/16	33.90	02-17-5313 UNIFORMS	TOWELS, COVERS, MATS, UNIFORMS	
CINTAS CORPORATION #21	021215416	06/13/16	84.86	01-04-5406 BUILDING MAINTENANCE	TOWELS, COVERS, UNIFORMS	
CINTAS CORPORATION #21	021215416	06/13/16	33.90	01-04-5313 UNIFORMS	TOWELS, COVERS, UNIFORMS	
CINTAS CORPORATION #21	5005347024	06/16/16	89.71	01-04-5313 UNIFORMS	SERVICE CHARGE, GLOVES	
CIRCLE TRACTOR*	02-123631	06/07/16	186.39	01-04-5401 EQUIPMENT MAINTENANCE	CHAIN LOOPS, CHAIN OIL	
CIRCLE TRACTOR*	02-123679	06/08/16	32.99	01-04-5401 EQUIPMENT MAINTENANCE	TRIM LINE	
CLEANING SPECIALIST INC*	1209	06/09/16	250.00	01-03-5512 OTHER SERVICES	TRANSPORT DECEASED CR#16-15837	
CLEAR CHANNEL OUTDOOR	25093953	05/16/16	6,000.00	01-12-5309 COMMUNITY ADVERTISING	DIGITAL BULLETON I-80 LARKIN AVE	360
CLEAR CHANNEL OUTDOOR	25094303	05/30/16	3,682.00	01-12-5309 COMMUNITY ADVERTISING	ECOPOSTERS - JUMBO, PLATFORM DIO'S	360
COMCAST CABLE	JULY16 CH	06/15/16	3.17	01-01-5399 MISC EXPENSE	Act# 8771 40 096 0326447	
COMCAST CABLE	JULY16 PD1	06/18/16	2.11	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005991	
COMCAST CABLE	JULY16 PD3	06/18/16	2.11	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005983	
COMED	0108084073 060316	06/03/16	57.41	01-04-5307 ELECTRICITY	Act# 0108084073	
COMED	0258056067 060316	06/03/16	108.57	02-17-5307 ELECTRICITY	Act# 0258056067	
COMED	0727160009 061016	06/10/16	30.13	02-17-5307 ELECTRICITY	Act# 0727160009	
COMED	1833088020 060316	06/03/16	163.75	01-04-5307 ELECTRICITY	Act# 1833088020	
COMED	3003095013 060316	06/03/16	182.76	01-04-5307 ELECTRICITY	Act# 3003095013	
COMED	4398016025 060316	06/03/16	171.47	02-18-5307 ELECTRICITY	Act# 4398016025	

Vendor Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO #
COMED	4623128070 060316	06/03/16	409.37	02-17-5307 ELECTRICITY	Act# 4623128070	
COMED	5058092037 060316	06/03/16	1,172.32	02-17-5307 ELECTRICITY	Act# 5058092037	
COMED	5088161063 060316	06/03/16	48.03	02-18-5307 ELECTRICITY	Act# 5088161063	
COMED	5148058016 060316	06/03/16	48.59	02-18-5307 ELECTRICITY	Act# 5148058016	
COMED	5553099027 060316	06/03/16	71.68	02-18-5307 ELECTRICITY	Act# 5553099027	
COMED	5883111050 060316	06/03/16	51.88	02-17-5307 ELECTRICITY	Act# 5883111050	
COMED	5973046011 060316	06/03/16	298.99	02-17-5307 ELECTRICITY	Act# 5973046011	
COMED	6108054008 060316	06/03/16	94.52	02-17-5307 ELECTRICITY	Act# 6108054008	
COMED	6843047063 060316	06/03/16	1,020.94	02-17-5307 ELECTRICITY	Act# 6843047063	
COMED	7023048032 060316	06/03/16	37.75	02-18-5307 ELECTRICITY	Act# 7023048032	
COMED	8363090017 060716	06/07/16	14.02	01-04-5307 ELECTRICITY	Act# 8363090017	
CONNOR & GALLAGHER INS SERVICES INC*	30227	06/14/16	370.00	01-01-5518 LIABILITY INSURANCE	H.KUSPA BOND RENEWAL	
CONSTELLATION NEW ENERGY INC	0032942850	06/02/16	9.95	09-04-5307 ELECTRICITY	Act# 1883148044 1-YUJYTW	
CONSTELLATION NEW ENERGY INC	0033038460	06/07/16	261.50	01-04-5307 ELECTRICITY	Act# 6681156030 1-YUJYHU	
CONSTELLATION NEW ENERGY INC	0033038464	06/07/16	13.04	09-04-5307 ELECTRICITY	Act# 0811019002 1-YUJYZB	
CONSTELLATION NEW ENERGY INC	0033094591	06/09/16	70.40	02-17-5307 ELECTRICITY	Act# 0767455005 1-EO-3333	
CONSTELLATION NEW ENERGY INC	0033094592	06/09/16	25.78	02-18-5307 ELECTRICITY	Act# 3543064038 1-YUJYR0	
CONSTELLATION NEW ENERGY INC	0033094593	06/09/16	32.79	02-17-5307 ELECTRICITY	Act# 4878065013 1-YUJYN3	
CONSTELLATION NEW ENERGY INC	0033124412	06/10/16	1,750.33	02-17-5307 ELECTRICITY	Act# 5058092037 1-7DYA0	
CONSTELLATION NEW ENERGY INC	0033124416	06/10/16	1,033.37	02-17-5307 ELECTRICITY	Act# 6843047063 1-7DH91	
CONSTELLATION NEW ENERGY INC	0033124418	06/10/16	3.99	01-04-5307 ELECTRICITY	Act# 0108084073 1-YUJZ1K	
CONSTELLATION NEW ENERGY INC	0033124422	06/10/16	73.16	02-17-5307 ELECTRICITY	Act# 0258056067 1-YUJZ0T	
CONSTELLATION NEW ENERGY INC	0033124423	06/10/16	86.65	01-04-5307 ELECTRICITY	Act# 1833088020 1-YUJYVH	
CONSTELLATION NEW ENERGY INC	0033124425	06/10/16	132.78	01-04-5307 ELECTRICITY	Act# 3003095013 1-YUJYSB	
CONSTELLATION NEW ENERGY INC	0033124426	06/10/16	155.67	02-18-5307 ELECTRICITY	Act# 4398016025 1-YUJYQ9	
CONSTELLATION NEW ENERGY INC	0033124427	06/10/16	339.17	02-17-5307 ELECTRICITY	Act# 4623128070 1-YUJYOO	
CONSTELLATION NEW ENERGY INC	0033124431	06/10/16	25.92	02-18-5307 ELECTRICITY	Act# 5088161063 1-YUJYMC	
CONSTELLATION NEW ENERGY INC	0033124435	06/10/16	12.15	02-18-5307 ELECTRICITY	Act# 5148058016 1-YUJYLL	
CONSTELLATION NEW ENERGY INC	0033124439	06/10/16	46.16	02-18-5307 ELECTRICITY	Act# 5553099027 1-YUJYKU	
CONSTELLATION NEW ENERGY INC	0033124440	06/10/16	25.06	02-17-5307 ELECTRICITY	Act# 5883111050 1-YUJYK3	
CONSTELLATION NEW ENERGY INC	0033124441	06/10/16	264.68	02-17-5307 ELECTRICITY	Act# 5973046011 1-YUJYJC	
CONSTELLATION NEW ENERGY INC	0033124442	06/10/16	83.39	02-17-5307 ELECTRICITY	Act# 6108054008 1-YUJYIL	
CONSTELLATION NEW ENERGY INC	0033124443	06/10/16	8.64	02-18-5307 ELECTRICITY	Act# 7023048032 1-YUJYH3	
COOK COUNTY RECORDER OF DEEDS	3465312016SCOTT	05/31/16	50.00	01-03-5399 MISC EXPENSE	RECORDING 1614608092	
COOK COUNTY SHERIFF'S POLICE TRAINING AC	16112	06/13/16	300.00	01-03-5312 TRAINING & TRAVEL	TECHNOLOGY FEE - ENGLE	
COOK COUNTY SHERIFF'S POLICE TRAINING AC	16128	06/13/16	2,089.00	01-03-5312 TRAINING & TRAVEL	400 hour Basic Recruit Academy for Ofc. William Engle	381
CURRENT ELECTRICAL & MECHANICAL INC	16-04-0302	06/15/16	200.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5620-5624 INDEPENDENCE DR PERMIT	
CUSTOM TIRE INC	55170	06/10/16	550.00	01-03-5402 VEHICLE MAINTENANCE	#55 4 TOYO TIRES	
DANIELS PRINTING & OFFICE SUPPLY*	620981-0	06/10/16	28.90	01-01-5302 PRINTING	NAME PLATES - ASHBAUGH	
DECKER, JENNIFER	16-06-0649	06/20/16	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15106 LAVERGNE PERMIT	

City of Oak Forest

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Vendor Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO #
DELL MARKETING LP	XJXF62X79	05/18/16	754.21	01-01-5604 MISC EQUIPMENT	Havis DS-DELL-404-3 Docking Station	336
DELL MARKETING LP	XJXJ4R311	05/24/16	9,909.32	01-03-5601 VEHICLE PURCHASES	Latitude 14 Rugged laptops	315
DELL MARKETING LP	XJXKCC997	06/01/16	2,477.33	01-01-5604 MISC EQUIPMENT	Latitude 14 Rugged	336
DOTSON, ADAM*	06-24-16 EXP REIMB	06/24/16	58.83	01-12-5312 TRAINING & TRAVEL	PLANNING, GRANT APP, DEVELOPER, REAL ESTATE MEETINGS	
DOTSON, ADAM*	06-24-16 EXP REIMB	06/24/16	170.58	01-12-5309 COMMUNITY ADVERTISING	PLANNING, GRANT APP, DEVELOPER, REAL ESTATE MEETINGS	
DOUG'S DOGS	06-25-16	06/25/16	395.00	01-01-5207 SR. CITIZENS COMMISSION	SENIOR LUNCHEON JUNE	
DUSTCATCHERS INC*	19159	06/23/16	143.06	01-08-5406 BUILDING MAINTENANCE	MATS SERVICE/CLEANING CH	
DUTCH VALLEY INC	1798	05/31/16	1,660.00	01-04-5533 STREETScape MAINTENANCE	COMMUTER LOTS ROW/ENTRYWAY SIGNS LANDSCAPE MAINTENANCE	44
DUTCH VALLEY INC	1803	05/29/16	3,232.00	01-04-5533 STREETScape MAINTENANCE	PLANTING & MAINTENANCE OF STREETScape PLANTER BOXES	338
EAGLE UNIFORM CO INC	246302	06/14/16	284.50	01-02-5313 UNIFORMS	PANTS, SHORTS, BELT, NAMETAGS, FLAG, SHIRT	
EJ USA INC*	110160026735	05/23/16	593.29	02-17-5421 MAINTENANCE OF WATER MAINS	CUTTING-IN SLV DUO COMP	
EJ USA INC*	110160033323	06/09/16	5,495.00	02-17-5423 HYDRANT REPAIRS	FIRE HYDRANT REPAIR SUPPLIES	332
ELLIS, DANIELLE	06-14-16 FM REFUND	06/14/16	100.00	01-00-4831 FARMERS MARKET REGISTRATION	FARMERS MARKET VENDOR REFUND	
EMERGENCY MEDICAL PRODUCTS INC	1830116	06/08/16	560.00	01-02-5317 EMS SUPPLIES	BODY BAGS	
EMPLOYEE BENEFITS CORP*	1560625	06/15/16	684.75	01-01-5504 CONTRACTUAL SERVICES	BENNY CARD ADMIN FEE, FSA FEES	
FACTORY MOTOR PARTS COMPANY/FMP	50-1355390	06/14/16	154.44	01-03-5402 VEHICLE MAINTENANCE	#34 STARTER MOTOR ASY	
FACTORY MOTOR PARTS COMPANY/FMP	52-317398	06/15/16	35.00	01-03-5402 VEHICLE MAINTENANCE	STARTER MOTOR ASY CORE CREDIT	
FOSTER COACH SALES INC*	9660	06/10/16	27.50	01-02-5402 VEHICLE MAINTENANCE	CPI HOLD OPEN	
G & B CUSTOM HOMES	16-06-0626	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5162 NEWPORT DR PERMIT	
GALLAGHER MATERIALS CORP*	639163MB	05/26/16	265.62	09-04-5415 PATCHING MATERIALS	UPM	
GALLAGHER MATERIALS CORP*	639322MB	06/08/16	245.10	09-04-5415 PATCHING MATERIALS	UPMs	
GALVAN, JORGE	16-05-0541	06/20/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15805 PEGGY LN UNIT #9 PERMIT	
GRAINGER*	9119969435	05/24/16	221.25	01-08-5336 FLAGS & DECORATIONS	STRAPPING BUCKLE	
GRAINGER*	9121391131	05/25/16	502.25	01-08-5336 FLAGS & DECORATIONS	STAINLESS STEEL BANDS	
GRAINGER*	9128424083	06/02/16	275.25	02-18-5401 EQUIPMENT MAINTENANCE	BRAKE WINCH, SOLDERING GUN	
GRAINGER*	9136193373	06/10/16	26.64	01-02-5401 EQUIPMENT MAINTENANCE	REPAIR REQUIRED TAGS	
GRAINGER*	9136193381	06/10/16	12.14	01-02-5406 BUILDING MAINTENANCE	BATTERY	
GRILL'S TRUE VALUE HARDWARE*	A34992	06/07/16	12.57	01-08-5408 BLDG MAINT-KENNEL	ENAMEL	
GRILL'S TRUE VALUE HARDWARE*	A35139	06/09/16	37.98	01-08-5406 BUILDING MAINTENANCE	GARDEN HOSE	
GRILL'S TRUE VALUE HARDWARE*	A35678	06/13/16	14.99	01-08-5408 BLDG MAINT-KENNEL	FLEX TAPE	
GRILL'S TRUE VALUE HARDWARE*	A35968	06/14/16	5.98	01-03-5319 SMALL TOOLS	DOUBLE CUT KEY	
GRILL'S TRUE VALUE HARDWARE*	B25816	06/10/16	16.98	01-08-5406 BUILDING MAINTENANCE	COP COND CONNECTOR	
HASS, DREW	246195 EXP REIMB	06/09/16	82.23	01-02-5313 UNIFORMS	EAGLE UNIFORM PANTS, BELT EXPENSE REIMBURSEMENT	
HD SUPPLY WATERWORKS LTD*	F634348	06/08/16	66.55	02-17-5421 MAINTENANCE OF WATER MAINS	SHUT OFF KEY	
HERRERA, JOSE	06-13-16 COM CTR REF	06/13/16	300.00	01-00-4829 COMMUNITY CENTER RENTAL	COMMUNITY CENTER DEPOSIT REFUND	
IAFC INTERNATIONAL ASSOC OF FIRE CHIEFS	96644 2016	06/28/16	209.00	01-02-5310 PROFESSIONAL DUES	DEPUTY CHIEF PATRICK DUFFY DUES	
IRISH CASTLE	16-04-0279	06/09/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 4938 W. 155th ST PERMIT	
J & F CHIATELLO CONSTRUCTION	16-05-0508	06/16/16	500.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15345-47 CICERO AVE PERMIT	

Vendor Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO #
KING HEATING & AIR CONDITIONING	16-02-0086	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15535 ALBERT DR PERMIT
KING HEATING & AIR CONDITIONING	16-02-0091	06/10/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15330 RIDGELAND PERMIT
KING HEATING & AIR CONDITIONING	16-03-0176	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5150 SHADOW CREEK #4 PERMIT
KOTAS, GERALD	16-04-0239	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 14917 EL VISTA PERMIT
LANDINI, TIMOTHY	02876 VEH STK REF	06/10/11	25.00	01-00-4111	VEHICLE LICENSES-PASSENGER	VEHICLE STICKER REFUND FOR ACTIVE MILITARY
LATOS, ANDREW	16-05-0536	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5718 DOVER RD PERMIT
LESANCHE, RON	16-05-0552	06/16/16	60.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15747 JON RD PERMIT
LIBERTY ART WORKS	30658	06/21/16	315.00	01-02-5399	MISC EXPENSE	MALTESE CROSS AXE
LOHMAN, LINDA	13310	06/17/16	25.00	01-00-4111	VEHICLE LICENSES-PASSENGER	SENIOR VEHICLE STICKER REFUND
LUNAR WRKSH	160607-1	06/11/16	1,000.00	01-12-5309	COMMUNITY ADVERTISING	ACT# 000000-13 FARMERS MARKET VIDEO SHOOT
M & M ROOFING INC	16-05-0475	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15607 LOREL AVE PERMIT
M.E. SIMPSON CO INC*	28581	05/26/16	610.00	02-17-5421	MAINTENANCE OF WATER MAINS	LEAK LOCATION SERVICES AT 17026 DANIELLE CT
MANHARD CONSULTING LTD*	15700	06/15/16	4,700.00	01-01-5503	PROFESSIONAL SERVICES	SURVEYING SERVICES - LOREL AVE LOCATIONS
MANHARD CONSULTING LTD*	JULY 2016	06/23/16	496.76	15-00-5503	PROFESSIONAL SERVICES	MONTHLY ALLOCATION TIF 1
MANHARD CONSULTING LTD*	JULY 2016	06/23/16	3,253.39	14-00-5503	PROFESSIONAL SERVICES	MONTHLY ALLOCATION TIF 2
MANHARD CONSULTING LTD*	JULY 2016	06/23/16	4,134.94	26-00-5503	PROFESSIONAL SERVICES	MONTHLY ALLOCATION TIF 3
MANHARD CONSULTING LTD*	JULY 2016	06/23/16	7,885.08	01-12-5503	PROFESSIONAL SERVICES	MONTHLY ALLOCATION GEN COMDEV
MARCONI, CHRISTIAN	16-05-0563	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16501 TERRY LN PERMIT
MCCARTHY, JOSEPH	16-05-0577	06/21/16	150.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16101 LOCKWOOD AVE PERMIT
MD OAK FOREST LLC	1011	06/06/16	21.56	15-00-5638	SEWERS	OVERSIGHT OF OZ ENGINEERING SOIL TESTING SERVICES
MEADE INC*	674457	05/31/16	183.75	08-00-5414	TRAFFIC SIGNAL MAINTENANCE	OAK PARK AVE & FORESTVIEW DR
MENARDS - CRESTWOOD	29043	05/27/16	145.98	01-08-5408	BLDG MAINT-KENNEL	KENNEL GATE
MENARDS - CRESTWOOD	30001	06/06/16	214.77	01-08-5408	BLDG MAINT-KENNEL	BRUSH, ANTISLIP ADDITV, GARAGE COAT GRY
MENARDS - TINLEY PARK*	95603	05/23/16	77.76	02-17-5399	MISC EXPENSE	FIH TABLE
MENARDS - TINLEY PARK*	95623	05/23/16	81.52	02-17-5331	WATER METER PARTS/TESTING	PUTTY KNIFE, SOCKETADAPTER, SCREWDRIVER, LONG NOSE, HEX BIT SKT, SLOTTED, WRENCH, PHILLIP STUB, SOCKETS, DEEP SOKT
MENARDS - TINLEY PARK*	95674	05/24/16	135.16	01-08-5408	BLDG MAINT-KENNEL	WIRE BRUSH, FRAME, TOOL, BUCKET GRID, TRAY LINER, TRAY, PAINT, PRIMER, ROLLER
MENARDS - TINLEY PARK*	95681	05/24/16	19.02	01-08-5408	BLDG MAINT-KENNEL	FOAM TRIMMER, RUSTOLEUM
MENARDS - TINLEY PARK*	95740	05/25/16	33.53	01-04-5319	SMALL TOOLS	WOOD, INT HING, OSB
MENARDS - TINLEY PARK*	95814	05/26/16	126.45	01-08-5408	BLDG MAINT-KENNEL	PAINT, PRIMER, PAILS, ROLLER COVERS, MIX & MEASURE, BRUSHES, LINERS, BUCKET GRID
MENARDS - TINLEY PARK*	95890	05/27/16	36.64	01-08-5408	BLDG MAINT-KENNEL	DRILLBIT, TAPCON HWH
MENARDS - TINLEY PARK*	96150	05/31/16	14.94	01-08-5408	BLDG MAINT-KENNEL	FLOOR STRIPPER, DEGREASER
MENARDS - TINLEY PARK*	96219	06/01/16	71.99	01-08-5408	BLDG MAINT-KENNEL	DIAMOND CUP WHEEL
MENARDS - TINLEY PARK*	96280	06/02/16	536.89	01-08-5408	BLDG MAINT-KENNEL	HANDYSAND, GARAGE COAT, MASONRY SEAL
MENARDS - TINLEY PARK*	96315	06/02/16	86.86	01-08-5408	BLDG MAINT-KENNEL	NOZZLE, ADHESIVE, SIDEWALL GRILLE, WALL BASE
MENARDS - TINLEY PARK*	96350	06/03/16	53.95	01-08-5408	BLDG MAINT-KENNEL	BRUSH, EPOXYSHLD, ANTISLIP ADDITV
MENARDS - TINLEY PARK*	96360	06/03/16	123.95	01-08-5408	BLDG MAINT-KENNEL	GARAGE COAT GRY
MENARDS - TINLEY PARK*	96546	06/06/16	110.48	01-08-5408	BLDG MAINT-KENNEL	ANTISLIP ADDITV, GARAGE COAT GRY
MENARDS - TINLEY PARK*	96702	06/08/16	8.01	01-04-5401	EQUIPMENT MAINTENANCE	PLIERS

Vendor Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO #
MENARDS - TINLEY PARK*	96717	06/08/16	17.45	01-08-5406 BUILDING MAINTENANCE	SURGE OUTLET	
MENARDS - TINLEY PARK*	96799	06/09/16	15.96	01-08-5406 BUILDING MAINTENANCE	PVC ELBOW, TEE, CEMENT, PVC ADAPTERS, COUPLINGS, PLUGS, PIPE	
MENARDS - TINLEY PARK*	96865	06/10/16	147.96	01-04-5418 LANDSCAPING REPAIRS	WOOD SNOW FENCE	
MENARDS - TINLEY PARK*	97162	06/14/16	120.90	02-18-5402 VEHICLE MAINTENANCE	EAR MUFF, PLIER, WRENCHES	
MENARDS - TINLEY PARK*	97549	06/20/16	112.81	01-02-5406 BUILDING MAINTENANCE	WATER, MOP, CONNECTOR, AA BATTERIES, 65W LED	
MIDAS AUTO SERVICE*	4202884	06/16/16	471.69	01-03-5402 VEHICLE MAINTENANCE	AC CONDENSER MAINTENANCE, COOLER LINE	
MORENO, SERGIO	02672 VEH STK REF	06/11/16	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	ONLINE DOUPLE PAID VEHICLE STICKER REFUND	
MUNICIPAL SYSTEMS INC*	12429	06/06/16	2,250.00	01-03-5509 COLLECTION SERVICE	MOS/MOVE - MAY 2016	307
NEWMAN TRAFFIC SIGNS*	TI-0298277	05/26/16	670.00	01-04-5410 STREET MAINT/SIGNS	ISO BANDING, ISO WING SEALS	
NEWSOME & ASSOCIATES*	060916DP	06/09/16	1,000.00	01-01-5209 POLICE & FIRE COMMISSION	POLICE EVAL, WRITTEN REPORT, FEES	
NEXT DAY PLUS*	5003854	06/14/16	304.45	01-04-5301 OFFICE SUPPLIES	BROTHERS, BLACK, CYAN, MAGENTA, YELLOW TONERS	
NEXT DAY PLUS*	5004199	06/16/16	324.00	01-03-5301 OFFICE SUPPLIES	COLOR LASERJET BLACK, CYAN TONERS	
OFFICE DEPOT	843381920001	06/03/16	187.19	01-11-5301 OFFICE SUPPLIES	FOLDERS, COFFEE, TAPE, NOTES, PENS, PAPER, STAPLES	
ON TIME INC*	32697	06/09/16	166.00	01-02-5313 UNIFORMS	FIRE CHIEF & DEPUTY CHIEF WALLET BADGES	
ONSITE COMMUNICATIONS USA INC*	45013	06/15/16	730.00	01-03-5601 VEHICLE PURCHASES	KENWOOD MOBILE RADIOS, MIC, BRACKET	
ONSITE COMMUNICATIONS USA INC*	45018	06/15/16	127.50	01-02-5403 RADIO MAINTENANCE	LABOR-BAD MODEM, REINSTALL MODEM FROM WARRANTY	
ONSITE COMMUNICATIONS USA INC*	45020	06/15/16	132.50	01-02-5403 RADIO MAINTENANCE	#900 MOBILE PALM MIC, LABOR	
O'REILLY AUTO PARTS	3380-162836	06/07/16	233.65	01-03-5402 VEHICLE MAINTENANCE	PAD, BRAKE ROTOR, DRUM, BATTERY	
O'REILLY AUTO PARTS	3380-162975	06/08/16	7.46	01-03-5402 VEHICLE MAINTENANCE	OIL FILTERS	
O'REILLY AUTO PARTS	3380-163036	06/08/16	29.46	01-03-5402 VEHICLE MAINTENANCE	SWAY LINK KT	
O'REILLY AUTO PARTS	3380-163186	06/09/16	12.98	01-03-5402 VEHICLE MAINTENANCE	OIL PRESS SW	
O'REILLY AUTO PARTS	3380-163763	06/13/16	14.99	02-17-5402 VEHICLE MAINTENANCE	#7 SOCKET	
O'REILLY AUTO PARTS	3380-163838	06/13/16	250.49	01-03-5402 VEHICLE MAINTENANCE	#55 OIL SEALS, BRAKE ROTORS, WHEEL BEARINGS, PAD	
O'REILLY AUTO PARTS	3380-163840	06/13/16	27.16	02-17-5319 SMALL TOOLS	STOCK WD-40	
O'REILLY AUTO PARTS	3380-163954	06/14/16	14.67	01-03-5402 VEHICLE MAINTENANCE	COOLANT CAP	
O'REILLY AUTO PARTS	3380-164228	06/16/16	38.78	02-18-5402 VEHICLE MAINTENANCE	STOCK OIL FILTERS	
O'REILLY AUTO PARTS	3380-164410	06/17/16	50.76	01-03-5402 VEHICLE MAINTENANCE	PARKING LAMPS	
O'REILLY AUTO PARTS	3380-164827	06/20/16	25.38	01-03-5402 VEHICLE MAINTENANCE	PARKING LAMP CREDIT	
ORLAND FIRE PROTECTION DISTRICT	10491	06/13/16	12,083.00	01-02-5512 OTHER SERVICES	DISPATCH SERVICE - MAY 2016, 281 CALLS	310
ORLAND FIRE PROTECTION DISTRICT	22	06/13/16	135.00	89-00-5305 TELEPHONE	DISPATCH SERVICE - E911 Credit	310
OZ ENGINEERING LLC	151045-3	12/31/15	530.50	15-00-5638 SEWERS	TESTING, INSPECTION FAMILY DOLLAR SITE	
OZ ENGINEERING LLC	151045-4	04/30/16	332.00	15-00-5638 SEWERS	TESTING, INSPECTION FAMILY DOLLAR SITE	
PITNEY BOWES INC	3100235056	06/01/16	792.00	01-01-5504 CONTRACTUAL SERVICES	ACT# 0012958363 MAILING MACHINE	
PITNEY BOWES INC	5502306925	09/26/13	326.36	01-01-5301 OFFICE SUPPLIES	OLD SUPPLY INVOICE FOR RED INK AND SEALER THAT WE NEVER RECEIVED	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	1,553.51	01-00-2115 INSURANCE - LIFE	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	130.88	01-01-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	299.78	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	861.35	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	152.69	01-04-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	73.61	01-11-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	

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PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	8.18	09-01-5519	EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	32.72	09-03-5519	EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	16.36	09-04-5519	EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	95.43	02-17-5519	EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PRINCIPAL LIFE INSURANCE CO*	JUNE 2016	06/15/16	111.79	02-18-5519	EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE	
PROMOS 911 INC	5966	06/06/16	394.94	01-03-5320	COMMUNITY RELATIONS	OPEN HOUSE KITS	
PRO-PUMP INC*	18408	05/24/16	376.60	02-18-5424	MAINTENANCE OF SEWERS	SERVICE 150th & CICERO SUBMERSIBLE PUMPS 1 & 2	
PROSHRED SECURITY*	100074339	06/16/16	40.00	01-01-5512	OTHER SERVICES	96 GALLON BIN	
PROVEN BUSINESS SYSTEMS*	319477	06/10/16	765.00	01-02-5404	COMPUTER MAINTENANCE	KYOCERA MITA/TA3500I A3556 CONTRACT RENEWAL 07-16 TO 07-17 FD	
PUBLIC SAFETY DIRECT INC*	88466	05/05/16	52.50	01-02-5402	VEHICLE MAINTENANCE	OAK FOREST FD MALTESE DECALS 3.25"	
QUALITY PRINTING & DESIGN*	06-17-16	06/17/16	45.00	01-01-5223	FARMERS MARKET	SPONSORED BY CNB BANK BANNER	
QUILL CORPORATION*	6651000	06/15/16	115.97	01-03-5301	OFFICE SUPPLIES	CENTON 10 PACK 2GB USB DRIVES, DATASTICK	
QUILL CORPORATION*	6665310	06/15/16	21.98	01-03-5301	OFFICE SUPPLIES	PAPER CLIPS	
R L REAL SOLUTIONS	16-02-0088	06/20/16	720.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15505 LAMON PERMIT	
RADIOLOGY IMAGING CONSULTANTS SC	1006036-QRICO-OB	05/18/16	210.00	01-01-5209	POLICE & FIRE COMMISSION	ACT# 1006036-QRICO-OB DE LA CRUZ	
RIEMAN, TOM*	06-22-16 EXP REIMB	06/22/16	90.00	01-01-5305	TELEPHONE	DATA PLAN, NETWORK ACCESS FROM HOME	
RIEMAN, TOM*	06-22-16 EXP REIMB	06/22/16	476.95	01-01-5602	COMPUTERIZATION	PORTABLE MONITOR, DVI CABLE, IPAD CASE, NIC CARD, 40" MONITOR	
RIEMAN, TOM*	06-22-16 EXP REIMB	06/22/16	84.24	01-01-5312	TRAINING & TRAVEL	156 MILES	
RIEMAN, TOM*	06-22-16 EXP REIMB	06/22/16	730.20	01-02-5603	RADIO EQUIPMENT	SAMSUNG TABLETS, CASES	
RKON TECHNOLOGIES*	101916	05/24/16	19,815.40	01-01-5602	COMPUTERIZATION	Exagrid Disk Capacity 20TB, one year 5x8 Customer Support, Maintenance	353
RR LANDSCAPE SUPPLY*	95428	05/09/16	57.00	01-04-5418	LANDSCAPING REPAIRS	DARK BROWN MULCH	
RR LANDSCAPE SUPPLY*	95437	05/09/16	57.00	01-04-5418	LANDSCAPING REPAIRS	DARK BROWN MULCH	
RR LANDSCAPE SUPPLY*	95478	05/10/16	57.00	02-17-5418	LANDSCAPING REPAIRS	DARK BROWN MULCH	
RR LANDSCAPE SUPPLY*	95483	05/10/16	57.00	01-04-5418	LANDSCAPING REPAIRS	DARK BROWN MULCH	
RR LANDSCAPE SUPPLY*	95484	05/10/16	57.00	01-04-5418	LANDSCAPING REPAIRS	DARK BROWN MULCH	
RR LANDSCAPE SUPPLY*	95495	05/11/16	28.50	01-04-5418	LANDSCAPING REPAIRS	DARK BROWN MULCH	
RR LANDSCAPE SUPPLY*	95632	05/16/16	117.00	02-17-5418	LANDSCAPING REPAIRS	PRO PARK MIX	
RUSH TRUCK CENTERS*	3002759753	06/01/16	55.28	01-04-5402	VEHICLE MAINTENANCE	BOLT HOOK BATT HOLD DOWNS	
RUSNAK ALUMINUM INC	16-06-0611	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15442 WESTVIEW DR PERMIT	
S. K. INVESTMENT GROUP	16-05-0556	06/20/16	800.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15429 MAPLE DR PERMIT	
SAM'S CLUB	006154	06/13/16	20.94	01-08-5406	BUILDING MAINTENANCE	LIQUID HAND SOAP	
SANDENO EAST INC*	10025	05/31/16	477.75	01-04-5415	PATCHING MATERIALS	SURFACE	
SEECO CONSULTANTS INC	17141	05/31/16	949.00	08-00-5412	STREET RESURFACING	TESTING SERVICES FOR 2016 ROAD PROGRAM MAY 2016	355
SERVICE SANITATION INC	7153724	05/31/16	94.84	01-12-5309	COMMUNITY ADVERTISING	DELIVERY, HANDICAP REST, HANDWASH STATION - FARMERS MARKET	
SERVICE SANITATION INC	7174138	06/01/16	278.00	01-12-5309	COMMUNITY ADVERTISING	DELIVERY, HANDICAP REST, HANDWASH STATION - FARMERS MARKET	
SINAL, SHELLEY	16-04-0248	06/16/16	100.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15501 OROGRANDE PERMIT	
SINAL'S CARPET CLEANING*	06-11-16	06/11/16	60.00	26-00-5406	BUILDING MAINTENANCE	CLEAN ENTRANCEWAY'S CARPETING-METRA STATION	

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SOLUTION 3 GRAPHICS INC	1112141	06/09/16	200.00	02-17-5512 OTHER SERVICES	FOLD, STUFF, SEAL SUPPLIED JUNE WATER BILLS	
SOUTH SUBURBAN MAYORS & MANAGERS ASSN*	2016-3267	06/20/16	16,791.00	01-01-5310 PROFESSIONAL DUES	MEMBERSHIP DUES 06/01/16 - 05/31/17	
STERNBERG LIGHTING	36422	06/13/16	2,325.00	01-04-5409 PROPERTY DAMAGE	Damaged Streetscape Ornamental Light unit on cicero Ave Crash Report 16-6193	285
STONY TIRE INC*	1-117824	06/01/16	143.88	01-02-5402 VEHICLE MAINTENANCE	#962 ROAD SERVICE, FLAT REPAIR	
STONY TIRE INC*	1-117933	06/04/16	262.49	01-02-5402 VEHICLE MAINTENANCE	#962 EMERGENCY ROAD SERVICE, FLAT REPAIR, STEM	
STORM CASUALTY CONSULTING INC	16-05-0574	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 4401 ADELE LN PERMIT	
SUB ZERO REFRIGERATION*	0000003362	05/19/16	368.15	02-17-5406 BUILDING MAINTENANCE	Replace BEARING ASSEMBLY FOR AIR HANDLER IN MAIN PUMP STATION	
SZABO, KEVIN	16-06-0677	06/15/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16052 DEBRA DR PERMIT	
SZABO'S ROOTERMAN	16-06-0682	06/16/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5901 VICTORIA DR PERMIT	
TARCHALA, WILLIAM	16-06-0659	06/22/16	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16422 ROY ST PERMIT	
TELEINTERPRETERS	3847011	05/31/16	26.91	01-03-5512 OTHER SERVICES	ACT# 902-0861058 INTERPRETATIONS	
THOMA, ROBERT	06-20-16 SIDEWALK	06/20/16	200.00	01-04-5416 CONCRETE REPAIRS	CONCRETE FOR SIDEWALK REPLACEMENT	
THREE BROTHERS LANDSCAPING INC	150860606	06/06/16	1,493.00	01-11-5504 CONTRACTUAL SERVICES	2016 NUISANCE PROPERTY MOWINGS ROUND 3	303
TOTAL MAINTENANCE AND CLEANING SERV INC	I2130	06/22/16	175.00	01-11-5504 CONTRACTUAL SERVICES	4316 WAGMAN PROPERTY CLEAN-UP SERVICE	
TOWERY, ROBERT	06-20-16 SIDEWALK	06/20/16	250.00	01-04-5416 CONCRETE REPAIRS	CONCRETE FOR SIDEWALK REPLACEMENT	
TRAFFIC CONTROL & PROTECTION INC*	86677	05/23/16	972.50	01-04-5327 SAFETY-OSHA REQUIREMENTS	28" CONES	
TREASURER STATE OF ILLINOIS	108439	06/01/15	5,712.21	08-00-5672 RIDGELAND AVE PROJECT	RIDGELAND AVE SEC# 11-00098-00-RS	
TRUGREEN	47986459	06/06/16	110.00	01-08-5510 LAWN CARE	CITY HALL CAMPUS	
TRUGREEN	47986467	06/06/16	200.00	01-08-5510 LAWN CARE	CITY HALL CAMPUS GRUB CONTROL	
TRUGREEN	48220702	06/09/16	49.00	02-17-5406 BUILDING MAINTENANCE	WATER TOWER BRIAR LN	
TRUGREEN	48227373	06/09/16	49.00	02-17-5406 BUILDING MAINTENANCE	STORAGE BUILDING VICTORIA DR	
TRUGREEN	48235541	06/09/16	49.00	02-17-5406 BUILDING MAINTENANCE	WATER TOWER OAK PARK AVE	
TRUGREEN	48235547	06/09/16	70.00	01-04-5510 LAWN CARE	LOREL AVE LAWN SERVICE	
TRUGREEN	48270023	06/09/16	598.00	01-04-5429 MAINTENANCE OF PONDS	DITCH AREAS ARROYO, BOCA RIO	
TRUGREEN	48319327	06/10/16	49.00	02-17-5510 LAWN CARE	WATER TOWER LOCKWOOD AVE	
UNDERGROUND PIPE & VALVE CO	015033-01	05/31/16	520.00	02-17-5421 MAINTENANCE OF WATER MAINS	SS REPAIR CLAMPS, HYDRANT WRENCH HANDLE	
UNDERGROUND PIPE & VALVE CO	015033-01	05/31/16	60.00	02-17-5423 HYDRANT REPAIRS	SS REPAIR CLAMPS, HYDRANT WRENCH HANDLE	
UNDERGROUND PIPE & VALVE CO	015355	06/03/16	415.00	02-17-5421 MAINTENANCE OF WATER MAINS	VALVE BOX, T-H BOLT, NUTS	
UNDERGROUND PIPE & VALVE CO	015659	06/16/16	750.00	02-17-5421 MAINTENANCE OF WATER MAINS	T-H BOLTS, NUTS	
USABLUBOOK*	964900	05/27/16	640.59	01-02-5315 FIRE PREVENTION	HYD FLOW TEST KIT	
VACHA'S FOREST FLOWERS	1746	05/30/16	85.00	01-01-5311 SPECIAL EVENTS	WREATHS FOR MEMORIAL DAY: VETS, YOUTH COMM, SENIOR COMM, CITY	
VACHA'S FOREST FLOWERS	1746	05/30/16	75.00	01-01-5214 YOUTH COMMISSION	WREATHS FOR MEMORIAL DAY: VETS, YOUTH COMM, SENIOR COMM, CITY	
VACHA'S FOREST FLOWERS	1746	05/30/16	75.00	01-01-5207 SR. CITIZENS COMMISSION	WREATHS FOR MEMORIAL DAY: VETS, YOUTH COMM, SENIOR COMM, CITY	
VACHA'S FOREST FLOWERS	1746	05/30/16	75.00	01-01-5220 VETERANS COMMISSION	WREATHS FOR MEMORIAL DAY: VETS, YOUTH COMM, SENIOR COMM, CITY	
VARDAL SURVEY SYSTEMS INC	77528 CORR	05/03/16	12.00	02-18-5319 SMALL TOOLS	SUPPLIES FOR REPAIRS NOT ON ORIGINAL PAYMENT	
VERIZON WIRELESS	9766784964	06/09/16	76.04	89-00-5305 TELEPHONE	Act# 980507380-00001	

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VERIZON WIRELESS	9766784964	06/09/16	38.01	01-01-5305 TELEPHONE	Act# 980507380-00001	
VERIZON WIRELESS	9766784964	06/09/16	126.84	02-17-5305 TELEPHONE	Act# 980507380-00001	
VERIZON WIRELESS	9766784964	06/09/16	879.65	01-02-5305 TELEPHONE	Act# 980507380-00001	
VIEU, THERESA	18357	06/20/16	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	SENIOR VEHICLE STICKER REFUND	
WAREHOUSE DIRECT*	3098854-0	06/15/16	83.18	01-02-5301 OFFICE SUPPLIES	CLIPS, PAPER, PENCILS, CUPS, FLAG, NOTES	
WAREHOUSE DIRECT*	3103948-0	06/21/16	32.22	01-02-5301 OFFICE SUPPLIES	PAPER	
WARREN OIL CO INC*	W0982695	06/08/16	133.93	01-11-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	430.15	01-02-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	4,529.55	01-03-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	633.94	01-04-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	150.32	01-05-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	353.61	01-09-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	792.43	02-17-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	419.99	02-18-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	680.40	01-00-1305 DUE FROM PARK DISTRICT	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	165.68	01-00-1305 DUE FROM PARK DISTRICT	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	1,427.69	01-02-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	699.30	01-04-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	508.58	02-17-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	158.93	02-18-5303 GAS AND OIL	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	20.79	01-00-1305 DUE FROM PARK DISTRICT	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WARREN OIL CO INC*	W0982695	06/08/16	13.71	01-00-1305 DUE FROM PARK DISTRICT	GAS \$2.07 GAL, DIESEL \$1.89 GAL	
WATER ENVIRONMENT FEDERATION	9000398988	05/17/16	183.00	02-18-5310 PROFESSIONAL DUES	RICH RINCHICH 17779259 DUES	
WATER PRODUCTS CO OF AURORA*	0266359	05/24/16	661.14	02-17-5421 MAINTENANCE OF WATER MAINS	B-BOX EXTENSIONS, CUB BOX LIDS, COUPLERS	
WATER PRODUCTS CO OF AURORA*	0266416	05/26/16	144.00	02-17-5421 MAINTENANCE OF WATER MAINS	NIPPLES	
WILLE BROTHERS COMPANY*	350280	05/18/16	32.00	01-04-5424 MAINTENANCE OF SEWERS	BALE STRAW	
WILLE BROTHERS COMPANY*	350586	06/03/16	117.00	01-04-5424 MAINTENANCE OF SEWERS	Ready Mix Concrete	
Z-FORCE TRANSPORTATION INC*	16-149045	05/20/16	390.46	01-04-5326 LANDFILL	CA7 STONE BACKFILL	
Z-FORCE TRANSPORTATION INC*	16-149084	05/25/16	746.46	02-17-5421 MAINTENANCE OF WATER MAINS	CA6	
Grand Totals:			<u>207,990.05</u>			



# NOTICE AGENDA ITEM

Supplemental List-of-Bills June 28th, 2016 Fiscal Year 2016-2017  
Check Issue Dates: 5/1/2016 - 6/28/2016

Vendor	Invoice Number	Check #	Check Date	Amount	GL Account	Account Description	Gen Description
BROWN, ANDY	06-10-16 FM ENT	97974	06/10/16	80.00	01-01-5223	FARMERS MARKET	FARMERS MARKET EVENT ACOUSTIC GUITAR
CNB BANK & TRUST	21501262 06-16	98142	06/20/16	6,612.14	37-00-5701	BOND INTEREST EXPENSE	LOAN# 21501262
DIAMOND PANCAKE HOUSE	05-09-16 MTG	1051204 M	05/09/16	26.95	01-01-5312	TRAINING & TRAVEL	MEETING WITH PW STAFF
FIFTH THIRD BANK	1610173077	97975	06/15/16	130,927.00	15-00-5702	BOND PRINCIPAL PAYMENT	ACT# 0904669660-00026
ILLINOIS MUNICIPAL RETIREMENT FUND	72308	1051207 M	06/17/16	48,709.98	01-00-2104	IMRF W/H PAYABLES	MAY CONTRIBUTIONS
JEWETT-CAMERON CO	J00245042	1051205 M	05/26/16	78.00	01-08-5406	BUILDING MAINTENANCE	WALL BRACKET
MB FINANCIAL BANK	285404 05-16	1051206 M	06/13/16	2,793.73	02-17-5701	BOND INTEREST EXPENSE	LOAN# 285404
MB FINANCIAL BANK	285404 05-16B	1051206 M	06/13/16	2,527.02	26-00-5701	BOND INTEREST EXPENSE	LOAN# 285404
SLAGER, WILLIAM	05-16-16 EXP REIM	98106	06/15/16	46.97	01-01-5217	STREETSCAPE ADVISORY COUNCIL	MENARDS POT HOLDER, TRELLI EXPENSE REIMB
SLAGER, WILLIAM	05-17-16 EXP REIM	98106	06/15/16	95.84	01-01-5217	STREETSCAPE ADVISORY COUNCIL	HOMEDEPOT CLEMATIS, PLANTS, PERENNIALS E
Grand Totals:				192,046.74			

FIFTH THIRD BANK\*\*\* Correction: Original amount was an estimate until this years invoice was received. Amount on last List-of-Bills was \$33,234.50, correct amount is \$130,927.00.

# **OAK FOREST CRIME PREVENTION COMMISSION**

Dennis Mitzner, Chairman      Janelle Mitzner      James Richmond Jr.      Leanne Baltas  
Deborah Geer      Jim Watson      Tom Ceska      Sandra Czyznikiewicz      Mark Judge  
Dale Gustafson      Jim Lewandowski      Kim Malecky-Iles      Rhonda Ceska  
Lora Korgis      Alderman Jim Hortsman      Alderman Jim Emmett      Officer Lori Manning  
Chief Gregory Anderson      Mayor Hank Kuspa  
15440 South Central Avenue      Mail Drop 52      Oak Forest, IL 60452  
708-687-4050 ext. 1603.....Fax: 708-687-6218  
E-mail:      [crimeprevention@oak-forest.org](mailto:crimeprevention@oak-forest.org)  
Website:      [www.oak-forest.org](http://www.oak-forest.org)

## **April 27, 2016 Minutes**

1. **Call to order**

2. **Correspondence/Announcements:**

**None**

3. **Motion to approve the minutes of the 27Apr16 meeting was made by Jim Richmond and seconded by Jim Watson. Motion was approved unanimously.**

4. **Treasury balance: \$145.25 (as of 14Apr16)**

**We will decide tonight, after looking at the proposed disbursements for NNO to Approach the City for an increase in our budget. (see separate Excel spreadsheet)**

5. **Personnel: Leanne and Rhonda are unable to attend tonight. Jim Lewandowski is still on the mend, but planning to return soon.**

6. **2016 National Night Out:**

**A. Keep the format and venue the same as 2015. Next year make a note of the first raffle ticket handed out and subtract it from the first one left on the roll to better determine the size of our audience.**

**B. Chief Anderson agreed to incorporate the Police Department Open House into the event again this year. I'm waiting to hear back from Officer Frias to continue the dunk tank to raise funds for Special Olympics. In our publicity make it known that the dunk tank is "NOT FREE" and donations will be accepted for Special Olympics. Rhonda might get a donation from Eagle gun Club to sponsor the dunk tank.**

**C. Duration of the event will be from 6:00pm - 9:00pm. Get light trucks, since we will**

**be expanding the footprint this year.**

**D. Carnival rides:**

- 1. As you know, we've vetted a number of companies supplying carnival rides and I have chosen Fun Services out of Bridgeview to be our supplier this year. Their prices are competitive and they include delivery to and from plus attendants where necessary. In the Excel spreadsheet you can see the prices.**

**E. Face Painting**

- 1. Two face painters, 3-hours each at a cost of \$600 for both.**

**F. School supplies**

- 1. If not cost prohibitive, can we purchase colored plastic bags for the school supplies? Sandi has pricing from ULINE.**
- 2. Mention in our publicity that handouts/giveaways can be received by those in attendance ONLY.**

**G. Blue Light giveaway**

- 1. See separate spreadsheet.**

**H. Rhonda has secured Jennifer Moir to sing the National Anthem.**

**7. Old Business**

- A. Business cards with the new city logo/design have been ordered through Jim Richmond, Sr.**

**8. New business**

**Janelle made a presentation to give away pens and lights from a company she was in contact with. This would be better for the Senior Health and Community Awareness Fairs. We will table this to the August meeting.**

**9. Executive Session**

**No need**

**10. Motion to adjourn.**

**NEXT MEETING: May 18th**

**CITY OF OAK FOREST**  
**PLANNING/ZONING COMMISSION MEETING**

**Wednesday**

**May 18, 2016**

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The Plan/Zone Commission meeting was called to order by Chairman Stuewe at 7:00 p.m. with Roll Call. The Pledge of Allegiance was led by Mr. Cowgill.

**PRESENT:** Mr. Riha  
Mr. Walsh  
Mr. Ziak  
Mr. Schroeder  
Mr. Cowgill  
Mr. Wolf  
Chairman Stuewe

**ABSENT:** Mrs. Morrissy  
Mr. Oostema

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**PUBLIC HEARING - PZC CASE #16-007**

Chairman Stuewe introduced PZC Case #16-007, Petitioner Kamal Kishore, Golf View Shopping Center.

Mr. Aman Kishore identified himself and was sworn in. Mr. Kishore explained that the shopping center tenants have been asking for an attention-getting LED sign. He added that the LED sign is to be located under the existing sign.

Chairman Stuewe asked for more information about the proposed sign. Mr. Kishore stated that there will be an LED signage board below the existing marquee sign that lists the tenants' names.

The Chairman asked whether anything else will be done to the existing sign. Mr. Kishore responded that the LED portion will be placed under the marquee sign so that it appears that it is one full sign.

Mr. Riha asked what the LED portion will show. Mr. Kishore stated that the tenants' specials will be advertised, such as

Subway, J.P. Tuxedo, etcetera. The tenants have complained that they don't get noticed in this location. The LED sign will help draw customers' attention to these businesses.

Chairman Stuewe noted that the area around the sign also needs to be upgraded, such as landscaping, etcetera. Mr. Kishore stated that they recently painted the marquee sign so that the color is more in line with the rest of the property. He added that they invested their entire budget in a higher-quality sign.

The Chairman explained the type of landscaping improvements the City would like to see; possibly brick around the base and poles, flowers, etcetera, to beautify the area. Mr. Kishore stated that their budget will not allow for brick, but they will consider improvements. He noted that they have been investing capital into the property every year, but have to do this at a reasonable pace so as not to burden the tenants with the costs.

Chairman Stuewe asked whether the signage improvements can be part of the Petitioner's next upgrade plans. Mr. Kishore responded that they will definitely consider beautifying the sign's base/poles with planters and flowers, etcetera.

Mr. Wolf asked whether the existing sign conforms to the Sign Ordinance. Mr. Dotson responded that this currently is a legal non-conforming sign.

Mr. Wolf commented that he appreciates the Petitioner's improvements to the property. He also recommended the new restaurant, stating that it is very good.

Mr. Wolf talked about various problems with the existing sign, such as the lack of illumination and the fact that the sign lists some businesses that are not there. Mr. Kishore agreed that the sign board needs to be cleaned up and the panel updated.

Mr. Wolf again asked what can be done to bring the sign into conformance. He noted that the sign is on an amortization schedule and will have to come down at some point. Mr. Dotson confirmed that there are 4 years left. Mr. Dotson noted that the existing sign is about 22 feet high, but the current Code limits pole signs to 15 feet high.

Mr. Dotson suggested that there may be some relief to these Sign Code standards based on the fact that this strip center has many units and a lot of frontage. He noted that this is one of the

few strip centers that needs to provide signage for so many units.

Mr. Dotson pointed out that the existing sign can remain at this height for the next 4 years, due to the amortization schedule. He briefly talked about the need to provide standards that fit the businesses in the community. He added that ground signs have a 10 foot height limit and pole signs have a 15 foot height limit, and reiterated that the sign in question exceeds the current Code limit. He and Mr. Kishore briefly discussed this.

Mr. Kishore summarized his understanding of what will be required in terms of the sign. He expressed his desire to work within the City's standards, stating that the Petitioners are trying to make the tenants happy and be good stewards of the property.

Mr. Wolf talked at length about the existing pole sign and what he believes the Code will require. He and Mr. Kishore discussed the requirements, citing the Eagle Gun Club sign as an example.

Mr. Kishore reiterated that the sign will be a large capital expenditure which they will need to budget for over time. In the interim, he will make improvements to the landscaping and flowers at the base.

Mr. Kishore added that one tenant had intended to take an additional unit but was delaying his grand opening while waiting for the proposed LED sign. During this signage delay, the tenant in question decided against renting the extra unit. Mr. Kishore expressed disappointment at the loss of this \$250,000.00 lease agreement but stated that he wants to find solutions (with compromise).

Mr. Wolf reiterated his concern about the lack of illumination. Mr. Kishore agreed that illumination is the goal. He and Mr. Kishore discussed this.

Chairman Stuewe asked whether the Petitioner intends to revamp the lighting for the whole strip center, in addition to the LED light. Mr. Kishore agreed. He and the Chairman discussed lighting.

Mr. Walsh briefly talked about the Petitioner's struggle with vacancies and lighting. He suggested that this proposal be approved, even though it is a temporary fix/band-aid because the sign is amortizing over the next 4 years.

Mr. Cowgill asked whether a Condition can be included, requiring that the pole be wrapped within a year and the base flowers and landscaping be completed within 3 or 6 months. Mr. Kishore stated that the base/landscaping will be upgraded; however, he won't have a budget for the poles until early 2017. He agreed to work toward a solution.

Mr. Kishore added that he prefers wrapping the poles in brick rather than aluminum. He suggested that this could possibly be completed within the next 2 years; however, he would like the Commissioners' agreement that this will not need to be torn down at the 4-year amortization mark. A brief discussion ensued. Mr. Kishore summarized that he would like some guidance before investing in brick and other improvements.

Mr. Ziak asked whether the Petitioner has considered putting the LED sign at the top. Chairman Stuewe pointed out that LED signs have a 10 foot height limit.

Mr. Ziak asked whether the Petitioner could have two signs, due to the large frontage and the number of tenants. A brief discussion ensued. Chairman Stuewe stated that the City does not normally allow two signs on one property.

Mr. Kishore stated that the LED sign has been built and paid for and is sitting in a warehouse. He is willing to work with engineers, move the sign if necessary, etcetera.

Mr. Ziak asked whether the sign is 2 panels, back-to-back. Mr. Kishore responded that it is a single enclosed panel which would go between the poles, not on top of the poles.

Mr. Dotson suggested that the Petitioner compromise and dress up the sign up to 15 feet, put some type of low base for visibility, and then move forward with the LED message center. When the amortization comes up, the Petitioner will have to reallocate the signage.

Mr. Kishore suggested brick planter boxes at the bottom for a reasonable quick fix. Long term, he agreed to dress up to the 15 feet. Mr. Dotson suggested wrapping the poles in decorative sheet metal, like Eagle Gun Club did. He and Mr. Kishore discussed options.

Mr. Kishore reiterated that the main problem is the budget. He explained that the tenants really want and need the sign, and the

sign is ready to install. He is ready to compromise and is open to suggestions so that they can move forward without being burdened with more costs. He stated that they want to do what is good for the tenants, which in turn will be good for the City.

Chairman Stuewe pointed out that the Commissioners need to make sure the established requirements are met. Mr. Kishore agreed.

Mr. Wolf showed Mr. Kishore pictures and explained what the City would like to see. A brief discussion ensued.

Mr. Walsh commented that having the Petitioner fix half of the sign now and the other half in 4 years at amortization will be expensive and look silly.

Mr. Cowgill asked for clarification about the planter boxes. Using the picture, Mr. Kishore pointed out where the boxes would be located, noting that they would not be too intrusive or too high. A discussion ensued about the height only being a couple of feet, not 5 feet.

Mr. Cowgill again requested a timeframe for completion of the flower boxes. Mr. Kishore stated that they are already looking into landscaping and will add the flower boxes, which he feels can be finished within 6 months.

Mr. Schroeder commented that the top four tenant names will be lost if the City requires capping at 15 feet. Mr. Kishore noted that those are double spots for Subway, Dotty's and J P Tuxedo, so they would be losing eight single spots if those are chopped off at 15 feet (both sides of the sign).

Mr. Schroeder asked where those tenant names then would be placed. Mr. Kishore responded that he is hoping for suggestions and solutions from the Commissioners, explaining that all the tenants want space on the sign.

Returning to Mr. Ziak's earlier question, Chairman Stuewe stated that Mr. Dotson has noted that there is a possibility for two pole signs, based on the square footage of the property. This would better accommodate the number of units. Mr. Dotson added that, when the Code was written, most Commissioners understood that some relief would be needed for the few larger strip centers.

Mr. Dotson pointed out that the issue will come up when the 4 year amortization comes up and the Petitioner will need to have a plan at that time. Mr. Kishore stated that asking for a plan tonight is making life very difficult. Mr. Dotson responded that the Commissioners are not asking for a plan tonight.

Mr. Kishore stated that they will be actively, aggressively trying to rectify the problems. Chairman Stuewe suggested that the Petitioner start actively presenting their plan at Year 3. Mr. Kishore agreed.

The Commissioners had no further questions. Chairman Stuewe opened the meeting to citizens' questions/comments.

Mr. Loy Rice, 6033 Brookwood Drive, introduced himself and was sworn in. Mr. Rice commented that he is not in favor of this "tacky sign". He feels that the Petitioner should make improvements behind the self-storage facility. The Petitioner stated that the self-storage facility does not belong to them.

Chairman Stuewe and Mr. Rice briefly discussed the self-storage facility which does not belong to the Petitioner. Mr. Rice reiterated that he is against the "tacky sign" because it will cause a lot of distraction to him and his neighbors.

Mr. Rice asked whether the sign has already been approved. Chairman Stuewe responded that nothing has been approved. Mr. Rice stated that he does not want any flashing sign.

Mr. Boguslaw Marusarz, 6029 Brookwood Drive, introduced himself and was sworn in. Mr. Marusarz asked where the LED will be placed. Chairman Stuewe stated that the LED will be approximately 8 feet up from the bottom of the sign, to the 10 foot mark.

Mr. Marusarz voiced concern that this flashing sign will be visible from his children's bedrooms while they try to sleep. Mr. Dotson responded that it will not be visible because the buildings are 12 feet high and the sign will be 8 feet high. A brief discussion ensued. Mr. Kishore reiterated the height of the buildings.

Mr. Marusarz asked what will happen if the sign is installed and the flashing is visible all night. A discussion ensued. Chairman Stuewe noted that the illuminated portions will be

facing east/west so there is minimal likelihood of the residents being affected.

Mr. Marusarz reiterated his concern about what will happen if the light is a problem after the sign is installed. Mr. Dotson responded that the Code prohibits attention-getting devices and that the sign in question will not flash but will stream the messages. The amount of light will be no different than the lighting on the strip center itself. He added that, based on the height of the sign, Mr. Marusarz will not be able to read the sign from the bedroom windows.

Ms. Anna Marusarz, 6029 Brookwood Drive, introduced herself and was sworn in. Ms. Marusarz stated that she currently can see the sign and does not understand how the Commissioners can say they will not be able to see it. She asked whether the sign will be flashing all night or only during the daytime.

Chairman Stuewe reiterated that the sign will not be "flashing" but streaming. He pointed out that the sign is not there, so Ms. Marusarz cannot currently see it. Ms. Marusarz stated that she can see the existing sign. The ensuing discussion took place out of range of the recording device.

Mr. Cowgill asked whether the 6-month timeframe for the flower base can be added to the motion for approval. Chairman Stuewe responded affirmatively.

There were no further comments or questions from anyone. The Chairman requested a motion to close the Public Hearing.

Mr. Cowgill made the motion.

Mr. Ziak seconded.

Everyone was in favor and the Public Hearing was closed.

\*\*\*\*\*

A discussion ensued about the type of flower box to be installed. It was agreed that a decorative oval-shaped flower box will go around the entire pole structure and in the center, 24 inches tall, with flowers.

Mr. Ziak asked to include the Condition that the lights are working and the tenants' names are updated. Mr. Kishore requested 3 months to accomplish this.

Mr. Ziak asked about the timeframe for the preliminary plans for amortization. Chairman Stuewe suggested 36 months. Mr. Kishore commented that it is in the Petitioner's best interests to have preliminary plans sooner rather than later. Mr. Wolf agreed.

Mr. Wolf suggested that the Petitioner proactively begin planning for the amortization. Mr. Dotson stated that the Petitioner will get a letter within 24 months regarding their preliminary sign plan. He noted that this also will help the Petitioner budget for the sign amortization. Mr. Kishore agreed to the 24-month timetable in order to have tonight's approval more forward. A brief discussion ensued.

(END SIDE A) (BEGIN SIDE B, in progress)

Mr. Wolf stated that by working with the City, the Petitioner may have options, such as signage at each end, etcetera. He strongly suggested continued dialogue between the Petitioner and the City. Mr. Kishore agreed.

Hearing no further questions or comments, Chairman Stuewe again requested a motion to approve PZC Case #16-007, Petitioner Golf View Shopping Center, for a Special Permit to allow the construction of an electronic message center to the existing shopping center signage at 6040-6080 West 159<sup>th</sup> Street, with the Conditions that the planter box at the base will be completed within 6 months, the lights will be working and the tenant signage will be updated within 3 months, and the Petitioner will present a sign plan within 24 months.

Mr. Walsh made the motion.

Mr. Cowgill seconded.

**The Roll Call vote was taken as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Walsh			Mrs. Morrissy
Mr. Ziak			Mr. Oostema

Mr. Schroeder  
Mr. Cowgill  
Mr. Wolf  
Mr. Riha  
Chairman Stuewe

The motion to approve PZC Case #16-007 carried, 7/0, with Two ABSENT.

Mr. Dotson stated that the next City Council meeting will be June 14<sup>th</sup>; however, he advised the Petitioner to move forward with the permitting process and be ready to go forward as of June 15<sup>th</sup>. Mr. Kishore agreed and asked about the process, which was then explained.

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**PUBLIC MEETING - PZC CASE #16-006**

Chairman Stuewe introduced PZC Case #16-006, Petitioner Malecky Builders.

Mr. Dotson stated that the Public Works Department has worked closely with the Petitioner regarding improvements to be made. If the Petitioner decides not to move forward with Public Works' infrastructure improvement proposals, the other route is to get final engineering from Baxter & Woodman.

Mr. Dotson explained that R-2 requires a 6600 foot minimum for each lot, with a 60 foot wide minimum for interior lots and corner lots. Based on Staff review, the property in question meets all conditions to be a subdivision and does not require any variances for the three lots.

Mr. Dotson stated that the City pushed hard for trees and sidewalks and the Petitioner has agreed to add sidewalks to the existing lot to the west, all the way around. He feels that this will greatly improve the neighborhood in that area. He noted that curbs are not being required because they do not currently exist in the area.

Mr. Wolf asked about the sidewalks. Mr. Dotson stated that the Petitioner is going beyond the property in question, in terms of sidewalks. He added that the proposed sidewalk will connect to

the Sheila Court sidewalk. Mr. Dotson then briefly talked about another property, to the west of this.

Mr. Ziak voiced concern about the setbacks for Lot 3, the corner lot. He noted that the depicted house appears to be plopped sideways on the lot. He explained his concerns and asked whether the City can stipulate how the house is placed on the lot.

Mr. Dotson stated that the City cannot dictate how the rooms are laid out inside a house. He explained that the corner lot square footage is larger because they are required to have more on the corner side lots. He also pointed out that the driveway is normally placed on the less-traveled road, as depicted.

Mr. Wolf and Mr. Dotson briefly discussed corner lot setback requirements and a specific property on 155<sup>th</sup> Street.

As there were no other questions or comments, Chairman Stuewe requested a motion to approve PZC Case #16-006 for approval of the preliminary plat of subdivision, subject to the City Engineer's and Public Works' approval, for the three-lot Subdivision located in the R-2 Single Family Zoning District at 5033 West 149<sup>th</sup> Street (the southwest corner of 149<sup>th</sup> Street and Lavergne Avenue), also known as the Klosinski Subdivision.

Mr. Cowgill made the motion.

Mr. Schroeder seconded.

**The Roll Call vote was taken as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Cowgill			Mrs. Morrissy
Mr. Wolf			Mr. Oostema
Mr. Riha			
Mr. Walsh			
Mr. Ziak			
Mr. Schroeder			
Chairman Stuewe			

The motion to recommend approval of PZC Case #16-006 carried, 7/0, with Two ABSENT.

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**APPROVAL OF MINUTES**

Chairman Stuewe requested a motion to approve the minutes of April 20, 2016. No additions, deletions or corrections were requested.

Mr. Cowgill made the motion.

Mr. Schroeder seconded.

**The Roll Call vote was taken as follows:**

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
Mr. Cowgill		Mr. Walsh	Mrs. Morrissy
Mr. Wolf			Mr. Oostema
Mr. Riha			
Mr. Ziak			
Mr. Schroeder			
Chairman Stuewe			

The motion to approve the minutes of April 20, 2016 carried, 6/0, with One ABSTAIN and Two ABSENT.

\*\*\*\*\*

**UPCOMING MEETINGS**

Mr. Dotson stated that the City will have a new Planner, Katie Ashbaugh, beginning May 23, 2016. The next PZC meeting will be June 1, 2016. Mr. Dotson also stated that there are façade improvements and sign packages that he would like the Commissioners to look at.

Mr. Dotson stated that he did not include in this agenda a text amendment for Staff to do more reviews at the sign package level. He is letting that issue die because he feels the Commissioners are not yet comfortable enough to have Staff review such proposals. He stated that this issue should not move forward until there is a policy and/or precise writing that addresses the Commissioners' expectations.

Mr. Dotson stated that there are planned workshops and a joint meeting with the E.A.C. in the near future.

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**COMMENTS - UPDATES**

Mr. Schroeder asked about the status of The Ale House annexation petition. Mr. Dotson responded that the annexation probably will not work out due to some existing issues on the property that are beyond the owner's control. He noted that water and sewer issues were discovered during the environmental inspection for the project. Mr. Dotson believes the property has been shut down. A discussion ensued.

There were no other comments or questions from audience members.

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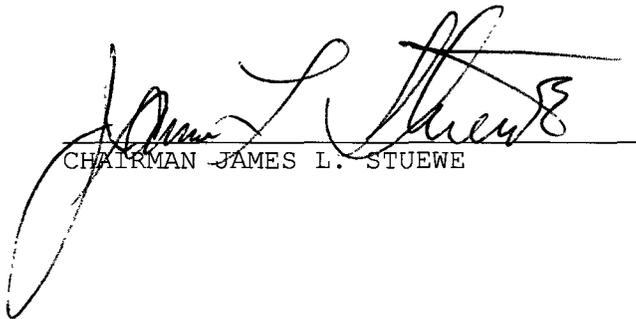
**ADJOURNMENT**

Chairman Stuewe requested a motion to adjourn.

Mr. Cowgill made the motion.

Mr. Ziak seconded.

Everyone was in agreement and the meeting adjourned.



CHAIRMAN JAMES L. STUEWE

**PLAN/ZONE COMMISSION MEETING**

**MEETING DATE:** 18 May 2016

**PETITIONER:** PZC Case #16-007  
Kamal Kishore (Golf View Shopping Center)

**ADDRESS OF PROPERTY:** 6040-80 West 159<sup>th</sup> Street

**REQUEST:** To recommend approval of a Special Permit to allow construction of an electronic message center to the existing signage, with stated Conditions

**VOTE:** Motion to recommend approval Carried, 7 Ayes, 0 Nays, with 2 Absent

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**PLAN/ZONE COMMISSION MEETING**

**MEETING DATE:** 18 May 2016

**PETITIONER:** PZC Case #16-006  
Malecky Builders

**ADDRESS OF PROPERTY:** 5033 West 149<sup>th</sup> Street

**REQUEST:** To recommend approval of the preliminary plat of subdivision, subject to the City Engineer's and Public Works' approval, for a three-lot subdivision located in the R-2 Single Family Zoning District

**VOTE:** Motion to recommend approval Carried, 7 Ayes, 0 Nays, with 2 Absent.

# City of Oak Forest



## Memo

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**DATE:** June 24, 2016  
**TO:** City Council  
**CC:** Clerk Burkhardt  
**SUBJECT:** Appointment – Colleen Julian

It is my honor to request approval of the appointment of Colleen Julian to the Oak Forest Police Department Pension Board. I respectfully request your concurrence with my appointment of Ms. Julian to this board.

*Henry L. Kuspa*

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Henry L. Kuspa, Mayor



# Memo

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**DATE:** June 24, 2016  
**TO:** City Council  
**FROM:** Henry L. Kuspa, Mayor  
**SUBJECT:** Ordinance No. 2016-06-06070

Attached is Ordinance No. 2016-06-06070, which rescinds Ordinance No. 2016-04-05960. The latter ordinance established a Class I Liquor License. In view of the fact that the City of Oak Forest will not be annexing the Ale House at 13500 South Harlem Avenue, at least in the immediate future, I recommend your approval of Ordinance No. 2016-06-06070.

Thank you for your consideration.

  
Henry L. Kuspa, Mayor

6/24/2016

**THE CITY OF OAK FOREST  
COOK COUNTY, ILLINOIS**

**ORDINANCE  
NUMBER 2016-06-06070**

**AN ORDINANCE RESCINDING ORDINANCE NO. 2016-04-05960 -  
AMENDING SECTIONS 111.50, 111.52 and 111.53  
OF CHAPTER 111 OF TITLE XI OF THE CITY OF OAK FOREST CITY CODE  
(CLASS "I" LIQUOR LICENSE)**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF OAK FOREST,  
COOK COUNTY, ILLINOIS,  
THIS 28<sup>rd</sup> DAY OF JUNE, 2016**

Published in pamphlet form by authority of the Mayor  
and City Council of the City of Oak Forest  
on \_\_\_\_\_, 2016

6/24/2016

**ORDINANCE NO. 2016-06-06070**

**AN ORDINANCE RESCINDING ORDINANCE NO. 2016-04-05960 -  
AMENDING SECTIONS 111.50, 111.52 and 111.53  
OF CHAPTER 111 OF TITLE XI OF THE CITY OF OAK FOREST CITY CODE  
(CLASS "I" LIQUOR LICENSE)**

**WHEREAS, the City of Oak Forest is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and**

**WHEREAS, the City of Oak Forest is a home rule municipality as defined by Article VII of the Illinois Constitution; and**

**WHEREAS, the City desires through approval of this ordinance to rescind and withdraw Council approval of Ordinance 2016-04-05960.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAK FOREST, COOK COUNTY, ILLINOIS, as follows:**

**SECTION 1:** The foregoing recitals are incorporated as substantive portions hereof as though fully set forth herein.

**SECTION 2:** That Ordinance No. 2016-04-05960 entitled *Ordinance Amending Sections 111.50, 111.52 and 111.53 of Chapter 111 of Title XI of the city of Oak Forest Municipal Code (Class 'I' Liquor License)* approved by the Oak Forest City Council on April 26, 2016 is hereby rescinded and approval for same withdrawn.

**SECTION 3:** All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

6/24/2016

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage, approval and publication, as provided by law.

ALDERMAN	YES	NO	ABSENT	PRESENT
Clemons				
Simon				
Wolf				
Schoenfeld				
Emmett				
Hortsman				
Danihel				
Kuspa, Mayor				
TOTAL				

APPROVED by the Mayor on \_\_\_\_\_, 2016:

\_\_\_\_\_  
Henry L. Kuspa, Mayor

ATTEST:

\_\_\_\_\_  
Scott Burkhardt, City Clerk



# *City Council Agenda Memo*

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**DATE:** June 24, 2016

**TO:** Mayor Kuspa and the City Council

**FROM:** City Administrator Ishler

**SUBJECT:** Discussion Regarding Limiting Video Gaming

## **BACKGROUND**

The City Council has had concerns regarding the proliferation of video gaming establishments in the City of Oak Forest. More specifically, those concerns have been focused on “boutique” gaming establishments.

There are several areas that can be discussed if the City Council wishes to limit video gaming. They are as follows:

- Creating a special liquor license class for boutique gaming establishments to distinguish, for instance, between restaurants and bars with video gaming.
- Limiting gaming revenue vis-à-vis food and / or liquor sales in an establishment.
- Limiting the spacing between establishments with gaming.
- Limiting spacing between gaming establishments and churches, schools et al.
- Limiting the square footage of establishments for video gaming.

## **ACTION REQUESTED**

Discussion only

## **RECOMMENDATION**

Facilitation of discussion

STATE OF ILLINOIS        )  
COUNTY OF COOK        )     §§  
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. 2016-O-045**

**AN ORDINANCE AMENDING TITLE XI CHAPTER 112  
SECTION 20 OF THE TINLEY PARK VILLAGE CODE ENTITLED  
"LICENSE CLASSIFICATION; FEE SCHEDULE" PERTAINING  
TO VIDEO GAMING REGULATIONS**

Which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 21<sup>st</sup> day of June, 2016, at which meeting a quorum was present, and approved by the President of Tinley Park on the 21<sup>st</sup> day of June, 2016.

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:

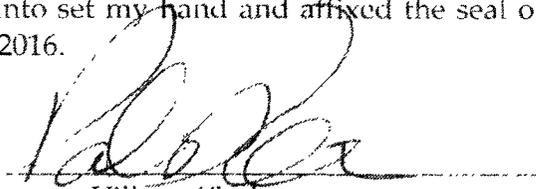
**AYES:**        Maher, Grady, Pannitto, Vandenberg, Younker, Suggs

**NAYS:**        None

**ABSENT:**     None

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 21<sup>st</sup> day of June, 2016.

By:   
Village Clerk

PAMPHLET

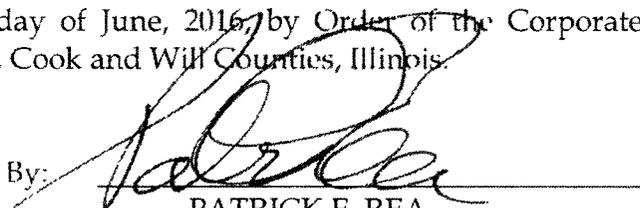
FRONT OF PAMPHLET

ORDINANCE NO. 2016-O-045

**AN ORDINANCE AMENDING TITLE XI CHAPTER 112  
SECTION 20 OF THE TINLEY PARK VILLAGE CODE ENTITLED  
"LICENSE CLASSIFICATION; FEE SCHEDULE" PERTAINING  
TO VIDEO GAMING REGULATIONS**

Published in pamphlet form this 21<sup>st</sup> day of June, 2016, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By:



\_\_\_\_\_  
PATRICK E. REA  
Village Clerk

ORDINANCE NO. 2016-O-045

AN ORDINANCE AMENDING TITLE XI CHAPTER 112  
SECTION 20 OF THE TINLEY PARK VILLAGE CODE ENTITLED  
"LICENSE CLASSIFICATION; FEE SCHEDULE" PERTAINING  
TO VIDEO GAMING REGULATIONS

**WHEREAS**, the Village of Tinley Park is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

**WHEREAS**, the President and Board of Trustees believe that it is in the best interests of the Village and its residents to amend Title XI, Chapter 112, Section 20 of the Tinley Park Village Code entitled "License Classification; Fee Schedule" to more clearly define Video Gaming usage in conjunction with liquor establishments in the Village; and

**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:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**Section 2:** That Title XI, Chapter 112, Section 20 of the Tinley Park Village Code "License Classification; Fee Schedule" of the Tinley Park Village Code is hereby amended by adding the following underlined language:

**112.20 LICENSE CLASSIFICATION; FEE SCHEDULE.**

Liquor licenses issued pursuant to the provisions of this chapter are hereby divided into ~~24~~ 29 classes, as follows (for each class of license the terms "retail sale," "selling," "sale," "sell," and/or "offer to sell" shall include dispensing, pouring, mixing, giving away or otherwise serving any alcoholic liquor):

(A) Class A License. Shall authorize the retail sale of alcoholic liquor by the drink only on the premises designated therein for consumption on such premises or the retail sale of alcoholic liquor to be consumed off the premises, provided that such alcoholic liquor shall at the time it leaves the premises be sealed in its original container. Drive-in or drive-up sales are prohibited. The annual fee for this license shall be \$1,500. Holders of a Class A license may be allowed to have extended hours pursuant to § 112.21 hereof, if approved by the Local Liquor Control Commissioner. The annual fee for the extended hours shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class A licensed premises.

Class AV License. Shall authorize the retail sale of alcoholic liquor by the drink only on the premises designated therein for consumption on such premises or the retail sale of alcoholic liquor to be consumed off the premises, provided that such alcoholic liquor shall at the time it leaves the premises be sealed in its original container. Drive-in or drive-up sales are prohibited. The annual fee for this license shall be \$1,500. Holders of a Class AV license may be allowed to have extended hours pursuant to § 112.21 hereof, if approved by the Local Liquor Control Commissioner. The annual fee for the extended hours shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

(B) Class B License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein, but not for consumption on the premises where sold, provided that such alcoholic liquor shall at the time it leaves the premises be sealed in its original container. Drive-in or drive-up sales are prohibited. The annual fee for this license shall be \$1,200. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class B licensed premises.

(C) Class C License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein solely for the consumption on the premises by a club as defined in this chapter. Drive-in or drive-up sales are prohibited. The annual fee for this license shall be \$75. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class A licensed premises.

Class CV License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein solely for the consumption on the premises by a club as defined in this chapter. Drive-in or drive-up sales are prohibited. The annual fee for this license shall be \$75. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

(D) Class CC License. The holder of a Class C or CV license may, in addition, obtain a Class CC license. A holder of a Class CC license shall be subject to all regulations relative to holders of Class C and CV licenses, provided that holders of Class CC licenses may on one day of each week engage in the retail sale of alcoholic liquor to the

general public for consumption on the premises designated. Drive-in or drive-up sales are prohibited. The annual fee for this license shall be \$75, in addition to the annual fee paid for a Class C License.

~~(E)~~ (D) Class D License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein for consumption by the drink on such premises only. Further, the sale of alcoholic liquor shall be restricted to sales made in conjunction with the licensee's operation of a restaurant on the premises. The sale of alcoholic liquor on the premises is restricted to service of alcoholic liquor at tables or booths only. Drive-in or drive-up sales are prohibited. A current menu must be attached to the licensee's liquor license application; any substantial deviation from this menu must be reviewed and approved by the Liquor Commissioner to ensure that the primary purpose of the business remains the service of food. No bar stools or bar shall be allowed other than a service bar for the wait staff. No music of any type - live or jukebox - is permitted. Appropriate background music for dining is permitted. No dancing of any type shall be allowed. Servers of alcohol must meet Illinois age requirements. Package (take out) sale of any alcoholic beverages is prohibited; provided, however, notwithstanding any other provision of this chapter, a restaurant may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal and consumed a portion of the bottle of wine with the meal on the restaurant premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this section and not tampered with shall not be deemed an unsealed container. Appropriate village departments must approve any outdoor dining together with the approval of the Liquor Commissioner before making final determination. Violation of any of the above will constitute grounds for termination of the liquor license. The annual fee for this license shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class D licensed premises.

Class DV License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein for consumption by the drink on such premises only. Further, the sale of alcoholic liquor shall be restricted to sales made in conjunction with the licensee's operation of a restaurant on the premises. The sale of alcoholic liquor on the premises is restricted to service of alcoholic liquor at tables or booths only. Drive-in or drive-up sales are prohibited. A current menu must be attached to the licensee's liquor license application; any substantial deviation from this menu must be reviewed and approved by the Liquor Commissioner to ensure that the primary purpose of the business remains the service of food. No bar stools or bar shall be allowed other than a service bar for the wait staff. No music of any type - live or jukebox - is permitted.

Appropriate background music for dining is permitted. No dancing of any type shall be allowed. Servers of alcohol must meet Illinois age requirements. Package (take out) sale of any alcoholic beverages is prohibited; provided, however, notwithstanding any other provision of this chapter, a restaurant may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal and consumed a portion of the bottle of wine with the meal on the restaurant premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this section and not tampered with shall not be deemed an unsealed container. Appropriate village departments must approve any outdoor dining together with the approval of the Liquor Commissioner before making final determination. Violation of any of the above will constitute grounds for termination of the liquor license. The annual fee for this license shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

—(F) (E) Class E License. Shall authorize the retail sale of wine and beer only on the premises designated therein for consumption by the drink on such premises only. Further, the sale of wine and beer shall be restricted to sales made in conjunction with the licensee's operation of a restaurant on the premises. The sale of wine and beer on the premises shall be further restricted to service of such wine and beer at tables or booths only. Drive-in or drive- up sales are prohibited. A current menu must be attached to the licensee's liquor license application; any substantial deviation from this menu must be reviewed by the Liquor Commissioner to ensure that the primary purpose of the business remains the service of food. No bar stools or bar shall be allowed other than a service bar for the wait staff. No music of any type - live or jukebox - is permitted. Appropriate background music for dining is permitted. No dancing of any type shall be allowed. Servers of alcohol must meet Illinois age requirements. Package (take out) sale of any alcoholic beverages is prohibited; provided, however, notwithstanding any other provision of this chapter, a restaurant may permit a patron to remove one unsealed and partially consumed bottle of wine for off- premise consumption provided that the patron has purchased a meal and consumed a portion of the bottle of wine with the meal on the restaurant premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper- proof bag.

The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this section and not tampered with shall not be deemed an unsealed container. Appropriate village departments must approve any outdoor dining together with the approval of the Liquor Commissioner before making final determination. Violation of any of the above will constitute grounds for termination of the liquor license. The annual fee for this license shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class E licensed premises.

Class EV License. Shall authorize the retail sale of wine and beer only on the premises designated therein for consumption by the drink on such premises only. Further, the sale of wine and beer shall be restricted to sales made in conjunction with the licensee's operation of a restaurant on the premises. The sale of wine and beer on the premises shall be further restricted to service of such wine and beer at tables or booths only. Drive-in or drive-up sales are prohibited. A current menu must be attached to the licensee's liquor license application; any substantial deviation from this menu must be reviewed by the Liquor Commissioner to ensure that the primary purpose of the business remains the service of food. No bar stools or bar shall be allowed other than a service bar for the wait staff. No music of any type - live or jukebox - is permitted. Appropriate background music for dining is permitted. No dancing of any type shall be allowed. Servers of alcohol must meet Illinois age requirements. Package (take out) sale of any alcoholic beverages is prohibited; provided, however, notwithstanding any other provision of this chapter, a restaurant may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal and consumed a portion of the bottle of wine with the meal on the restaurant premises. A partially consumed bottle of wine that is to be removed from the premises pursuant to this section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this section and not tampered with shall not be deemed an unsealed container. Appropriate village departments must approve any outdoor dining together with the approval of the Liquor Commissioner before making final determination. Violation of any of the above will constitute grounds for termination of the liquor license. The annual fee for this license shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

~~(G)~~ (F) Class F License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein for consumption by the drink on such premises only, when premises are owned by any park district organized under "The State Park District Code," provided the park district provides or causes to be provided dram shop liability insurance in maximum insurance coverage limits as provided by state law so as to save harmless the village and park district from all financial loss, damage, or harm. The park district shall fully comply with all provisions of the "State Park District Code" and "An Act in Relation to Alcoholic Liquors" of the state. If an event is being conducted on park property by a legal entity other than the park district, the entity conducting the event shall first receive approval from the park district to conduct the event and sell alcoholic liquor, and shall then apply for a license hereunder. Any such entity shall be required to provide the necessary insurance coverage or shall be, by agreement with the park district, covered by the park district's policies of insurance. The annual fee for this license shall be \$15. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class F licensed premises.

~~(H)~~ (G) Class G License. Shall authorize the retail sale of beer and wine only on the premises designated therein, provided the beer and wine are sold only in their original package and not for consumption on the premises where sold. The annual fee for this license shall be \$1,200. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class G licensed premises.

~~(I)~~ Class G-1 License. Shall authorize the licensee to sell at retail wine by the glass at wine tasting events on the licensed premises for consumption on the licensed premises. The license fee for a G-1 license shall be \$200. Nothing in the issuance of a Class G-1 license pursuant to this division (I) shall be considered to relieve the licensee of any responsibility for complying with all applicable state and federal regulations relating to the sale of alcoholic beverages, and all applicable business and other regulations of the village. No licensee shall be allowed to have more than four events per year. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class G-1 licensed premises.

~~(J)~~ (H) Class H License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein, but not for consumption on the premises where sold, provided that such alcoholic liquor shall at the time it leaves the premises be sealed in its original container as part of a gift or fruit basket, and further provided that such alcoholic liquor be incidental to said gift or fruit basket. The value of the alcoholic liquor shall not exceed 75% of the total value of the fruit or gift basket. Drive-in or drive-up sales are prohibited. The annual fee for such license shall be \$300. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class H licensed premises.

--(K) (1) Class I license. Shall authorize the retail sale of alcoholic liquor on the premises designated therein at concession stands. This license shall be available only to concessionaires at outdoor music theaters and similar facilities. Notwithstanding the provisions of § 112.18, the applicant for (and holder of) a Class I liquor license need not own or be the beneficial owner of the subject premises, nor need it be a lessee of the subject premises. Nevertheless, such holder shall hold a Class I liquor license as an agent for the owners of the subject premises. Further, the sale of such alcoholic liquor shall be also restricted as follows:

(1) No one under the age of 21 shall be allowed to serve, mix, or sell or give away any alcoholic liquor under a Class I liquor license.

(2) All concession stands shall be located in the concourse area only, including portable concession stands. No concession stands will be allowed in the grassy hill area of an outdoor music theatre, nor shall they be allowed in the parking lot areas at an outdoor music theatre.

(3) There shall be no tailgating or possession of any kind of alcoholic liquor in the parking lots or any other location other than as expressly approved herein. "TAILGATING" shall mean persons driving to the facility and commencing to consume food and/or beverages brought with them.

(4) There shall be no dispensing of alcoholic liquor in their original containers, nor in bottles or cans of any kind whatsoever, except that beer may be served in aluminum cans. All drink containers must be either plastic or paper, and must be made of either recyclable and/or biodegradable products, or aluminum cans.

(5) The maximum size drink to be dispensed for beer shall be 25 ounces, for wine shall be 8 ounces, and for wine coolers shall be 12 ounces, and for alcoholic liquor shall be 2 ounces. Full bottles of wine, up to but not exceeding 750 milliliters, may be served but only in plastic decanters. When a full bottle of wine is served no other alcoholic liquor may be served during that transaction.

(6) The Village Police Department as agents for and/or the Local Liquor Commissioner reserve the right to prohibit the sale of or to stop all sales of alcoholic liquor or to restrict the number of drinks sold to any one individual, if and when the public health, welfare and safety so requires.

(7) Any holder of a Class I liquor license shall submit its training program for its employees regarding dispensing of alcoholic liquor to review and approval by the Police Department of the village, and the Police Department of the village shall take an active part in such training program.

(8) The sale, dispensing or giving away of alcoholic liquor at the concession stands shall be allowed to begin at the time the parking lot gates are open for the specific concert or event; provided, however, if the gates are open more than two hours prior to

the scheduled start of the concert or event, no sale, dispensing or giving away of beer and wine can be made more than two hours before the scheduled start unless otherwise approved by the Local Liquor Commissioner.

(9) All selling, giving away or dispensing of alcoholic liquor shall cease promptly at 10:30 p.m.; provided, however, if the scheduled start of the concert or event is prior to 8:00 p.m., then all selling, giving away or dispensing of beer and wine shall cease one-half hour before the scheduled end of the concert or event (for purposes of this provision, the end of the concert or event shall be when the performers quit performing on stage). Anyone standing in line at 10:30 p.m. (or earlier cut-off time as above indicated) shall not be allowed to obtain any alcoholic liquor, and the holder of the liquor license shall be required to make certain that the line for alcoholic liquor is cut off at a sufficient time to ensure that all sales will cease at 10:30 p.m. (or earlier cut-off time as above indicated).

(10) All of the concession stands, including portable stands, shall be subject to review and approval by the Building, Fire, Health and Police Departments of the village, and no liquor license shall be issued without such approval. Also, such concession stands shall be subject to continuing inspection by the said Building, Fire, Health and Police Departments, and if such structures are not in compliance with all village codes, the liquor license shall be suspended by appropriate proceedings until such time as such structures are brought into conformance.

(11) Easily readable signs shall be posted in conspicuous and prominent areas within all concession stands indicating that anyone under the age of 30 years will be subject to an identification check, and the holder of the liquor license will insist upon at least one picture identification to prove the person's age. A student identification card shall not be accepted by the holder to prove the person's age.

(12) The holder of the liquor license shall provide employees, other than employees working in the concession stands, around the concession stand area to be on the lookout for underage drinking, and also will have such persons scattered throughout the entire facility to prevent underage drinking and any other problems such as fights and the like.

(13) The holder of the Class I liquor license shall also be governed by and comply with the "Policies Governing Responsible Alcohol Service" as published by the First Midwest Bank Amphitheater of this village, which is on file and available for public inspection at the Village Hall during regular village business hours. A copy of such "Policies" will be provided to the holder of the Class I license, and regardless of whether it is provided by the village, the holder of such license shall be required to comply with all of the provisions thereof and shall be deemed to have knowledge of all such provisions.

(14) There shall be no roaming vendors or hawkers selling alcoholic liquor in the town area.

(15) The annual fee for this license shall be \$10,000.

Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class I licensed premises.

~~—(L)~~ (J) Class J License. Shall authorize the retail sale of alcoholic liquor only on the premises designated therein, and shall be available only for outdoor music theatres and similar facilities. Notwithstanding the provisions of § 112.18, the applicant for (and holder of) a Class J liquor license need not own or be the beneficial owner of the subject premises, nor need it be a lessee of the subject premises. Nevertheless, such holder shall hold a Class J liquor license as an agent for the owners of the subject premises. In addition, the sale of alcoholic liquor shall be further restricted as follows:

(1) No one under the age of 21 shall be allowed to serve, mix, or sell or give away any alcoholic liquor under a Class J liquor license.

(2) There shall be no tailgating or possession of any kind of alcoholic liquor in the parking lots or any other location other than as expressly approved herein. “TAILGATING” shall mean persons driving to the facility and commencing to consume food and/or beverages brought with them.

(3) The Village Police Department as agents for and/or the Local Liquor Commissioner reserve the right to prohibit the sale of or to stop all sales of alcoholic liquor or to restrict the number of drinks sold to any one individual, if and when the public health, welfare and safety so requires.

(4) Except as indicated below, there shall be no dispensing of alcoholic liquor in original containers, nor in bottles or cans of any kind whatsoever, except that beer may be served in aluminum cans. All containers must be either plastic or paper, and must be made of either recyclable and/or biodegradable products, or aluminum cans.

(5) The maximum size drink to be dispensed for beer shall be 25 ounces, for wine shall be 8 ounces, and for wine coolers shall be 12 ounces, and for alcoholic liquor shall be 2 ounces. Full bottles of wine, up to but not exceeding 750 milliliters, may be served but only in plastic decanters. When a full bottle of wine is served no other alcoholic liquor may be served during that transaction.

(6) Any holder of a Class J liquor license shall submit its training program for its employees regarding dispensing of alcoholic liquor to review and approval by the Police Department of the village, and the Police Department of the village shall take an active part in such training programs.

(7) All of the facilities shall be subject to review and approval by the Building, Fire, Health and Police Departments of the village, and no liquor license shall be issued

without such approval. Also, such facilities shall be subject to the continuing inspection by the said Building, Fire, Health and Police Departments, and if such structures are not in compliance with all village codes, the liquor license shall be suspended by appropriate proceedings until such time as such structures are brought into conformance.

(8) The sale, dispensing or giving away of alcoholic liquor under this license shall be allowed to begin at the time the parking lot gates are open for the specific concert or event; provided, however, if the gates are open more than two hours prior to the scheduled start of the concert or event, no sale, dispensing or giving away of alcoholic liquor can be made more than two hours before the scheduled start unless otherwise approved by the Local Liquor Commissioner.

(9) (a) The selling, dispensing or giving away of alcoholic liquor under this license shall be allowed in the following areas at a music theatre facility:

1. Tent areas;
2. Skybox areas;
3. Club rooms;
4. Golden boxes.

(b) The specific restrictions in connection with each of the aforesaid areas are as set forth below:

(10) In the tent areas, alcoholic liquor must be served by the drink only, and shall only be served in conjunction with the service of catered dinners. No alcoholic liquor can be taken out of the tent area, and it must be solely consumed therein. The tent areas shall be restricted to private parties only, and the holder of the liquor license must provide sufficient security to make certain that entrance to the tent areas is restricted to invitees only.

(11) In the skybox areas (skyboxes are private boxes located at the upper levels of the facilities with restricted access and are purchased on a yearly basis), the sale, dispensing or giving away of all alcoholic liquor must terminate at the end of the concert (when the performers cease performing on stage). Alcoholic liquor can be sold in original containers, provided that the maximum original container for beer must be 12 ounces, the maximum original container for wine must be 750 milliliters. The owner of the Class J liquor license shall provide adequate security personnel and concierges to prevent underage drinking in the skyboxes and at the skybox levels, and such personnel shall be present at all times on the skybox levels to monitor drinking at the skybox levels. There has to be at least one adult above the age of 25 years present in the skybox before access to alcoholic liquor shall be allowed. Identification will be checked by employees or agents of the license holder within the first 30 minutes of the concert to determine whether there are any underage persons in the skybox and adequate

provisions will be made to prevent underage drinking in the skyboxes. Only individuals with skybox tickets will be allowed in the skybox areas, and there must be sufficient security on hand to make certain that entrance is limited only to those with skybox tickets. Also, prominent signs will be posted in the skybox areas prohibiting any consumption of alcoholic liquor by anyone under the age of 21 years of age. Finally, the holder of such liquor license shall make certain that there are adequate personnel available to monitor drinking in the skyboxes throughout the concert.

(12) Consumption of alcoholic beverages in the club rooms (private rooms located on all levels) is limited to private parties only and sufficient security must be provided to restrict entrance to invitees only. Alcoholic liquor cannot be taken out of the club rooms except by waiters or waitresses. Consumption in the club room on the main floor area shall be restricted to holders of golden box seat tickets only, and sufficient security must be provided to restrict entrance to the main floor club room to such golden box ticket holders exclusively. The sale, dispensing or giving away of alcoholic liquor in the club rooms must cease at the end of the concert; further provided, however, drinks will not be allowed to be taken out of the club rooms by a waiter or a waitress or anyone else to the golden box seat holders or anyone else after 10:30 p.m. or after the time when the sale of beer and wine must cease at the concession stands, whichever is earlier.

(13) Consumption of alcoholic liquor in the golden boxes shall be by the drink only. There shall only be waiter or waitress service to the golden boxes. Service to the golden box area shall cease at 10:30 p.m. or at the time sales cease at the concession stands at the music theatre, whichever first occurs.

(14) Easily readable signs shall be posted in conspicuous and prominent areas within all club rooms indicating that anyone under the age of 30 years will be subject to an identification check, and the holder of the liquor license will insist upon at least one picture identification to prove the person's age. A student identification card shall not be accepted by the holder to prove the person's age.

(15) The holder of the Class J liquor license shall also be governed by and comply with the "Policies Governing Responsible Alcohol Service" as published by the First Midwest Bank Amphitheater of this village which is on file and available for public inspection at the Village Hall during regular village business hours. A copy of such "Policies" will be provided to the holder of the Class J license, and regardless of whether it is provided by the village, the holder of such license shall be required to comply with all of the provisions thereof and shall be deemed to have knowledge of all such provisions.

(16) Notwithstanding the foregoing time limits, the performers featured at the concert shall be allowed to have a party after the concert in any one of the club rooms, but consumption of alcoholic liquor at any such party shall cease no later than two hours after the end of the concert. The holder of the liquor license shall notify the Police Department when such an entertainer party is to occur.

(17) There shall be no roaming vendors or hawkers selling alcoholic liquor in the bar area.

(18) The annual fee for this license shall be \$10,000.

Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class J licensed premises.

~~(M)~~ (K) Class K License. Shall authorize the retail sale of alcoholic liquor only on the premises designated therein, and shall be available only for banquet hall facilities. Such facilities must be unconnected with any restaurant, theatre, or nightclub, or similar business, and shall occupy the entire building in which the facilities are located. The banquet hall facilities must have seating for at least 250 persons for full sit-down dinners, and sale of alcoholic liquor shall be limited to sales in conjunction with banquets only. The annual fee for this license shall be \$600 if the facility has a maximum seating capacity of 275 or less, and \$1,500 if the facility has a seating capacity in excess of 275. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class K licensed premises.

~~(N)~~ (K-1) Class K-1 License. Shall authorize the retail sale of alcoholic liquor only on the premises designated therein, and shall be available only for use in conjunction with banquet functions. Such banquet facilities must be unconnected with any restaurant, theater or nightclub, or similar business, and may not have seating for more than 250 persons. Such facilities may be contained within a building occupying other facilities, specifically including Metra train station facilities. The holder of the license must cater all banquets and provide all facilities. The annual fee for this license shall be \$200. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class K-1 licensed premises.

~~(O)~~ (L) Class L License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein, when premises are owned or operated by any religious not-for-profit organization, for consumption of the drink on such premises only. Further, the sale of alcoholic liquor shall be restricted to sales made in conjunction with a special event sponsored by such religious not-for-profit organization, but not to exceed six such special events per calendar year. The license shall authorize the sale of alcoholic liquor only between the hours of 11:00 a.m. and 12:00 midnight. Such sales shall take place only in enclosed structures (including tents), but consumption may take place in the open air on property owned or leased by the not-for-profit organization. Drive-in and drive-up sales are prohibited. The annual fee for such license shall be \$50. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class L licensed premises.

~~(P)~~ (M) Class M License. Shall authorize the retail sale of alcoholic liquor on the premises designated therein for consumption of the drink on such premises only. This

license shall be available only for commercial facilities which run or lease their facilities on a limited basis for private business outings or picnics. The number of such outings or picnics shall not exceed 15 events per year, unless a greater number is authorized by the Village President. Such events must be contained in a designated portion of the facilities of the liquor licensee, which designated area must be approved in advance for each activity by the Chief of Police or his or her designee. Such events must be limited to invitees of the business only, and may not be open to the general public, or anyone unrelated to the business holding the event. The serving of liquor shall be done solely by professional bartenders, and neither the licensee nor the company holding the event can utilize their own employees as bartenders. No one under the age of 21 years shall be served, and a prominent sign must be posted in the designated area so indicating. The annual fee for this license shall be \$1,500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class M licensed premises.

~~(Q)~~ (N) Class N License. Shall authorize a hotel to serve complimentary beer and wine on the premises designated therein for consumption of the drink on such premises for two hours each day, seven days per week, and also to operate a pantry selling packaged beer and wine for the convenience of guests staying at the hotel. The hours and location in the hotel where the beer and wine will be served are subject to the approval of the Village President (the Local Liquor Commissioner). The holder of a Class N license may only provide complimentary beer and wine and sell packaged beer and wine to individuals age 21 and over and who are guests of the hotel. A "GUEST" is defined as an individual renting a room in the hotel at the time of service. A sign shall be posted in the area of the hotel where the beer and wine are served stating the age and guest requirement. Hotel guests, prior to service, must provide proof that they are at least 21 years of age and guests of the hotel. The annual fee for this license shall be \$400. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class N licensed premises.

~~(R)~~ (O) Class O License: Micro Brewery. Shall authorize the licensee to manufacture beer products on the licensed premises and to make sales at retail of the manufactured beer products, for consumption on or off the licensed premises. Nothing in the issuance of a Class O license pursuant to this division (R) shall be considered to relieve the licensee of any responsibility for complying with all applicable state and federal regulations relating to the manufacture and/or sale of beer products, and all applicable business and other regulations of the village. The license fee for a Class O license shall be \$500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class O licensed premises.

Class OV License: Micro Brewery. Shall authorize the licensee to manufacture beer products on the licensed premises and to make sales at retail of the manufactured beer products, for consumption on or off the licensed premises. Nothing in the issuance of a Class OV license pursuant to this division (R) shall be considered to relieve the

licensee of any responsibility for complying with all applicable state and federal regulations relating to the manufacture and/or sale of beer products, and all applicable business and other regulations of the village. The license fee for a Class OV license shall be \$500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

~~(S)~~ (P) Class P License: Bring Your Own Beer or Wine. Shall authorize any restaurant to allow its customers to bring their own beer and/or wine to the restaurant premises for consumption on the premises only. Such consumption shall be solely in conjunction with the licensee's operation of the restaurant and is further restricted to consumption only at tables or booths at which meals are served. A current menu must be attached to the licensee's liquor license application and any substantial deviation from the menu must be reviewed and approved by the Local Liquor Control Commissioner to ensure that the primary purpose remains the service of food. The license fee for a Class P license shall be \$250. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class P licensed premises.

~~(T)~~ (Q) Class Q License: Special Event License. Shall allow the licensee to sell and offer for sale, at retail, alcoholic liquor use or consumption, but not for resale in any form and only at the location and on the specific date(s) designated for the special event in the license. An applicant for a special event retailer license must submit with the application proof of a valid state special use permit license. An applicant for a special event retailer license must also submit with the application proof satisfactory to the Liquor Control Commissioner that the applicant will provide dram shop liability insurance in the maximum limits. A Class Q license may be issued to either a resident or non-resident and to either a profit or not-for-profit organization or groups. The Liquor Control Commissioner can impose conditions as he or she deems appropriate on any such license. A special use permit license may be granted for the following time periods: one day or less; two or more days to a maximum of 15 days per location in any 12-month period. An applicant for a special use permit license must also submit with the application proof satisfactory to the Local Liquor Control Commissioner that the applicant will provide dram shop liability insurance to the maximum limits. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class Q licensed premises.

~~(U)~~ (R) Class R License: Craft Beers. Shall authorize the licensee to sell craft beer, cider, beer and wine products on the licensed premises and to make sales at retail of craft beer products and cider products only for consumption on or off the licensed premises, provided that such beer and/or cider shall at the time it leaves the licensed

premises be sealed in its original container. In addition, the licensee shall be authorized to make sales at retail of other beer and wine products for consumption off the premises only. A craft beer means beer brewed by a craft brewer as that term is defined in the Illinois Liquor Control Act. Nothing in the issuance of a Class R license pursuant to this division (U) shall be considered to relieve the licensee of any responsibility for complying with all applicable state and federal regulations relating to the manufacture and/or sale of beer products, and all applicable business and other regulations of the village. The license fee for a Class R license shall be \$500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class R licensed premises.

Class RV License: Craft Beers. Shall authorize the licensee to sell craft beer, cider, beer and wine products on the licensed premises and to make sales at retail of craft beer products and cider products only for consumption on or off the licensed premises, provided that such beer and/or cider shall at the time it leaves the licensed premises be sealed in its original container. In addition, the licensee shall be authorized to make sales at retail of other beer and wine products for consumption off the premises only. A craft beer means beer brewed by a craft brewer as that term is defined in the Illinois Liquor Control Act. Nothing in the issuance of a Class RV license pursuant to this division (U) shall be considered to relieve the licensee of any responsibility for complying with all applicable state and federal regulations relating to the manufacture and/or sale of beer products, and all applicable business and other regulations of the village. The license fee for a Class RV license shall be \$500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

(V) (S) Class S License: Brew Pubs. "Brew Pub" means a person who manufactures beer only at a designated premises to make sales to importing distributors, distributors, and to non-licensees for use and consumption only, who stores beer at the designated premises, and who is allowed to sell at retail from the licensed premises, provided that a brew pub licensee shall not sell for off-premises consumption more than 50,000 gallons per year. A brew pub license shall allow the licensee (i) to manufacture beer only on the premises specified in the license, (ii) to make sales of the beer manufactured on the premises or, with the approval of the State Liquor Commission, beer manufactured on another brew pub licensed premises that is substantially owned and operated by the same licensee to importing distributors, distributors, and to non-licensees for use and consumption, (iii) to store the beer upon the premises, and (iv) to sell and offer for sale at retail from the licensed premises, provided that a brew pub licensee shall not sell for off-premises consumption more than 50,000 gallons per year. The primary purpose of any holder of a brew pub license shall be the service of food. A

current menu must be attached to the licensee's liquor license application, any substantial deviation from this menu must be reviewed and approved by the Liquor Commissioner to ensure that the primary purpose of the business remains the service of food. Any sale of beer for off premises consumption shall be in a sealed container. The license fee for a Class S license shall be \$500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall not be allowed in a class R licensed premises.

Class SV License: Brew Pubs. "Brew Pub" means a person who manufactures beer only at a designated premises to make sales to importing distributors, distributors, and to non-licensees for use and consumption only, who stores beer at the designated premises, and who is allowed to sell at retail from the licensed premises, provided that a brew pub licensee shall not sell for off-premises consumption more than 50,000 gallons per year. A brew pub license shall allow the licensee (i) to manufacture beer only on the premises specified in the license, (ii) to make sales of the beer manufactured on the premises or, with the approval of the State Liquor Commission, beer manufactured on another brew pub licensed premises that is substantially owned and operated by the same licensee to importing distributors, distributors, and to non-licensees for use and consumption, (iii) to store the beer upon the premises, and (iv) to sell and offer for sale at retail from the licensed premises, provided that a brew pub licensee shall not sell for off-premises consumption more than 50,000 gallons per year. The primary purpose of any holder of a brew pub license shall be the service of food. A current menu must be attached to the licensee's liquor license application; any substantial deviation from this menu must be reviewed and approved by the Liquor Commissioner to ensure that the primary purpose of the business remains the service of food. Any sale of beer for off premises consumption shall be in a sealed container. The license fee for a Class SV license shall be \$500. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited.

(T) Class IV Video Gaming Hall. "A Video Gaming Hall" means An establishment whose primary purpose is to operate video gaming terminals as defined under the Illinois Video Gaming Act (230 ILCS 40/5) and in which alcoholic liquor is drawn, poured, mixed, or otherwise served for consumption on the premises which is subsidiary to the operation of the video gaming terminals. In determining whether an establishment's primary purpose is video gaming, the considerations include but are not limited to:

(1) the seating area for video gaming terminals being greater than the seating area for food and beverage service or merchandise sales;

(2) the absence of a full service kitchen;

(3) an estimated net revenue of at least 40% or more derived from video gaming terminals; and

(4) an overall size of 2000 square feet or less. Fraternal establishments and veteran establishments as defined by the Illinois Video Gaming Act (230 ILCS 40/5) are exempt from this definition

A class TV license shall authorize the retail sale of wine and beer only on the premises designated therein for consumption by the drink on such premises only. The annual fee for this license shall be \$1,000. Video Gaming as defined under the Illinois Video Gaming Act, 230 Illinois Compiled Statutes 40/1 et seq., shall be authorized so long as the licensee also has a Video Gaming license issued by the Illinois gaming board in accordance with the provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois gaming board; and the operation of Video Gaming terminals shall not be permitted during the hours alcoholic liquor sales are prohibited. The premises in which a Video Gaming Hall is located must be at least 2,000 square feet. A Video Gaming Hall shall not be located on any street in which is solely owned by the Village or within 500 feet of any church, school, day care center, or another Video Gaming Hall.

~~(W)~~ (U) Samples - Giving Away. Nothing in this section shall be construed to prohibit the holder of a Class B, Class G, Class G-1, Class Q or Class R from giving away free samples of alcoholic liquor under the following conditions:

(1) Not more than two samples of any type may be given away to any one individual;

(2) No sample may be less than one ounce nor more than two ounces;

(3) The licensee gives advance notice to the Local Liquor Control Commissioner detailing when such free sampling is to be provided and receives written approval by the Local Liquor Control Commissioner;

(4) Such free sampling shall not occur more than 12 days in any given calendar year.

Section 3: Any person or entity holding a valid Class A, C, D, E, F, O, R, or S license and a valid video gaming license issued by the State of Illinois and Village of Tinley Park as of the effective date of this Ordinance shall not be required to submit a new

application for a Class AV, CV, DV, EV, FV, OV, RV, SV license respectively. Rather, any person or entity holding a valid Class A, C, D, E, F, O, R, or S license and a valid video gaming license from the State of Illinois and Village of Tinley Park as of the effective date of this Ordinance shall be converted by the Village to the new classification and may apply for a renewal of the new classification prior to December 31<sup>st</sup>.

**Section 4:** That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

**Section 5:** Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**Section 6:** That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

**PASSED** this 21st day of June, 2016, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

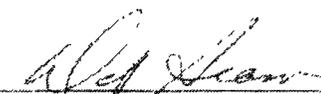
**AYES:** Maher, Grady, Pannitto, Vandenberg, Younker, Suggs

**NAYS:** None

**ABSENT:** None

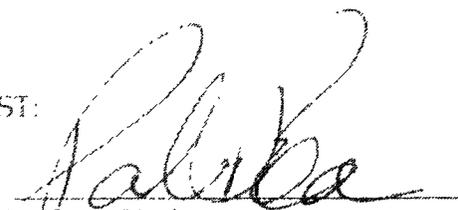
**APPROVED** this 21st day of June, 2016, by the President of the Village of Tinley Park.

By:

  
Village President

ATTEST:

By:

  
Village Clerk

**PAMPHLET**  
**BACK OF PAMPHLET**

**ORDINANCE NO. 2016-O-045**

**AN ORDINANCE AMENDING TITLE IX CHAPTER 112  
SECTION 20 OF THE TINLEY PARK VILLAGE CODE ENTITLED  
"LICENSE CLASSIFICATION; FEE SCHEDULE" PERTAINING  
TO VIDEO GAMING REGULATIONS**

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



# City Council Agenda Memo

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**DATE:** June 22, 2016  
**TO:** Mayor and City Council  
**FROM:** Controller Julian  
**SUBJECT:** Actuarial Services

## **BACKGROUND**

Attached please find an agreement with Nyhart Actuary and Employee Benefits to provide actuarial services for the police and fire pension funds. They quoted fees in the amount of \$8,000.00 for both funds for fiscal year ending April 30, 2016 with an option to extend for two additional fiscal years at the same price. Sufficient funds are budgeted in line item 01-01-5303, professional services.

I prepared a request for proposal for actuarial services and received five responses. Nyhart proposed the lowest fees. I also called their references and received positive feedback. Another municipal client rated their service as excellent and commented that they were able to simply explain complex actuarial topics to elected officials.

## **ACTION REQUESTED**

Motion to approve the agreement with Nyhart Actuary and Employee Benefits to provide actuarial services to the police and fire pension funds for fiscal year ending April 30, 2016, with the option to extend for an additional two years.

## **RECOMMENDATION**

Approve the agreement with Nyhart Actuary and Employee Benefits to provide actuarial services to the police and fire pension funds for fiscal year ending April 30, 2016, with the option to extend for an additional two years.

**THE HOWARD E. NYHART COMPANY, INC. ("NYHART")  
ADMINISTRATIVE SERVICE AGREEMENT ("AGREEMENT")**

**Agreement Between Nyhart and the City of Oak Forest, IL:**

<b>Plan Sponsor Name:</b>	City of Oak Forest, IL
<b>Plan Sponsor Address:</b>	15440 Central Avenue
	Oak Forest, IL 60452
<b>Plan Sponsor Phone:</b>	708-687-4050
<b>Plan Sponsor Fax:</b>	708-687-8817
<b>Plan Sponsor Tax ID Number:</b>	36-6007749
<b>Plan Sponsor Fiscal Year End:</b>	April 30
<b>Plan Name:</b>	Oak Forest Police Pension Fund and Oak Forest Fire Pension Fund
<b>Name of Trustee(s):</b>	See attached.
<b>Will any unrelated entities participate in the Plan?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, for <b>each</b> entity, provide the <b>name and EIN</b> :

**Services to be provided by Nyhart**

All services to be provided by Nyhart are subject to your full cooperation and prompt submission of complete and accurate information. Nyhart will rely on any and all information that you provide pursuant to this agreement and on file at our office as to accuracy and completeness. Nyhart will have no responsibility to verify such information and no liability for errors or omissions as a result of relying on such information. Nyhart accepts no liability for any services provided by another entity prior to the date this agreement is effective.

Nyhart is not a law firm or a public accounting firm and does not provide legal or tax advice. Therefore, Nyhart recommends that Plan Sponsor's legal counsel review any documents it prepares. Further, Plan Sponsor should consult with an attorney experienced in employee benefit plan matters regarding any questions or concerns that Plan Sponsor may have relative to the Plan's qualification, coverage of employees, and any other issue of a legal nature.

**Annual Administration Services**

For each plan year beginning April 1, Nyhart will provide the following administration services for the Plan, after collecting updated participant census data and asset information:

- A comprehensive annual funding report documenting results to meet all state requirements
- GASB valuation report and additional information as needed to complete the CAFR
- Valuation results meeting (including travel)
- 5-year cost projection modeling
- Management summary report
- Individual participant benefit statements
- Consulting on phone calls and response to questions regarding the valuation, accounting, audit, and other recurring issues related to the annual valuation

## **Fees for Services Provided by Nyhart**

The fee for the services listed above will be \$4,000 per plan (a total of \$8,000) per year for the first three years. The valuation fee is subject to annual increases thereafter.

Other non-routine services such as plan audits, research, and plan termination services are billed separately as these services are provided. Estimates are provided upon request.

Annual administration fees will be billed upon the completion of work performed and each invoice will be due upon receipt. If any invoice remains unpaid for longer than 90 days from the date of the invoice, Nyhart may either suspend the provision of the Services until payment is received, or terminate this Agreement with immediate effect. Failure of Nyhart to exercise any remedy set forth above shall not prevent Nyhart from doing so with respect to any future unpaid invoice or taking any other actions available to Nyhart under law.

## **Relationship of the Parties**

The legal relationship between Plan Sponsor and Nyhart shall be exclusively that of principal and agent. The parties hereto specifically agree and acknowledge that Nyhart shall not:

- Have discretionary authority or control over, or hold, any Plan assets;
- Be responsible for ensuring that the Plan complies with any requirement to which the Plan is subject under the Internal Revenue Code or other applicable law, or be liable to the Plan, Plan Sponsor, or any person if the Plan fails to comply with any such requirement;
- Have any duty or authority to enforce the payment of any contribution owed under the Plan;
- Be responsible for the adequacy of the trust established as part of the Plan, or be liable for any benefits owed under the Plan;
- Exercise discretion as to any Plan function, including the administration of the Plan; or
- Have any obligation to perform any service not specified in this Agreement or otherwise agreed to in writing by the parties (regardless of whether such service may be considered "customary" services provided by Nyhart).

Plan Sponsor agrees that Nyhart shall use all information and data supplied by or on behalf of the Plan Sponsor without having independently verified the accuracy or completeness of it except to the extent required by generally accepted professional standards and practices. If any documentation or information supplied to Nyhart at any time is incomplete, inaccurate or not up-to-date, or its provision is unreasonably delayed, Nyhart will not be responsible for any delays or liability arising therefrom, and will be entitled to charge the Plan Sponsor in respect of any resulting additional work actually carried out.

The Plan Sponsor further understands that the failure to provide, or cause to provide, complete, accurate, up-to-date, and timely documentation and information to Nyhart, whether intentional or by error, could result in an impairment of Nyhart's services.

## **Plan Sponsor Responsibilities and Representations**

- a) Plan Sponsor acknowledges that it is the "Plan Administrator" of the Plan for purposes of the Internal Revenue Code and agrees to undertake the duties of the Plan Administrator and subcontracts Nyhart to perform the ministerial services defined in this Agreement in accordance with Plan Sponsor's directions or policies established by Plan Sponsor
- b) The Plan Sponsor has general responsibilities with respect to the Plan, including
  - Providing all information required by Nyhart to perform its services under this Agreement on a timely basis;
  - Reviewing the Plan document, plan summary to be provided to participants, if applicable, and other legal documents, with legal counsel if applicable, and providing executed copies to Nyhart on request;
  - Communicating Plan details to employees and answering employee questions;
  - The Plan Administrator is solely responsible for ensuring adequate funding of the Plan; and

- Authorizing plan disbursements and ensuring accuracy of information provided.

### **Dispute Resolution**

Nyhart and Plan Administrator agree that before commencing any action or proceeding with respect to any dispute between the parties arising out of or relating to this Agreement or the Services they first shall attempt to settle such dispute through consultation and negotiation in good faith and in a spirit of mutual cooperation. Any such dispute will be submitted in writing to a panel of one (1) senior executive of each of Nyhart and Plan Sponsor, who will promptly meet and confer in an effort to resolve such dispute. Each party's executive will be identified by notice to the other, and may be changed at any time thereafter by notice to the other. Any mutually agreed decisions of the executives will be final and binding on the parties. In the event the executives are unable to resolve any dispute within thirty (30) days after submission to them, either party may then refer such dispute to mediation by a mutually acceptable mediator to be chosen by Nyhart and Plan Administrator within forty-five (45) days after written notice by either party demanding mediation. Neither party may unreasonably withhold consent to the selection of a mediator. All communications and discussions in furtherance of this paragraph shall be treated as confidential settlement negotiations, which are not subject to discovery. The costs of the mediator shall be shared equally, but each party shall pay its own attorneys' fees.

Any dispute which cannot be resolved between the parties through negotiation, mediation or other form of alternative dispute resolution within six months of the date of the initial demand for mediation by one of the parties may then be submitted to a court of competent jurisdiction. To facilitate an expeditious and economical judicial resolution of such dispute, Nyhart and Plan Administrator agree to waive and not to demand a trial by jury, and not to include any employee, officer, director or trustee of either as a party, in any action, proceeding or counterclaim relating to such dispute. Nothing in this section will prevent either party from resorting to judicial proceedings if interim relief from a court is necessary to prevent serious and irreparable injury to that party or to others. Any claim, action or proceeding against Nyhart will be barred unless Plan Administrator initiates the dispute resolution procedures outlined below within one year of first discovering the act, error or omission that is the basis for such claim.

### **Indemnification and Limitation of Liability**

The liability of Nyhart, in tort, contract or otherwise, to Plan Sponsor, a Plan and the officers, directors, trustees, employees or shareholders of any of them, and to any other third party, for all claims arising in connection with or contributed to by this Agreement and the Services (including without limitation multiple claims arising out of or based upon the same act, error or omission, or series of continuous, interrelated or repeated acts, errors or omissions) shall not include loss of profit or incidental, consequential, indirect, punitive or similar damages and shall be further limited to the amount of fees for Services received by Nyhart under this Agreement for the twelve (12) months immediately preceding the act, error or omission upon which such liability is based. Nothing in this paragraph shall apply to any liability which has been finally determined to have arisen from willful misconduct or fraud on the part of Nyhart or which cannot lawfully be limited, modified or excluded.

Plan Administrator shall indemnify Nyhart from and against any and all claim, loss, liability or damage (including attorney's fees) which Nyhart may incur by reason of its good faith administration of the Plan in its role as a non-fiduciary service provider including, but not limited to, a claim, loss, liability or damage arising by reason of Nyhart's verification of transactions or refusal to honor any direction received under the Plan, whether said verification, payment or refusal is correct or incorrect, if said verification, payment or refusal is based on Nyhart's good faith interpretation and administration of the Plan.

Nyhart shall indemnify the Plan and/or Plan Administrator from and against any and all claim, loss, liability or damage (including attorney's fees) which the Plan and/or Plan Administrator may incur: (i) arising out of any material breach by Nyhart of any of its material obligations, representations or warranties contained in this Agreement; or (ii) arising out of Nyhart's negligence, gross negligence or willful, fraudulent, or criminal misconduct associated with its performance of services under this Agreement. The parties further recognize that clerical errors and variations may occur. When discovered, they will be corrected or adjusted by Nyhart, in accordance with its normal procedures, to the extent reasonable and possible.

**Acceptance**

The items and conditions of this Agreement are agreed to and accepted by Plan Sponsor on behalf of the Plan. This Agreement is effective only when signed by all parties.

**Plan Sponsor**

**By:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Nyhart**

**By:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# *City Council Agenda Memo*

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**DATE:** June 9, 2016

**TO:** Mayor and City Council

**FROM:** Adam E. Dotson, Community Development Director  
Katie Ashbaugh, Community Planner

**SUBJECT:** Approval of Ordinances 2016-06-0603O, 2016-06-0604O, 2016-06-0605O for the amending of tax increment redevelopment plan TIF #3, Redevelopment Plan and Project Area, Cicero Avenue.

## **Background**

Staff has been working on the amendment TIF #3 Cicero Avenue Redevelopment Project Area over the last year. The amended TIF 3 would include all the original Cicero Avenue Corridor between 163<sup>rd</sup> Street and 155<sup>st</sup> Street on the west side and along 159<sup>th</sup> Street from Cicero Avenue to now the Rock Island Line, previously the area went to Laramie. Kane McKenna and Klein, Thorpe and Jenkins, LTD. have been working with staff to prepare the documentation needed to meet the State statutes for the TIF Plan, including adopting the Public Hearing Ordinance, holding Joint Review Board meetings, and the Public Hearing itself regarding the TIF Act. Pending the Governor's signature on House Bill 4423, Community Development is now ready to move forward with approval of the three ordinances pertaining to the amendment of the Final TIF 3 Plan. If the Governor signs the TIF #3 extension before the June 28<sup>th</sup> meeting, the three TIF #7 ordinances will be tabled to July 12<sup>th</sup> for approval. If the Governor does not sign before June 28<sup>th</sup>, the TIF #3 ordinances will be tabled to July 12<sup>th</sup> and the TIF #7 ordinances will be tabled to the July 26<sup>th</sup> meeting.

## **Action Requested**

Approval of Ordinances 2016-06-0603O, 2016-06-0604O, and 2016-06-0605O for the amendment of the tax increment redevelopment plan TIF #3 Redevelopment Plan and Project Area Cicero Avenue.

## **Recommendation**



# ***City Council Agenda Memo***

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Community Development recommends approval of Ordinances 2016-06-0603O, 2016-06-0604O, and 2016-06-0605O for the amendment of the tax increment redevelopment plan TIF #3 Redevelopment Plan and Project Area Cicero Avenue.

ORDINANCE NO. 2016-06-06030

**AN ORDINANCE AMENDING ORDINANCE NO. 2614, ADOPTED JUNE 11, 2002, AS WELL AS THE REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION ATTACHED THERETO AS EXHIBIT A, THE GENERAL STREET LOCATION DESCRIPTION ATTACHED THERETO AS EXHIBIT B, THE MAP OF THE REDEVELOPMENT PROJECT AREA ATTACHED THERETO AS EXHIBIT C, AND THE REDEVELOPMENT PLAN AND PROJECT ATTACHED THERETO AS EXHIBIT D, IN REGARD TO AMENDING THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA FOR THE CITY OF OAK FOREST'S 159TH STREET/CICERO AVENUE TAX INCREMENT FINANCING DISTRICT (TIF #3), AND TO ACCOMMODATE REDEVELOPMENT DURING THE EXTENDED LIFE OF SAID TAX INCREMENT FINANCING DISTRICT BEYOND ITS ORIGINAL TERMINATION DATE, WITHIN THE AMENDED BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA**

**BE IT ORDAINED** by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** The City Council of the City of Oak Forest, Cook County, Illinois, hereby finds as follows:

- A. Pursuant to Ordinance Numbers 2614, 2615 and 2616, adopted June 11, 2002, (hereinafter referred to as the "TIF Ordinances"), the City of Oak Forest (hereinafter referred to as the "City") approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopted tax increment financing relative to the City's 159th Street/Cicero Avenue Tax Increment Financing District (hereinafter referred to as "TIF District #3").
- B. Pursuant to Public Act \_\_\_\_\_, which amended Section 3.5 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (hereinafter referred to as the "TIF Act"), the City has been authorized to extend the life of TIF District #3 to thirty-five (35) years, with real estate taxes for 2037, as collected during 2038, being the last year of real estate taxes subject to TIF District #3 (hereinafter referred to as the "TIF Extension").
- C. The TIF Plan has to be amended to implement the TIF Extension, and to accommodate redevelopment during the extended life of TIF District #3.

- D. The City desires to reduce the size of TIF District #3, by removing certain properties from the Redevelopment Project Area for TIF District #3, so that said removed properties can be incorporated into a new tax increment financing district to be known as the Oak Forest West 159th Street Corridor Tax Increment Financing District (TIF District #7) (hereinafter referred to as the “Redevelopment Project Area Amendment”).
- E. Based on the foregoing, the City desires to approve:
- (1) an amendment to the boundaries of the Redevelopment Project Area for TIF District #3, to facilitate the Redevelopment Project Area Amendment;
  - (2) amendments to the TIF Plan to implement the TIF Extension; and
  - (3) amendments to the TIF Plan to accommodate redevelopment during the extended life of TIF District #3 beyond its original termination date, but within the amended boundaries of TIF District #3;
- (hereinafter collectively referred to as the “TIF Plan Amendment”).
- F. It is necessary to amend the TIF Ordinances, and the Exhibits attached thereto, to implement the Redevelopment Project Area Amendment and the TIF Plan Amendment.
- G. That the TIF Act authorizes municipalities with existing tax increment financing districts to amend the ordinances, the redevelopment project and plan, and the redevelopment project area in relation thereto, subject to first complying with specific notice, public meeting, joint review board meeting and public hearing requirements.
- H. That the City has complied with the specific notice, public meeting, Joint Review Board meeting and public hearing requirements provided for in the TIF Act, as a prerequisite to amending the TIF Ordinances, the Exhibits attached thereto, the Redevelopment Project Area and the TIF Plan in relation to the TIF District #3, in that the City has taken the following actions:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Approved the contract with Kane McKenna, for the preparation of the TIF Plan Amendment	July 7, 2015
2.	Published the TIF Interested Parties Registry Notice in the local newspaper	November 18, 2015

3.	Announced the availability of the TIF Plan Amendment, and announced the time and date of the Public Meeting	December 8, 2015
4.	Mailed notice of the Public Meeting: <ul style="list-style-type: none"> <li>to all taxing districts (by Certified Mail, return receipt requested);</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by Certified Mail, return receipt requested);</li> <li>to all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	December 15, 2015
5.	Held the Public Meeting	January 5, 2016
6.	Approved Ordinance No. 2016-01-0581O calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the TIF Plan Amendment	January 26, 2016
7.	Mailed a copy of Ordinance No. 2016-01-0581O and the TIF Plan Amendment, along with a notice of the Joint Review Board meeting and the public hearing: <ul style="list-style-type: none"> <li>to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	January 29, 2016
8.	Mailed notices relative to the availability of the TIF Plan Amendment: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	February 4, 2016
9.	Held the Joint Review Board meeting	February 16, 2016
10.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	March 9, 2016
11.	Held a public hearing	March 22, 2016
12.	Approved Ordinance No. 2016-04-0591O calling for a public hearing relative to the proposed approval of the TIF Plan Amendment	April 12, 2016

13.	Mailed a copy of Ordinance No. 2016-04-05910 and the TIF Plan Amendment, along with a notice of the public hearing: <ul style="list-style-type: none"> <li>to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	April 14, 2016
14.	Mailed notices relative to the availability of the TIF Plan Amendment: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	April 21, 2016
15.	Published notice of the public hearing in the local newspaper twice	May 12, 2016 and May 19, 2016
16.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	May 19, 2016
17.	Held a public hearing	May 31, 2016

- I. On February 16, 2016, the Joint Review Board, relative to TIF District #3, recommended that the Oak Forest City Council move forward with the TIF Plan Amendment, including the Redevelopment Project Area Amendment.
- J. Pursuant to the TIF Act, the City has waited at least fourteen (14) days, but not more than ninety (90) days, from the May 31, 2016 public hearing date to take action on this Ordinance approving the amendment to Ordinance No. 2614, and the TIF Plan Amendment, including the Redevelopment Project Area Amendment.

**SECTION 2:** That Section 1.f. of Ordinance No. 2614, adopted June 11, 2002, is amended to read in its entirety as follows:

"f. The estimated date for final completion of the Plan and Project, and the estimated date for retirement of all obligations incurred to finance redevelopment project costs relative to the Plan and Project, is not later than December 31st of the year in which the payment to the City Treasurer is made with respect to *ad valorem* taxes levied in the thirty-

fifth (35th) calendar year after the year in which the ordinance approving the redevelopment project area is adopted, which, as to TIF District #3, is December 31, 2038."

**SECTION 3:** That Exhibit A to Ordinance No. 2614, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT A attached hereto and made part hereof.

**SECTION 4:** That Exhibit B to Ordinance No. 2614, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT B attached hereto and made part hereof.

**SECTION 5:** That Exhibit C to Ordinance No. 2614, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT C attached hereto and made part hereof.

**SECTION 6:** That Exhibit D to Ordinance No. 2614, adopted June 11, 2002, is hereby amended as set forth in the TIF Plan Amendment attached hereto as EXHIBIT D, and made part hereof.

**SECTION 7:** That all other provisions of Ordinance No. 2614, adopted June 11, 2002, and Exhibit D attached thereto, not amended hereby, shall remain in full force and effect.

**SECTION 8:** That a certified copy of this Ordinance shall be filed with the Cook County Clerk's Office.

**SECTION 9:** 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.

**ADOPTED** this 14th day of June, 2016, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 14th day of June, 2016.

\_\_\_\_\_  
Hank Kuspa, Mayor

**ATTEST:**

\_\_\_\_\_  
Scott Burkhardt, City Clerk

Published by me in pamphlet form this 15th day of June, 2016.

\_\_\_\_\_  
Scott Burkhardt, City Clerk

**EXHIBIT A**

**Legal Description and PINs  
for the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3 AS AMENDED**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 28 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 33 OF SAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 3 OF SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO A BEND POINT IN THE WEST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 4 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 8 IN OAK FOREST GATEWAY SUBDIVISION RECORDED JUNE 30, 2008 AS DOCUMENT NO. 0818231096, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 4 IN W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION RECORDED SEPTEMBER 7, 1915 AS DOCUMENT NO. 5705901; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 13 TO AN INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOTS 1 THROUGH 5 IN SAID BLOCK 3 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EAST TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 2 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 14 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 15 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 1 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 8 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 8 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 9 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 9 TO THE SOUTHWEST CORNER OF SAID LOT 13;

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3 AS AMENDED**

THENCE EAST ALONG THE SOUTH LINE OF LOTS 12 AND 13, AND THE EASTERLY EXTENSION OF LOT 12 IN SAID BLOCK 9 TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF AFORESAID LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

**City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels**

**PIN**

28-16-415-002-0000  
28-16-416-001-0000  
28-16-416-002-0000  
28-16-417-001-0000  
28-16-417-002-0000  
28-16-417-003-0000  
28-16-418-001-0000  
28-16-419-001-0000  
28-16-420-001-0000  
28-16-500-001-0000  
28-21-202-007-0000  
28-21-203-005-0000  
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28-21-211-019-0000  
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City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels

PIN

28-21-211-021-0000  
28-21-211-022-0000  
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28-21-211-024-0000  
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28-21-219-020-0000  
28-21-219-021-0000

**City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels**

**PIN**

28-21-219-024-0000  
28-21-219-027-0000  
28-21-219-028-0000  
28-16-403-021-0000  
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28-16-411-010-0000  
28-16-411-012-0000  
28-16-411-013-0000  
28-16-411-014-0000

**EXHIBIT B**

**Common Boundary Description  
for the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

### **Common Boundary Description TIF as amended**

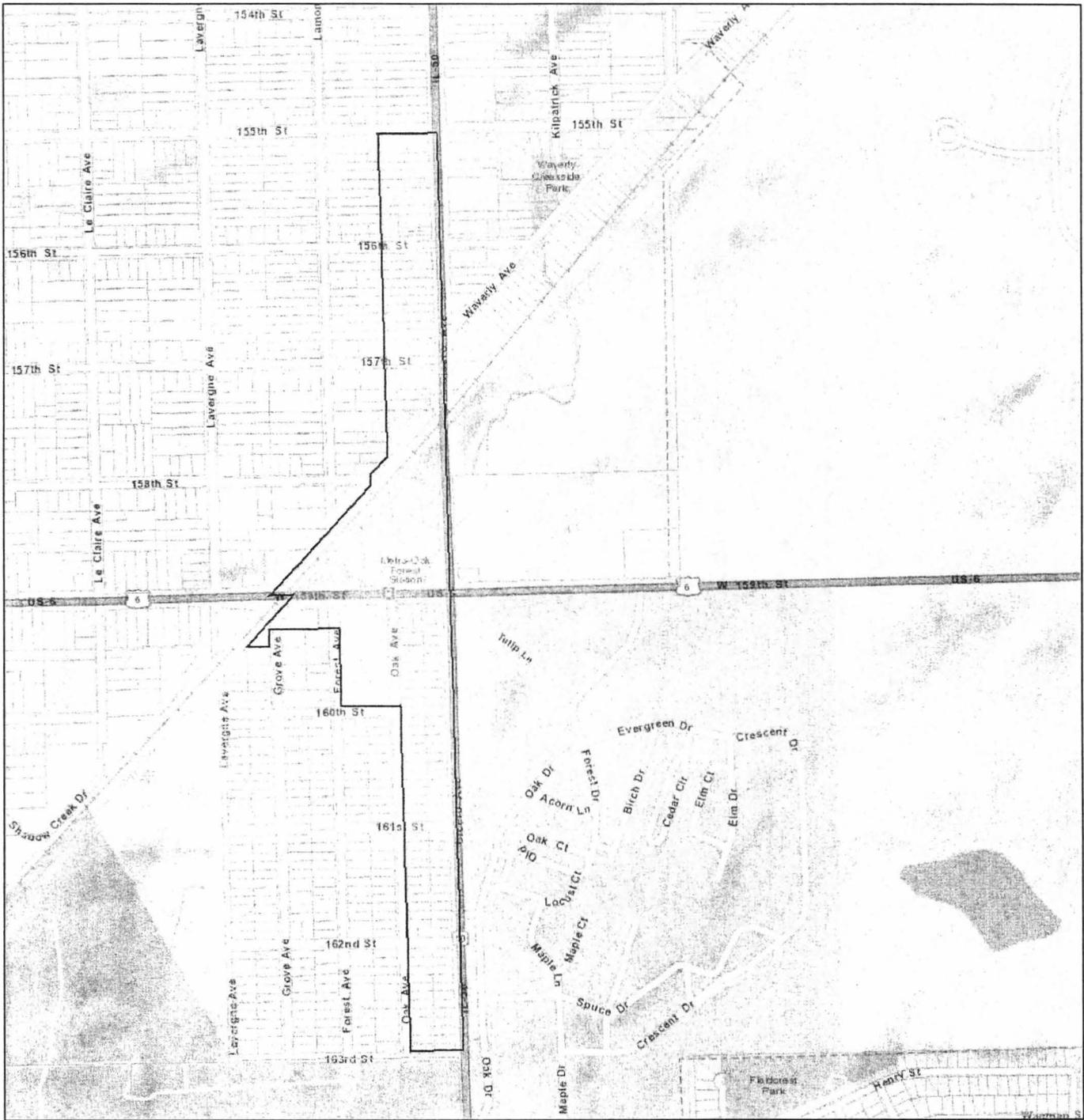
The First Amendment to the TIF Redevelopment Plan and Project is generally bounded by 155<sup>th</sup> street to the north and Cicero Avenue to the east. The western boundary follows Lamon Avenue between 155<sup>th</sup> (north) and 158<sup>th</sup> Street (south) and continues along the Rock Island (Metra) Railway between 158<sup>th</sup> Street (north) and 159<sup>th</sup> Street (south) at which point, the boundary moves east to the intersection of Grove Ave. & 159<sup>th</sup> Street. The boundary then moves east to Forest Avenue, and continues south to the corner of 160<sup>th</sup> Street. The boundary then follows 160<sup>th</sup> Street east to Oak Avenue, and continues south, along Oak Avenue to the RPA's southern border at 163<sup>rd</sup> street. Properties generally located to the west of this area are removed from TIF No. 3.

**EXHIBIT C**

**Map of  
the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

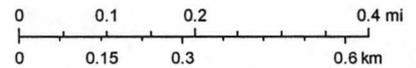
# TIF District #3



February 22, 2016

TIF District 3 (Proposed)  
Parcels

1:9,028



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**EXHIBIT D**

**TIF Plan Amendment to  
the Redevelopment Plan and Project for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District**

(attached)

**FIRST AMENDMENT TO THE CITY OF OAK FOREST  
TIF NO. 3 REDEVELOPMENT PLAN AND PROJECT**

**Prepared Jointly by:**

**City of Oak Forest  
and  
Kane, McKenna and Associates, Inc.**

**Original Redevelopment Plan and Project:  
First Amendment to Redevelopment Plan and Project**

**June 11, 2002  
\_\_\_\_\_, 2016**

The City of Oak Forest's (hereinafter the "City") TIF No. 3 Redevelopment Plan and Project is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the TIF Redevelopment Plan and Project adopted in 2002.

- 1) The "Introduction" page 1, Section I is amended by adding the following paragraph after the first paragraph:

"The First Amendment to the TIF Redevelopment Plan and Project is generally bounded by 155<sup>th</sup> street to the north and Cicero Avenue to the east. The western boundary follows Lamont Avenue between 155<sup>th</sup> (north) and 158<sup>th</sup> Street (south) and continues along the Rock Island (Metra) Railway between 158<sup>th</sup> Street (north) and 159<sup>th</sup> Street (south) at which point, the boundary moves east to the intersection of Grove Ave. & 159<sup>th</sup> Street. The boundary then moves east to Forest Avenue, and continues south to the corner of 160<sup>th</sup> Street. The boundary then follows 160<sup>th</sup> Street east to Oak Avenue, and continues south, along Oak Avenue to the RPA's southern border at 163<sup>rd</sup> street. Properties generally located to the west of this area are removed from TIF No. 3."

The sixth paragraph on page 1, Section I is amended to add the following sentence:

"The area of the First Amendment contains approximately 146 tax parcels and 68 buildings.

- 2) The "Redevelopment Plan" in the "Introduction" on page 4, the first sentence of the first paragraph is to be replaced with the following sentence:

"A map of the 1<sup>st</sup> Amendment boundaries is included in Exhibit 2 and is part of this Redevelopment Plan and Project"

- 3) The "Redevelopment Project" Subsection B entitled "Redevelopment Activities" page 13, Section VI is hereby amended to include:

School Tuition and Library District Costs: As provided for in the TIF Act, the City will fund certain eligible school tuition payments and library district costs resulting from residential projects assisted by TIF.

Public Improvements/Facilities: As provided for in the TIF Act, the City may fund certain public improvements including parking and transportation related public improvements."

- 4) The "Redevelopment Project" pages 13 to 17, Section V, Subsection E entitled "Estimated Redevelopment Project Costs" is amended by deleting the existing subsection and adding the following thereto:

**“E. Estimated Redevelopment Project Costs”**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement “Redevelopment Project Costs”, are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
- 1.1 After July 1, 1999, 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 area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, 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;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs 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;

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 construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
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 issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) 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;

9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

- (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
  
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
  - (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- 10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;

13. Costs of job training, 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 the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, 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 restriction 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.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are summarized in Table 1, attached hereto.

**CITY OF OAK FOREST  
REDEVELOPMENT PROJECT BUDGET  
TIF DISTRICT NO. 3  
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs including Demolition	\$7,500,000
2. Site Preparation/Environmental Remediation	3,500,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, public facilities, parking facilities and road improvements	5,000,000
4. Rehabilitation of Structures	1,500,000
5. Interest Costs Pursuant to the Act	1,500,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	1,000,000
7. School District Tuition and Library District Costs as provided for by the TIF Act	4,000,000
8. Taxing District Capital Improvements Pursuant to the Act	500,000
9. Job Training	500,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$25,000,000</u></b>

NOTES:

- a. All costs are shown in 2015 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
- b. Private redevelopment costs and investments are in addition to the above.
- c. The total estimated Redevelopment Project Costs shall not be increased by more than 5% after adjustment for inflation from the date of this Redevelopment Plan Amendment.
- d. TIF revenues may be expended into or from any contiguous Redevelopment Project Area.
- e. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

5. The “Redevelopment Project” page 20, Section V, Subsection H entitled “Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area” is amended to read in its entirety as follows:

“The total base year equalized assessed valuation for the First Amendment to the Redevelopment Project Area is \$5,594,475”

6. The “Redevelopment Project” page 19, Section VI, Subsection F entitled “Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute” is amended to delete the last sentence in paragraph 4 and replace with the following sentence:

“Pursuant to the Act, the City may utilize property tax increment revenues from contiguous Redevelopment Project Areas to fund eligible redevelopment costs that incurred as part of the Redevelopment Plan and Project, and conversely the City may utilize property tax increment revenues from the Redevelopment Project Area to fund eligible redevelopment costs that are incurred in contiguous Redevelopment Project Areas.”

7. The “Redevelopment Project” page 20, Section VI, Subsection I entitled “Anticipated Equalized Assessed Valuation (EAV)” is amended to delete the existing subsection and adding the following thereto:

“Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the amended Redevelopment Project Area will be approximately \$15,000,000 to \$20,000,000. The City is also proposing an extension of the original twenty three (23) year term to thirty five (35) years. In the event that the State legislature approves the extension, the TIF term will be extended by twelve (12) years to thirty five (35) years. Should the TIF term be extended, the estimated EAV within the amended Redevelopment Project Area will be approximately \$20,000,000 to \$25,000,000.”

8. The “Description and Scheduling of the Redevelopment Project” page 21, Section VII, Subsection A is amended to add:

“School Tuition Costs As provided for by the TIF Act, the City will fund school tuition costs and library district costs associated with residential development projects assisted by the use of TIF revenues.”

9. The “Scheduling of the Redevelopment Project” page 22, Section VII, Subsection C entitled “Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs” is amended as follows:

“This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted. the City is also pursuing an extension of the original twenty three (23) year term to thirty five (35) years. In the event that the State legislature approves the extension, the TIF term will be extended by twelve (12) years to thirty five (35) years, and the actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the principal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the thirty fifth calendar year in which the ordinance approving the RPA is adopted.”

10. Exhibit 1, entitled “Legal Description”, is deleted and is replaced by the First Amendment legal description.
11. Exhibit 2, entitled “Boundary Map”, is deleted and replaced by amended Exhibit 2 attached hereto and made part hereof.
12. Exhibit 3, entitled “Existing Land Use Map”, is deleted and replaced by amended Exhibit 3 attached hereto and made part hereof.
13. Exhibit 4, entitled “Proposed Land Use Map”, is deleted and replaced by amended Exhibit 4 attached hereto and made part hereof.

**EXHIBIT 1**

**LEGAL DESCRIPTION, AS AMENDED**

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 3**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 28 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 33 OF SAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 3 OF SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO A BEND POINT IN THE WEST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 4 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 8 IN OAK FOREST GATEWAY SUBDIVISION RECORDED JUNE 30, 2008 AS DOCUMENT NO. 0818231096, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 4 IN W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION RECORDED SEPTEMBER 7, 1915 AS DOCUMENT NO. 5705901; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 13 TO AN INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOTS 1 THROUGH 5 IN SAID BLOCK 3 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EAST TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 2 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 14 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 15 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 1 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 8 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 8 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 9 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 9 TO THE SOUTHWEST CORNER OF SAID LOT 13;

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3**

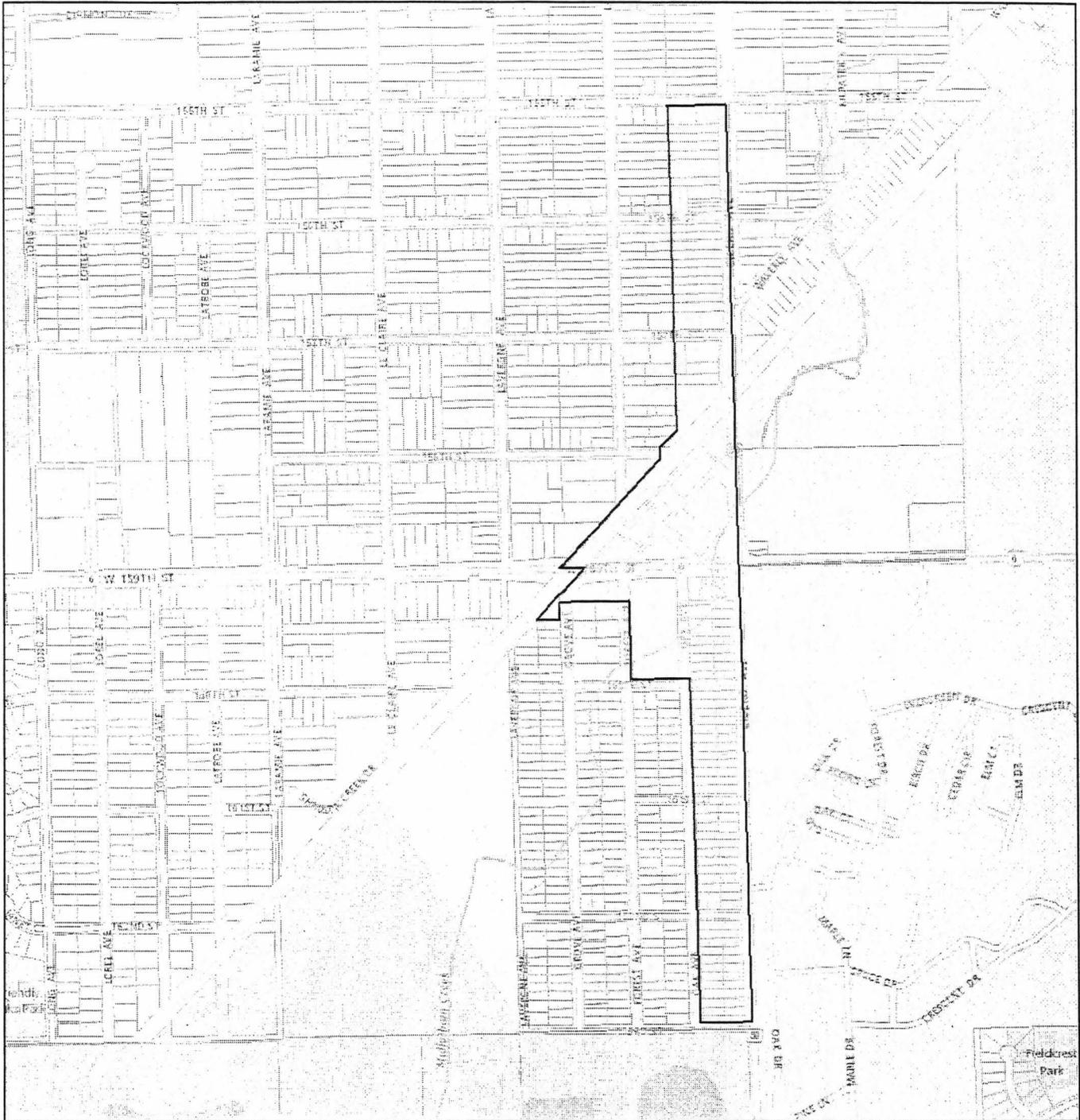
THENCE EAST ALONG THE SOUTH LINE OF LOTS 12 AND 13, AND THE EASTERLY EXTENSION OF LOT 12 IN SAID BLOCK 9 TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF AFORESAID LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

**EXHIBIT 2**  
**BOUNDARY MAP, AS AMENDED**

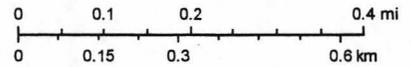
# Oak Forest - TIF District #3



December 8, 2015

TIF District 3 (Proposed)  
Parcels

1:9,028



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Web AppBuilder for ArcGIS

**EXHIBIT 3**

**EXISTING LAND USE MAP, AS AMENDED**

# TIF 3 Existing Land Use



April 13, 2016

1:9,028

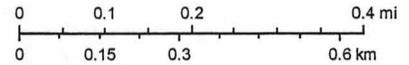
## Oak Forest Places of Interest

- Park
- Church
- Child Care
- Hospital
- Train Station
- Municipal Boundary
- TIF\_District3
- Parcels

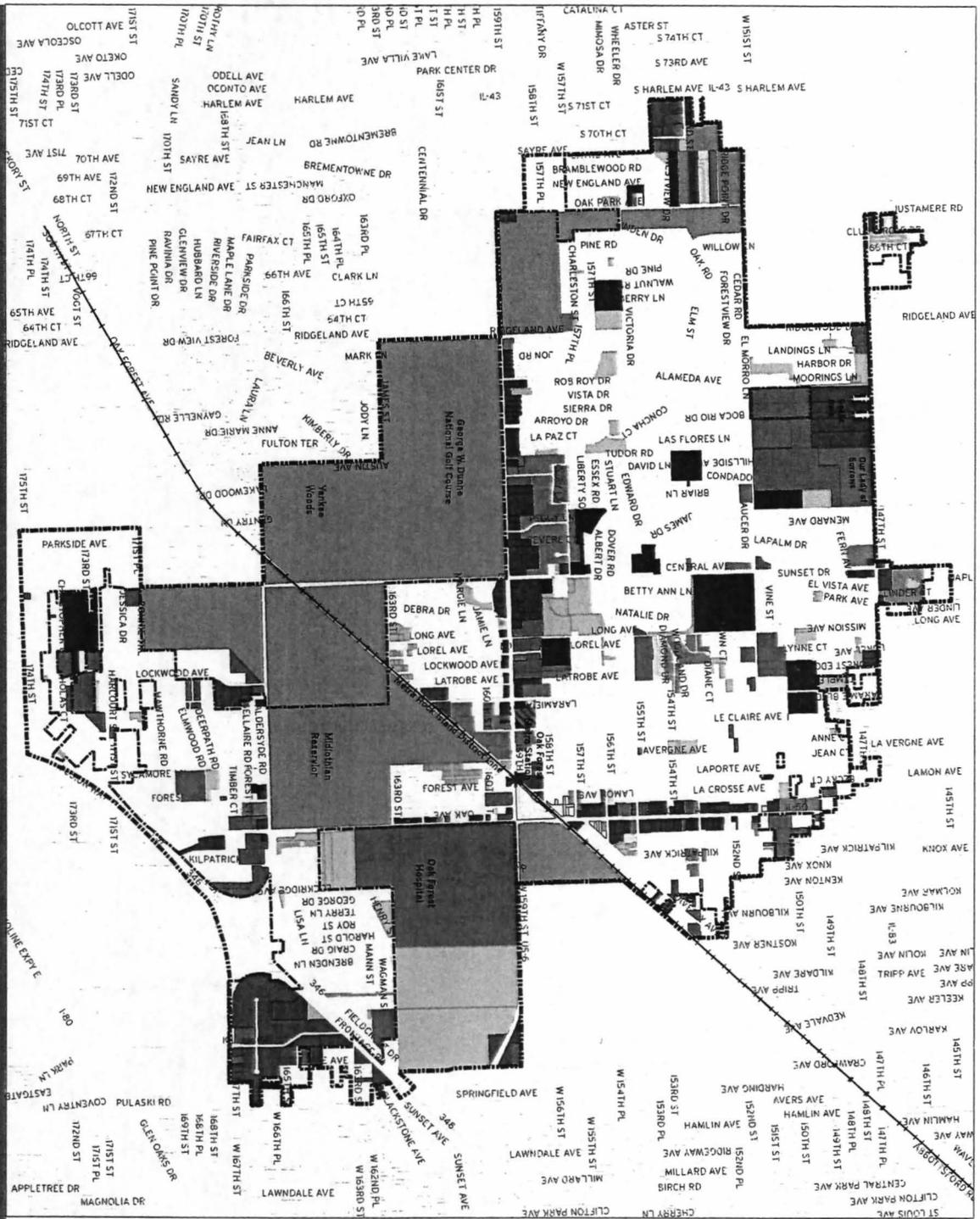
- R2 - Single Family District
- R3 - Single Family District
- R4 - Single Family District
- R5 - Multi-Family Residential District
- R6 - Multi-Family Residential District
- C1 - Local Commercial District
- C3 - Central Business District
- IB - Institutional Building District
- OS - Open Space District

## Zoning

- R1 - Single Family District



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



EXISTING LAND USE

LEGEND

- City Boundary
- Planning Area Boundary

Land Uses

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Mobile Homes
- Mixed Use
- Commercial
- Office
- Industrial
- Public
- Institutional
- Parks and Open Space
- Forest Preserve
- Public Parking
- Vacant Building/Land
- Water Bodies

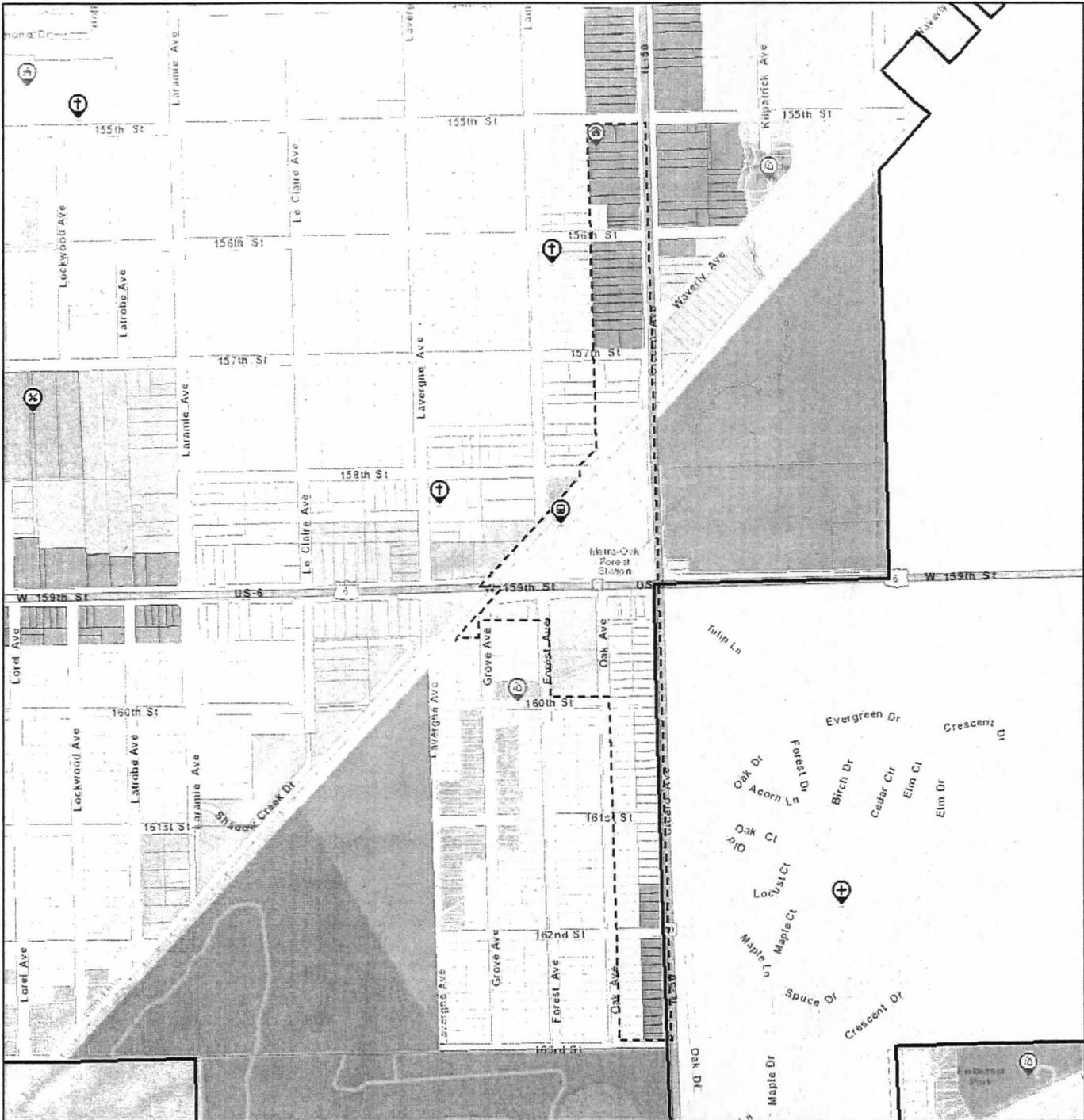
NOTE: Land Use survey completed in January 2007



**EXHIBIT 4**

**PROPOSED LAND USE MAP, AS AMENDED**

# TIF 3 Future Land Use

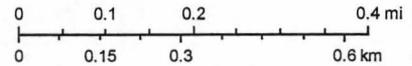


April 13, 2016

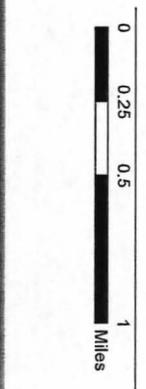
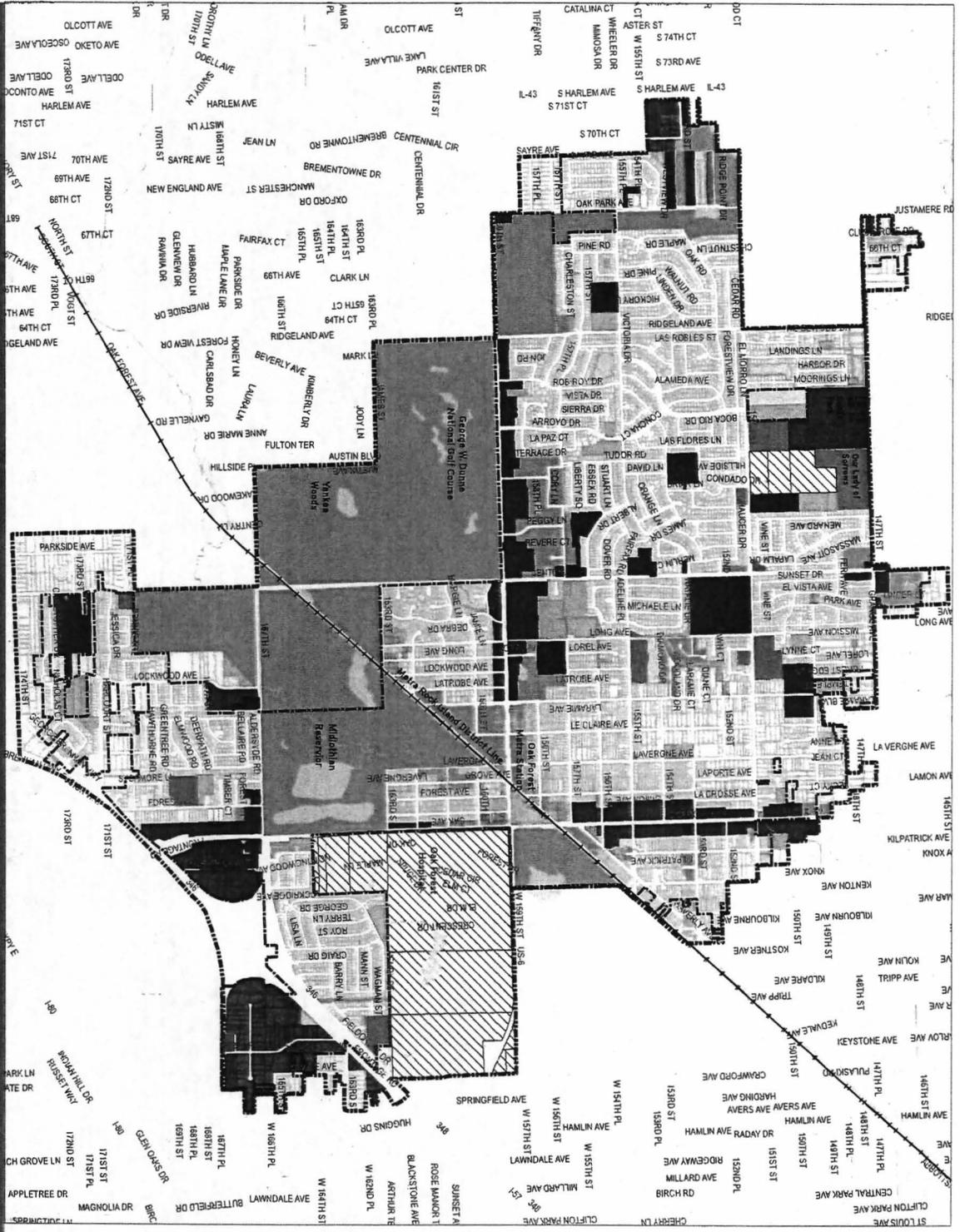
1:9,028

Oak Forest Places of Interest Oak\_Forest\_FutureLandUse\_(4)

- |  |                    |  |                           |
|--|--------------------|--|---------------------------|
|  | Park               |  | Single Family Residential |
|  | School             |  | Parks and Open Space      |
|  | Church             |  | Commercial                |
|  | Child Care         |  | Multi-Family Residential  |
|  | Hospital           |  | Townhouse Residential     |
|  | Public Works       |  | Public                    |
|  | Train Station      |  | Institutional             |
|  | Municipal Boundary |  | Mixed Use                 |
|  | TIF_District3      |  | Forest Preserve           |
|  |                    |  | Public Parking            |
|  |                    |  | Parcels                   |



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



- LEGEND**
- City Boundary
  - Planning Area Boundary
  - Land Uses**
  - Single Family Residential
  - Townhouse Residential
  - Multi-Family Residential
  - Mixed Use
  - Commercial
  - Industrial
  - Public
  - Institutional
  - Parks and Open Space
  - Forest Preserve
  - Public Parking
  - PUD
  - Water Bodies

NOTE: See Sub Area Plan for more detail in the vicinity of the Oak Forest Metro Station. See Land Use Goal #2 for discussion of areas designated as PUD.

**FUTURE LAND USE FRAMEWORK**



# ***City Council Agenda Memo***

---

**DATE:** June 9, 2016

**TO:** Mayor and City Council

**FROM:** Adam E. Dotson, Community Development Director  
Katie Ashbaugh, Community Planner

**SUBJECT:** Approval of Ordinances 2016-06-0603O, 2016-06-0604O, 2016-06-0605O for the amending of tax increment redevelopment plan TIF #3, Redevelopment Plan and Project Area, Cicero Avenue.

## **Background**

Staff has been working on the amendment TIF #3 Cicero Avenue Redevelopment Project Area over the last year. The amended TIF 3 would include all the original Cicero Avenue Corridor between 163<sup>rd</sup> Street and 155<sup>st</sup> Street on the west side and along 159<sup>th</sup> Street from Cicero Avenue to now the Rock Island Line, previously the area went to Laramie. Kane McKenna and Klein, Thorpe and Jenkins, LTD. have been working with staff to prepare the documentation needed to meet the State statutes for the TIF Plan, including adopting the Public Hearing Ordinance, holding Joint Review Board meetings, and the Public Hearing itself regarding the TIF Act. Pending the Governor's signature on House Bill 4423, Community Development is now ready to move forward with approval of the three ordinances pertaining to the amendment of the Final TIF 3 Plan. If the Governor signs the TIF #3 extension before the June 28<sup>th</sup> meeting, the three TIF #7 ordinances will be tabled to July 12<sup>th</sup> for approval. If the Governor does not sign before June 28<sup>th</sup>, the TIF #3 ordinances will be tabled to July 12<sup>th</sup> and the TIF #7 ordinances will be tabled to the July 26<sup>th</sup> meeting.

## **Action Requested**

Approval of Ordinances 2016-06-0603O, 2016-06-0604O, and 2016-06-0605O for the amendment of the tax increment redevelopment plan TIF #3 Redevelopment Plan and Project Area Cicero Avenue.

## **Recommendation**



# *City Council Agenda Memo*

---

Community Development recommends approval of Ordinances 2016-06-0603O, 2016-06-0604O, and 2016-06-0605O for the amendment of the tax increment redevelopment plan TIF #3 Redevelopment Plan and Project Area Cicero Avenue.

ORDINANCE NO. 2016-06-06040

**AN ORDINANCE AMENDING ORDINANCE NO. 2615, ADOPTED JUNE 11, 2002, BY REVISING THE REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION ATTACHED THERETO AS EXHIBIT A, THE GENERAL STREET LOCATION DESCRIPTION ATTACHED THERETO AS EXHIBIT B, AND THE MAP OF THE REDEVELOPMENT PROJECT AREA ATTACHED THERETO AS EXHIBIT C, RELATIVE TO THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA IN REGARD TO THE CITY OF OAK FOREST'S 159TH STREET/CICERO AVENUE TAX INCREMENT FINANCING DISTRICT (TIF #3)**

**BE IT ORDAINED** by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** The City Council of the City of Oak Forest, Cook County, Illinois, hereby finds as follows:

- A. Pursuant to Ordinance Numbers 2614, 2615 and 2616, adopted June 11, 2002, (hereinafter referred to as the "TIF Ordinances"), the City of Oak Forest (hereinafter referred to as the "City") approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopted tax increment financing relative to the City's 159th Street/Cicero Avenue Tax Increment Financing District (hereinafter referred to as "TIF District #3").
- B. Pursuant to Public Act \_\_\_\_\_, which amended Section 3.5 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (hereinafter referred to as the "TIF Act"), the City has been authorized to extend the life of TIF District #3 to thirty-five (35) years, with real estate taxes for 2037, as collected during 2038, being the last year of real estate taxes subject to TIF District #3 (hereinafter referred to as the "TIF Extension").
- C. The TIF Plan has to be amended to implement the TIF Extension, and to accommodate redevelopment during the extended life of TIF District #3.
- D. The City desires to reduce the size of TIF District #3, by removing certain properties from the Redevelopment Project Area for TIF District #3, so that said removed properties can be incorporated into a new tax increment financing district to be known as the Oak Forest West 159th Street

Corridor Tax Increment Financing District (TIF District #7) (hereinafter referred to as the “Redevelopment Project Area Amendment”).

- E. Based on the foregoing, the City desires to approve:
- (1) an amendment to the boundaries of the Redevelopment Project Area for TIF District #3, to facilitate the Redevelopment Project Area Amendment;
  - (2) amendments to the TIF Plan to implement the TIF Extension; and
  - (3) amendments to the TIF Plan to accommodate redevelopment during the extended life of TIF District #3 beyond its original termination date, but within the amended boundaries of TIF District #3;
- (hereinafter collectively referred to as the “TIF Plan Amendment”).
- F. It is necessary to amend the TIF Ordinances, and the Exhibits attached thereto, to implement the Redevelopment Project Area Amendment and the TIF Plan Amendment.
- G. That the TIF Act authorizes municipalities with existing tax increment financing districts to amend the ordinances, the redevelopment project and plan, and the redevelopment project area in relation thereto, subject to first complying with specific notice, public meeting, joint review board meeting and public hearing requirements.
- H. That the City has complied with the specific notice, public meeting, Joint Review Board meeting and public hearing requirements provided for in the TIF Act, as a prerequisite to amending the TIF Ordinances, the Exhibits attached thereto, the Redevelopment Project Area and the TIF Plan in relation to the TIF District #3, in that the City has taken the following actions:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Approved the contract with Kane McKenna, for the preparation of the TIF Plan Amendment	July 7, 2015
2.	Published the TIF Interested Parties Registry Notice in the local newspaper	November 18, 2015
3.	Announced the availability of the TIF Plan Amendment, and announced the time and date of the Public Meeting	December 8, 2015

4.	<p>Mailed notice of the Public Meeting:</p> <ul style="list-style-type: none"> <li>• to all taxing districts (by Certified Mail, return receipt requested);</li> <li>• to all parties who are registered on the City's TIF Interested Parties Registry (by Certified Mail, return receipt requested);</li> <li>• to all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>• to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	December 15, 2015
5.	Held the Public Meeting	January 5, 2016
6.	Approved Ordinance No. 2016-01-0581O calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the TIF Plan Amendment	January 26, 2016
7.	<p>Mailed a copy of Ordinance No. 2016-01-0581O and the TIF Plan Amendment, along with a notice of the Joint Review Board meeting and the public hearing:</p> <ul style="list-style-type: none"> <li>• to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	January 29, 2016
8.	<p>Mailed notices relative to the availability of the TIF Plan Amendment:</p> <ul style="list-style-type: none"> <li>• to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>• to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	February 4, 2016
9.	Held the Joint Review Board meeting	February 16, 2016
10.	<p>Mailed notices of the public hearing:</p> <ul style="list-style-type: none"> <li>• to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>• to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>• to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	March 9, 2016
11.	Held a public hearing	March 22, 2016
12.	Approved Ordinance No. 2016-04-0591O calling for a public hearing relative to the proposed approval of the TIF Plan Amendment	April 12, 2016

13.	Mailed a copy of Ordinance No. 2016-04-05910 and the TIF Plan Amendment, along with a notice of the public hearing: <ul style="list-style-type: none"> <li>to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	April 14, 2016
14.	Mailed notices relative to the availability of the TIF Plan Amendment: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	April 21, 2016
15.	Published notice of the public hearing in the local newspaper twice	May 12, 2016 and May 19, 2016
16.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	May 19, 2016
17.	Held a public hearing	May 31, 2016

- I. On February 16, 2016, the Joint Review Board, relative to TIF District #3, recommended that the Oak Forest City Council move forward with the TIF Plan Amendment, including the Redevelopment Project Area Amendment.
- J. Pursuant to the TIF Act, the City has waited at least fourteen (14) days, but not more than ninety (90) days, from the May 31, 2016 public hearing date to take action on this Ordinance approving the amendment to Ordinance No. 2615, and the TIF Plan Amendment, including the Redevelopment Project Area Amendment.

**SECTION 2:** That Exhibit A to Ordinance No. 2615, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT A attached hereto and made part hereof.

**SECTION 3:** That Exhibit B to Ordinance No. 2615, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT B attached hereto and made

part hereof.

**SECTION 4:** That Exhibit C to Ordinance No. 2615, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT C attached hereto and made part hereof.

**SECTION 5:** That all other provisions of Ordinance No. 2615, adopted June 11, 2002, not amended hereby, shall remain in full force and effect.

**SECTION 6:** That a certified copy of this Ordinance shall be filed with the Cook County Clerk's Office.

**SECTION 7:** 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.

**ADOPTED** this 14th day of June, 2016, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 14th day of June, 2016.

\_\_\_\_\_  
Hank Kuspa, Mayor

**ATTEST:**

\_\_\_\_\_  
Scott Burkhardt, City Clerk

Published by me in pamphlet form this 15th day of June, 2016.

\_\_\_\_\_  
Scott Burkhardt, City Clerk

**EXHIBIT A**

**Legal Description and PINs  
for the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3 AS AMENDED**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 28 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 33 OF SAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 3 OF SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO A BEND POINT IN THE WEST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 4 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 8 IN OAK FOREST GATEWAY SUBDIVISION RECORDED JUNE 30, 2008 AS DOCUMENT NO. 0818231096, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 4 IN W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION RECORDED SEPTEMBER 7, 1915 AS DOCUMENT NO. 5705901; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 13 TO AN INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOTS 1 THROUGH 5 IN SAID BLOCK 3 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EAST TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 2 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 14 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 15 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 1 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 8 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 8 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 9 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 9 TO THE SOUTHWEST CORNER OF SAID LOT 13;

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3 AS AMENDED**

THENCE EAST ALONG THE SOUTH LINE OF LOTS 12 AND 13, AND THE EASTERLY EXTENSION OF LOT 12 IN SAID BLOCK 9 TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF AFORESAID LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels

PIN

28-16-415-002-0000  
28-16-416-001-0000  
28-16-416-002-0000  
28-16-417-001-0000  
28-16-417-002-0000  
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City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels

PIN

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**City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels**

**PIN**

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28-16-411-008-0000  
28-16-411-010-0000  
28-16-411-012-0000  
28-16-411-013-0000  
28-16-411-014-0000

**EXHIBIT C**

**Map of  
the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

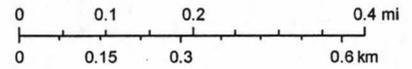
# TIF District #3



February 22, 2016

- TIF District 3 (Proposed)
- Parcels

1:9,028



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# *City Council Agenda Memo*

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**DATE:** June 9, 2016

**TO:** Mayor and City Council

**FROM:** Adam E. Dotson, Community Development Director  
Katie Ashbaugh, Community Planner

**SUBJECT:** Approval of Ordinances 2016-06-0603O, 2016-06-0604O, 2016-06-0605O for the amending of tax increment redevelopment plan TIF #3, Redevelopment Plan and Project Area, Cicero Avenue.

## **Background**

Staff has been working on the amendment TIF #3 Cicero Avenue Redevelopment Project Area over the last year. The amended TIF 3 would include all the original Cicero Avenue Corridor between 163<sup>rd</sup> Street and 155<sup>st</sup> Street on the west side and along 159<sup>th</sup> Street from Cicero Avenue to now the Rock Island Line, previously the area went to Laramie. Kane McKenna and Klein, Thorpe and Jenkins, LTD. have been working with staff to prepare the documentation needed to meet the State statutes for the TIF Plan, including adopting the Public Hearing Ordinance, holding Joint Review Board meetings, and the Public Hearing itself regarding the TIF Act. Pending the Governor's signature on House Bill 4423, Community Development is now ready to move forward with approval of the three ordinances pertaining to the amendment of the Final TIF 3 Plan. If the Governor signs the TIF #3 extension before the June 28<sup>th</sup> meeting, the three TIF #7 ordinances will be tabled to July 12<sup>th</sup> for approval. If the Governor does not sign before June 28<sup>th</sup>, the TIF #3 ordinances will be tabled to July 12<sup>th</sup> and the TIF #7 ordinances will be tabled to the July 26<sup>th</sup> meeting.

## **Action Requested**

Approval of Ordinances 2016-06-0603O, 2016-06-0604O, and 2016-06-0605O for the amendment of the tax increment redevelopment plan TIF #3 Redevelopment Plan and Project Area Cicero Avenue.

## **Recommendation**



# *City Council Agenda Memo*

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Community Development recommends approval of Ordinances 2016-06-06030, 2016-06-06040, and 2016-06-06050 for the amendment of the tax increment redevelopment plan TIF #3 Redevelopment Plan and Project Area Cicero Avenue.

ORDINANCE NO. 2016-06-06050

**AN ORDINANCE AMENDING ORDINANCE NO. 2616, ADOPTED JUNE 11, 2002, BY REVISING THE REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION ATTACHED THERETO AS EXHIBIT A, THE GENERAL STREET LOCATION DESCRIPTION ATTACHED THERETO AS EXHIBIT B, AND THE MAP OF THE REDEVELOPMENT PROJECT AREA ATTACHED THERETO AS EXHIBIT C, RELATIVE TO ADOPTING TAX INCREMENT FINANCING IN REGARD TO THE CITY OF OAK FOREST'S 159TH STREET/CICERO AVENUE TAX INCREMENT FINANCING DISTRICT (TIF #3)**

**BE IT ORDAINED** by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** The City Council of the City of Oak Forest, Cook County, Illinois, hereby finds as follows:

- A. Pursuant to Ordinance Numbers 2614, 2615 and 2616, adopted June 11, 2002, (hereinafter referred to as the "TIF Ordinances"), the City of Oak Forest (hereinafter referred to as the "City") approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopted tax increment financing relative to the City's 159th Street/Cicero Avenue Tax Increment Financing District (hereinafter referred to as "TIF District #3").
- B. Pursuant to Public Act \_\_\_\_\_, which amended Section 3.5 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (hereinafter referred to as the "TIF Act"), the City has been authorized to extend the life of TIF District #3 to thirty-five (35) years, with real estate taxes for 2037, as collected during 2038, being the last year of real estate taxes subject to TIF District #3 (hereinafter referred to as the "TIF Extension").
- C. The TIF Plan has to be amended to implement the TIF Extension, and to accommodate redevelopment during the extended life of TIF District #3.
- D. The City desires to reduce the size of TIF District #3, by removing certain properties from the Redevelopment Project Area for TIF District #3, so that said removed properties can be incorporated into a new tax increment financing district to be known as the Oak Forest West 159th Street

Corridor Tax Increment Financing District (TIF District #7) (hereinafter referred to as the "Redevelopment Project Area Amendment").

- E. Based on the foregoing, the City desires to approve:
- (1) an amendment to the boundaries of the Redevelopment Project Area for TIF District #3, to facilitate the Redevelopment Project Area Amendment;
  - (2) amendments to the TIF Plan to implement the TIF Extension; and
  - (3) amendments to the TIF Plan to accommodate redevelopment during the extended life of TIF District #3 beyond its original termination date, but within the amended boundaries of TIF District #3;
- (hereinafter collectively referred to as the "TIF Plan Amendment").
- F. It is necessary to amend the TIF Ordinances, and the Exhibits attached thereto, to implement the Redevelopment Project Area Amendment and the TIF Plan Amendment.
- G. That the TIF Act authorizes municipalities with existing tax increment financing districts to amend the ordinances, the redevelopment project and plan, and the redevelopment project area in relation thereto, subject to first complying with specific notice, public meeting, joint review board meeting and public hearing requirements.
- H. That the City has complied with the specific notice, public meeting, Joint Review Board meeting and public hearing requirements provided for in the TIF Act, as a prerequisite to amending the TIF Ordinances, the Exhibits attached thereto, the Redevelopment Project Area and the TIF Plan in relation to the TIF District #3, in that the City has taken the following actions:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Approved the contract with Kane McKenna, for the preparation of the TIF Plan Amendment	July 7, 2015
2.	Published the TIF Interested Parties Registry Notice in the local newspaper	November 18, 2015
3.	Announced the availability of the TIF Plan Amendment, and announced the time and date of the Public Meeting	December 8, 2015

4.	Mailed notice of the Public Meeting: <ul style="list-style-type: none"> <li>to all taxing districts (by Certified Mail, return receipt requested);</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by Certified Mail, return receipt requested);</li> <li>to all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	December 15, 2015
5.	Held the Public Meeting	January 5, 2016
6.	Approved Ordinance No. 2016-01-0581O calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the TIF Plan Amendment	January 26, 2016
7.	Mailed a copy of Ordinance No. 2016-01-0581O and the TIF Plan Amendment, along with a notice of the Joint Review Board meeting and the public hearing: <ul style="list-style-type: none"> <li>to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	January 29, 2016
8.	Mailed notices relative to the availability of the TIF Plan Amendment: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	February 4, 2016
9.	Held the Joint Review Board meeting	February 16, 2016
10.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	March 9, 2016
11.	Held a public hearing	March 22, 2016
12.	Approved Ordinance No. 2016-04-0591O calling for a public hearing relative to the proposed approval of the TIF Plan Amendment	April 12, 2016

13.	Mailed a copy of Ordinance No. 2016-04-05910 and the TIF Plan Amendment, along with a notice of the public hearing: <ul style="list-style-type: none"> <li>to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	April 14, 2016
14.	Mailed notices relative to the availability of the TIF Plan Amendment: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	April 21, 2016
15.	Published notice of the public hearing in the local newspaper twice	May 12, 2016 and May 19, 2016
16.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	May 19, 2016
17.	Held a public hearing	May 31, 2016

- I. On February 16, 2016, the Joint Review Board, relative to TIF District #3, recommended that the Oak Forest City Council move forward with the TIF Plan Amendment, including the Redevelopment Project Area Amendment.
- J. Pursuant to the TIF Act, the City has waited at least fourteen (14) days, but not more than ninety (90) days, from the May 31, 2016 public hearing date to take action on this Ordinance approving the amendment to Ordinance No. 2616, and the TIF Plan Amendment, including the Redevelopment Project Area Amendment.

**SECTION 2:** That Exhibit A to Ordinance No. 2616, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT A attached hereto and made part hereof.

**SECTION 3:** That Exhibit B to Ordinance No. 2616, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT B attached hereto and made

part hereof.

**SECTION 4:** That Exhibit C to Ordinance No. 2616, adopted June 11, 2002, is amended to read in its entirety as set forth on EXHIBIT C attached hereto and made part hereof.

**SECTION 5:** That all other provisions of Ordinance No. 2616, adopted June 11, 2002, not amended hereby, shall remain in full force and effect.

**SECTION 6:** That a certified copy of this Ordinance shall be filed with the Cook County Clerk's Office.

**SECTION 7:** 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.

**ADOPTED** this 14th day of June, 2016, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 14th day of June, 2016.

\_\_\_\_\_  
Hank Kuspa, Mayor

**ATTEST:**

\_\_\_\_\_  
Scott Burkhardt, City Clerk

Published by me in pamphlet form this 15th day of June, 2016.

\_\_\_\_\_  
Scott Burkhardt, City Clerk

**EXHIBIT A**

**Legal Description and PINs  
for the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3 AS AMENDED**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 28 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 33 OF SAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 1 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1 THROUGH 3 OF SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO A BEND POINT IN THE WEST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 4 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 8 IN OAK FOREST GATEWAY SUBDIVISION RECORDED JUNE 30, 2008 AS DOCUMENT NO. 0818231096, SAID CORNER ALSO BEING ON THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 4 IN W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION RECORDED SEPTEMBER 7, 1915 AS DOCUMENT NO. 5705901; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 13 TO AN INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOTS 1 THROUGH 5 IN SAID BLOCK 3 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EAST TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 2 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 14 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOTS 14 AND 15 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 1 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 8 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 8 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 9 IN SAID W.F. KAISER AND COMPANY'S ARBOR PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 THROUGH 24 IN SAID BLOCK 9 TO THE SOUTHWEST CORNER OF SAID LOT 13;

**CITY OF OAK FOREST  
LEGAL DESCRIPTION OF TIF # 3 AS AMENDED**

THENCE EAST ALONG THE SOUTH LINE OF LOTS 12 AND 13, AND THE EASTERLY EXTENSION OF LOT 12 IN SAID BLOCK 9 TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF AFORESAID LOT 1 IN BLOCK 28 IN ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels

PIN

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28-16-416-001-0000  
28-16-416-002-0000  
28-16-417-001-0000  
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City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels

PIN

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**City of Oak Forest  
TIF 3 as amended  
Permanent Tax Parcels**

**PIN**

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**EXHIBIT B**

**Common Boundary Description  
for the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

### **Common Boundary Description TIF as amended**

The First Amendment to the TIF Redevelopment Plan and Project is generally bounded by 155<sup>th</sup> street to the north and Cicero Avenue to the east. The western boundary follows Lamon Avenue between 155<sup>th</sup> (north) and 158<sup>th</sup> Street (south) and continues along the Rock Island (Metra) Railway between 158<sup>th</sup> Street (north) and 159<sup>th</sup> Street (south) at which point, the boundary moves east to the intersection of Grove Ave. & 159<sup>th</sup> Street. The boundary then moves east to Forest Avenue, and continues south to the corner of 160<sup>th</sup> Street. The boundary then follows 160<sup>th</sup> Street east to Oak Avenue, and continues south, along Oak Avenue to the RPA's southern border at 163<sup>rd</sup> street. Properties generally located to the west of this area are removed from TIF No. 3.

**EXHIBIT C**

**Map of  
the Redevelopment Project Area for the Oak Forest  
159th Street/Cicero Avenue Tax Increment Financing District  
as Revised by the Redevelopment Project Area Amendment**

(attached)

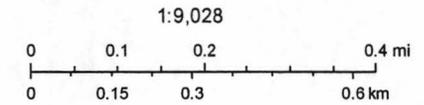
# TIF District #3



February 22, 2016

TIF District 3 (Proposed)

Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# *City Council Agenda Memo*

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**DATE:** June 24, 2016

**TO:** Mayor and City Council

**FROM:** Adam E. Dotson, Community Development Director  
Katie Ashbaugh, Community Planner

**SUBJECT:** Approval of Ordinances 2016-06-0608O, 2016-06-0609O, 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area, West 159<sup>th</sup> Street Corridor.

## **Background**

Staff has been working on the TIF #7 project area as part of the TIF #3 amendment. TIF #7 would include the following area along 159<sup>th</sup> Street east of Laramie and west of Metra tracks, north along the Metra tracks and east of Lamont Avenue where boundary ends just north of 157<sup>th</sup> Street. Kane McKenna and Klein, Thorpe and Jenkins, LTD. have been working with staff to prepare the documentation needed to meet the State statutes for the TIF Plan, including adopting the Public Hearing Ordinance, holding Joint Review Board meetings, and the Public Hearing itself regarding the TIF Act. TIF #7 cannot be created until TIF #3 is approved. If the Governor signs the TIF #3 extension before the June 28<sup>th</sup> meeting, the three TIF #7 ordinances will be tabled to July 12<sup>th</sup> for approval. If the Governor does not sign before June 28<sup>th</sup>, the TIF #3 ordinances will be tabled to July 12<sup>th</sup> and the TIF #7 ordinances will be tabled to the July 26<sup>th</sup> meeting.

## **Action Requested**

Approval of Ordinances 2016-06-0608O, 2016-06-0609O, and 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area West 159<sup>th</sup> Street Corridor.

## **Recommendation**

Community Development recommends approval of Ordinances 2016-06-0608O, 2016-06-0609O, and 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area West 159<sup>th</sup> Street.

ORDINANCE NO. 2016-06-06080

**AN ORDINANCE APPROVING THE  
CITY OF OAK FOREST WEST 159TH STREET CORRIDOR  
TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT (TIF DISTRICT #7)**

**WHEREAS**, the City Council of the City of Oak Forest (hereinafter referred to as the “City”) desires 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 Oak Forest West 159th Street Corridor Tax Increment Financing District (hereinafter referred to as “TIF District #7”) 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 TIF District #7; and

**WHEREAS**, the City authorized a study in regard to the designation of the Redevelopment Project Area for TIF District #7 and the preparation of the TIF Plan in relation thereto; and

**WHEREAS**, on December 8, 2015, the City announced the availability of the TIF Plan, with said TIF Plan containing an eligibility study for TIF District #7, addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the “Eligibility Study”); and

**WHEREAS**, the City Council of the City desires to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the City 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 City has complied with the specific notice, public meeting, 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 TIF District #7, in that the City has taken the following actions:

	<b><u>ACTION</u></b>	<b><u>DATE TAKEN</u></b>
1.	Approved the contract with Kane McKenna, for the preparation of the Eligibility Study and the TIF Plan	July 7, 2015
2.	Published the TIF Interested Parties Registry Notice in the local newspaper	November 18, 2015
3.	Announced the availability of the Eligibility Study and the TIF Plan, and announced the time and date of the Public Meeting	December 8, 2015
4.	Mailed notice of the Public Meeting: <ul style="list-style-type: none"> <li>• to all taxing districts (by Certified Mail, return receipt requested);</li> <li>• to all parties who are registered on the City's TIF Interested Parties Registry (by Certified Mail, return receipt requested);</li> <li>• to all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>• to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	December 17, 2015
5.	Held the Public Meeting	January 7, 2016
6.	Approved Ordinance No. 2016-01-05820 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	January 26, 2016
7.	Mailed a copy of Ordinance No. 2016-01-05820, the Eligibility Study and the TIF Plan, along with a notice of the Joint Review Board meeting and the public hearing: <ul style="list-style-type: none"> <li>• to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)</li> </ul>	January 29, 2016

8.	Mailed notices relative to the availability of the Eligibility Study and TIF Plan: <ul style="list-style-type: none"> <li>to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and</li> <li>to all parties who are registered on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> </ul>	February 4, 2016
9.	Held the Joint Review Board meeting	February 16, 2016
10.	Published notice of the public hearing in the local newspaper twice	March 14, 2016 and March 21, 2016
11.	Mailed notices of the public hearing: <ul style="list-style-type: none"> <li>to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and</li> <li>to each person on the City's TIF Interested Parties Registry (by First Class U.S. Mail)</li> <li>to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail)</li> </ul>	March 24, 2016
12.	Held a public hearing	April 12, 2016

; and

**WHEREAS**, on February 16, 2016, the Joint Review Board, relative to TIF District #7, 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 City 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 "conservation area" in part, and a "blighted improved area" in part; and the City Council of the City has reviewed testimony concerning said conditions presented at the public hearing and is generally informed of the conditions causing the Redevelopment Project Area to qualify as a "conservation

area" in part, and a "blighted improved area" in part, as said terms are defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

**WHEREAS**, the City Council has 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 City Council 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); and

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

**WHEREAS**, the City Council has 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 City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** That the City Council hereby makes the following findings:

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

- B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “conservation area” in part, and a “blighted improved area” in part, as such terms are defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);
- 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));
- E. The TIF Plan conforms to the City’s Comprehensive Plan for the development of the City 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 31st of the year in which the payment to the City Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to TIF District #7, is December 31, 2040; and
- H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the City Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to TIF District #7, is December 31, 2040.

**SECTION 2:** That the TIF Plan, which was the subject matter of the public hearing held on April 12, 2016, 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 28th day of June, 2016, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 28th day of June, 2016.

\_\_\_\_\_  
Hank Kuspa, Mayor

**ATTEST:**

\_\_\_\_\_  
Scott Burkhardt, City Clerk

Published by me in pamphlet form this 29th day of June, 2016.

\_\_\_\_\_  
Scott Burkhardt, City Clerk

**EXHIBIT A-1**

**City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

**Redevelopment Project Area Description  
(Legal Description, Permanent Tax Index Numbers  
and Common Boundary Description)**

(attached)

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN BLOCK 33 OF ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 9 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WEST TO THE NORTHEAST CORNER OF LOT 14 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE WEST ALONG THE NORTH LINE OF LOTS 14 AND 26 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG THE WEST LINE OF LOTS 23 THROUGH 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE WEST TO THE NORTHEAST CORNER OF LOT 5 IN DAVEY JONES RESUBDIVISION RECORDED DECEMBER 13, 1978 AS DOCUMENT NO. 24762098; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST 60 FEET OF LOT 51 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID WEST 60 FEET; THENCE WEST ALONG THE NORTH LINE OF LOTS 51 AND 62 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 62; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 97 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 97 TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOTS 97 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 110; THENCE SOUTH ALONG THE WEST LINE OF LOTS 109 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF THE NORTH 70 FEET OF SAID LOT 109; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 70 FEET TO A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 108 AND 109 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT THAT IS 32 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTHEASTERLY TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTH TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET SOUTH OF THE NORTH LINE OF LOT 10 IN BLOCK 2 IN OAK FOREST HILLS RECORDED AUGUST 3, 1922 AS DOCUMENT 7597370; THENCE SOUTHWESTERLY TO A POINT THAT IS 17 FEET EAST OF THE WEST LINE AND 32 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE SOUTH ALONG A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 10 THROUGH 13 IN SAID BLOCK 2 TO THE SOUTH LINE OF SAID LOT 13; THENCE EAST ALONG THE SOUTH LINE OF LOTS 13 AND 14 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7**

ALONG THE EAST LINE OF LOTS 14 THROUGH 16 IN SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID OAK FOREST HILLS; THENCE EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 10 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 14 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHEAST ALONG SAID NORTHWESTERLY LINE TO THE NORTHEAST CORNER OF LOT 4 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 5 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 TO A BEND POINT IN THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOTS 5 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 33 IN AFORESAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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28-16-410-017-0000
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City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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28-16-412-036-0000

**Common Boundary Description**

The Redevelopment Project Area (the "RPA") of the TIF Redevelopment Plan and Project is generally bounded by the frontage properties adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156<sup>th</sup> Street to the north, and the southern border is formed along *the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) as well as 159<sup>th</sup> Street.*

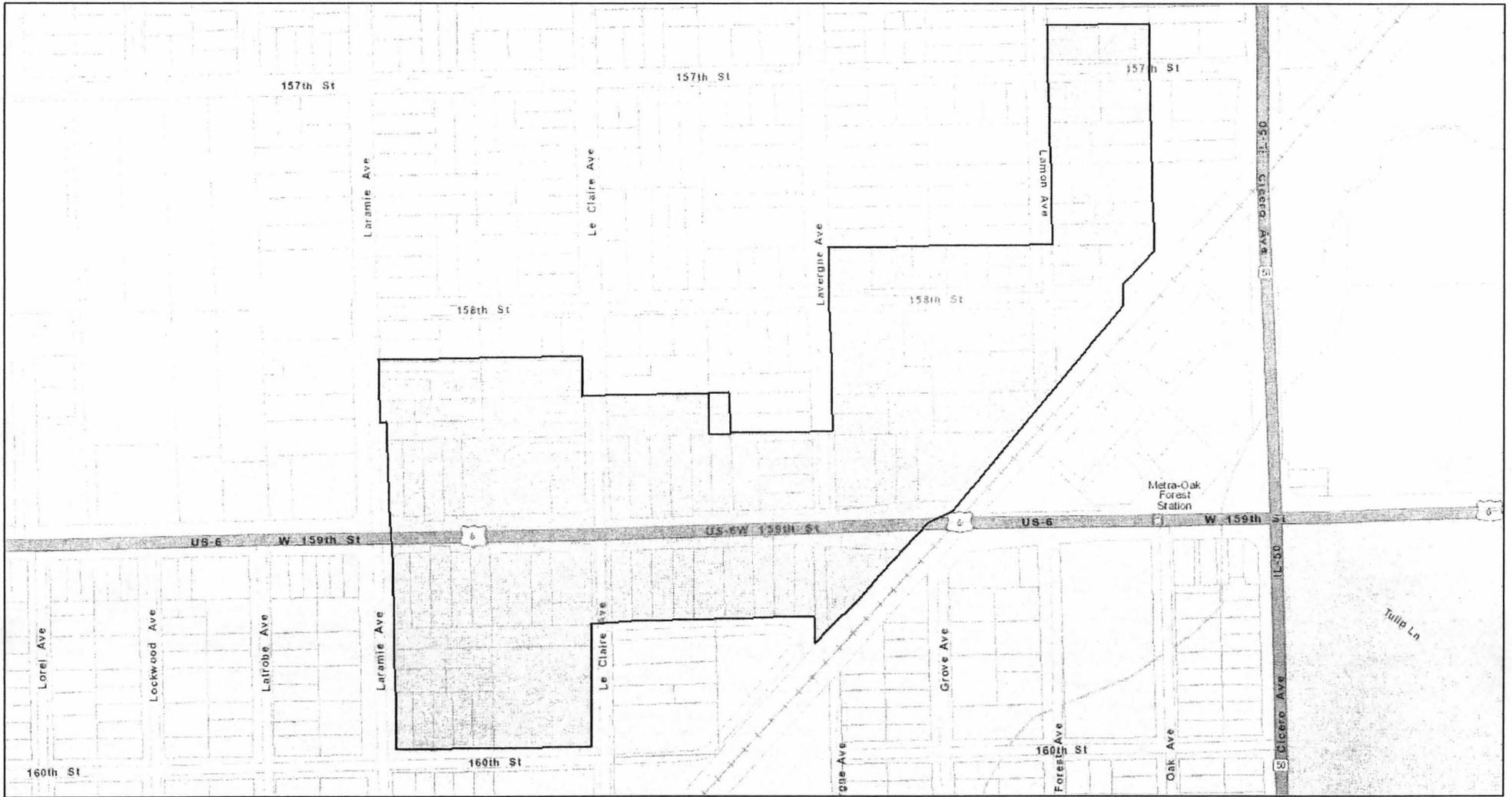
**EXHIBIT A-2**

**City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

**Redevelopment Project Area  
Street Location Map**

(attached)

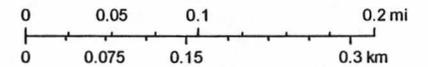
# TIF District #7



February 22, 2016

TIF District 7 (Proposed)  
 Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**EXHIBIT B**

**Redevelopment Plan and Project for the  
City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

(attached)

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**CITY OF OAK FOREST  
REDEVELOPMENT PLAN AND PROJECT  
TAX INCREMENT FINANCING NO. 7  
(WEST 159<sup>TH</sup> STREET CORRIDOR)**

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**Jointly Prepared By:**

**City of Oak Forest, Illinois**

**and**

**Kane, McKenna and Associates, Inc.**

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**April, 2016**

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### EXHIBITS

Exhibit 1	-	Boundary Map
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Exhibit 4	-	Existing Land Use Map
Exhibit 5	-	Proposed Land Use Map

## I. INTRODUCTION

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The City of Oak Forest is a community located approximately twenty-five (25) miles south of the City of Chicago's "Loop". The City is generally bisected by Central Avenue from north to south and 159<sup>th</sup> Street from east to west. The City is located in Cook County and is generally bounded by the Village of Midlothian and Forest Preserve property on the north, unincorporated property on the west, the Village of Tinley Park on the south and the City of Markham and Forest Preserve property on the east.

The Redevelopment Project Area (the "RPA") of the TIF Redevelopment Plan and Project is generally bounded by the frontage properties adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156<sup>th</sup> Street to the north, and the southern border is formed along the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) as well as 159<sup>th</sup> Street. This location is the primary gateway location into the City from the east (I-57) and serves as the cross-roads of the two regional arterials that traverse the City, 159<sup>th</sup> Street (U.S. Route 6) and Cicero Avenue (IL Route 50). The proposed TIF District contains 178 tax parcels and consists of two Sub-Areas (Sub-Area #1, Sub-Area #2) that are predominantly a mix of single and multi-family residential, commercial/retail, and industrial uses.

The area was identified in the City of *Oak Forest Comprehensive Plan* (2008) as a key focus area and one primed for potential growth. The majority of the RPA is identified in the *Oak Forest Metra Station Subarea* (2008) section of the *Comprehensive Plan*, and as an area that could be subject to redevelopment in the near future. The location of several large parcels offers the opportunity for redevelopment and expansion of the area's tax base.

### A. The Redevelopment Plan

The City recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the City to address area deficiencies by undertaking the following measures, including (but not limited to):

- Providing viable uses/redevelopment for the property located within the RPA;
- Address ongoing underutilization of properties and redevelop the properties in conformance with City standards;
- Providing infrastructure that is adequate in relation to City redevelopment plans;
- Providing funding to improve ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Improving area appearance through landscape, streetscape and signage programs.

A map of the RPA boundaries is included in Exhibit 1 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The City, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will assist in the redevelopment of the area with private capital and provide for increased valuation of the property.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan and Project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the City will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the City as a result of new private redevelopment in the area.

**B. Summary**

The City, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be taken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the City's Comprehensive Plan.

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA would not result in the displacement of ten (10) inhabited residential units or more. Therefore, this Plan does not include a Housing Impact Study.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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The Redevelopment Project Area legal description is attached in Exhibit 2.

### III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

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The following goals and objectives are presented for the RPA in conformance with the City's Comprehensive Plan (including any amendments thereto). The City's Comprehensive Plan was established in 1964 and amended in 1997, 2000, and updated in 2008 (the "Comprehensive Plan").

#### A. General Goals of the City

The 2008 Comprehensive Plan identifies the following land use goals that are associated with City development and planning issues:

1. "Develop and redevelop sites in a manner that has long-term stability and provides for employment, economic, cultural, social and lifestyle needs for City residents.
2. Encourage new development and redevelopment along major commercial corridors and in industrial and unincorporated vacant areas where they will be compatible with adjoining land uses.
3. Promote new commercial and mixed use development and redevelopment, with emphasis on aging, vacant, and underutilized locations especially along major corridors.
4. Encourage coordinated commercial and mixed use development and redevelopment in "nodes" at major intersections and around the Metra station. Mixed uses should be coordinated and contiguous, with adequate visibility and access for ground floor commercial spaces.
5. Implement regular and active property maintenance and code enforcement in commercial and industrial areas.
6. Amend business district zoning regulations as needed to promote the City's commercial development goals and long-range land use plan."

*Source: Page 25, "2008 Comprehensive Plan", City of Oak Forest*

The City seeks to cultivate, maintain and forge strong public/private partnerships which will capitalize upon the community's resources in implementing its economic and land use plans, policies and programs.

**B. Specific Objectives for the RPA**

The “Comprehensive Plan” recommends a set of development and redevelopment objectives for Metra Station Sub Area with the following key features:

1. Align City codes and incentive programs with the development types and quality desired within the Metra Station area, to proactively impact the outcome of redevelopment efforts.
2. Align zoning in the Metra Station area with the intent of the Plan, including facilitating the expansion of commercial lot depths along the west side of Cicero Avenue between 153<sup>rd</sup> and 158<sup>th</sup> Streets while maintaining residential uses along Lamon Avenue.
3. Consider strategic City land acquisition through voluntary sales to assemble parcels of suitable size for redevelopment in the Metra Station area.
4. Maximize the use of external resources to leverage City funds in encouraging redevelopment in the Metra Station area.
5. Consider varied incentive programs and tools to facilitate redevelopment in the Metra Station area, to include a tax increment finance (TIF) district (or expansion of an existing district), a business improvement district (BID), and/or loan or grant programs to encourage and facilitate private sector redevelopment efforts.

*Source: Page 32, “2008 Comprehensive Plan”, City of Oak Forest*

**C. Redevelopment Objectives**

The purpose of the RPA designation will allow the City to:

1. Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
2. Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report;
3. Accomplish redevelopment over a reasonable time period;
4. Provide for high quality development within the RPA;
5. Provide for an attractive overall appearance of the area; and
6. Return property to productive reuse.

The implementation of the Redevelopment Plan and Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for the community and City residents.

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

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##### **A. Evidence of the Lack of Development and Growth Within the RPA**

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the City.

For the purposes of this evaluation, the RPA has been subdivided into two Sub-Areas: Sub-Area #1 and Sub-Area #2 both of which separately evidence obsolescence, lack of community planning, lagging or declining EAV, and deterioration among other factors.

##### **B. Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the City to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the City. Strategies will be encouraged to promote growth via private investment within the area, and redevelopment objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the City achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the City will consider the declaration of sufficient surplus funds, which funds are neither expended nor obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services. Pursuant to the TIF Act, the City shall provide for the payment of school district tuition costs or library districts associated with projects assisted by TIF funding.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the City, after all TIF eligible costs either expended or incurred as an obligation by the City have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

## V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

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### A. Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. The proposed TIF District consists of two Sub-Areas (Sub-Area #1, Sub-Area #2) that are predominantly a mix of single and multi-family residential, commercial, and industrial uses. KMA completed its analysis for both Sub-Areas (#1 and #2) of the RPA based on two criteria:

**Sub-Area #1** was evaluated based on the “conservation area” criteria found in the TIF Act (the “Conservation Area Definition”). The Conservation Area Definition states that at least fifty percent (50%) or more of the area’s structures must be over thirty-five (35) years in age and there must be three (3) of the thirteen (13) qualification factors contained in the TIF Act must be present for a finding of a conservation area. Based upon KMA site surveys, City and Cook County data, approximately 84 percent (84%) of the structures within Sub-Area #1 were found to be thirty-five (35) years of age or greater. Additionally, Kane, McKenna and Associates with the assistance of City staff, have identified six (6) qualification factors that are distributed throughout the area.

- **Sub-Area #1** of the Redevelopment Project Area is found to qualify as a “conservation area” under the Conservation Area Definition. The Sub-Area is generally bounded by Cicero Avenue to the west, Laramie Avenue to the east, 156<sup>th</sup> Street to the north, and the southern border is formed along the Rock Island (Metra) Railroad (between Cicero Avenue and Laramie Avenue).

**Sub-Area #2** was evaluated based on the “blighted improved area” criteria found in the TIF Act (the “Blighted Area Definition”). Under 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 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 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 within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area. Additionally, Kane, McKenna and Associates with the assistance of City Staff, have identified five (5) qualification factors that are distributed throughout the area.

- **Sub-Area #2** of the Redevelopment Project Area is found to qualify as a “blighted improved area” under the Blighted Improved Area Definition. The Sub-Area is generally bounded by Leclaire Avenue to the west, Laramie Avenue to the east, 158<sup>th</sup> Street to the north, and 159<sup>th</sup> Street to the south. The Sub-Area consists of 15 tax parcels, and contains single-family home, manufactured home, and commercial uses.

*For a more thorough and detailed analysis of qualification factors present in both Sub-Area #1 and #2, please refer to the Eligibility Report attached in Exhibit 3.*

**B. Eligibility Survey**

The RPA was evaluated in July 2015, and continuing to the date of this Redevelopment Plan and Project by representatives of Kane, McKenna and Associates, Inc., (KMA) and City staff. Analysis was aided by certain reports obtained from the City and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

## **VI. HOUSING IMPACT STUDY IN THE REDEVELOPMENT PROJECT AREA**

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The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act. The City will verify that it will not displace ten (10) or more inhabited residential units, thus a housing impact study is not required to be completed.

## VII. REDEVELOPMENT PROJECT

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### A. Redevelopment Plan and Project Objectives

The City proposes to realize its goals and objectives as identified in Section III herein, by encouraging redevelopment within the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing. The following objectives would serve to spur redevelopment:

- 1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA, including land assembly and acquisition costs.
- 2) By constructing public improvements which may include (if necessary):
  - i. Street and sidewalk improvements, including streetscape and landscape treatments,
  - ii. Utility improvements (including, but not limited to, water and sanitary sewer projects consisting of construction and rehabilitation)
  - iii. Storm water management
  - iv. Parking improvements and related facilities
  - v. Signalization, traffic control and lighting
  - vi. Landscaping and beautification
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for site preparation, clearance, and demolition, including grading and excavation as necessary and appropriate.
- 5) By the redevelopment of certain existing buildings through necessary rehabilitation and improvement of structures, if necessary.
- 6) By exploration and review of job training programs in coordination with any City, federal, state, and county programs.

### B. Redevelopment Activities

Pursuant to the foregoing objectives, the City will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, demolition, provision of public infrastructure and related public improvements.

## Land Assembly

Property may be acquired, assembled and reconfigured into appropriate redevelopment sites including any relocation or site preparation associated with assembly. In the event that relocation costs are required the City may also fund such costs pursuant to the TIF Act.

## Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

## Public Improvements

The City may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Parking improvements;
- Storm water management;
- Beautification, identification markers, landscaping, lighting, streetscape, and signage of public right-of-ways; and
- Eligible public facilities or related improvements.

## Rehabilitation

The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to City code provisions. Improvements may include exterior and façade related work as well as interior related work.

## Interest Rate Write-Down

The City may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

## Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

## School District and Library District Costs

The City may reimburse the school districts or the library district for eligible costs associated with residential projects assisted by the City and as provided for by the TIF Act.

### **C. General Land Use Plan**

Existing land use generally consists of commercial, retail, industrial, residential and mixed uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part of this Plan. Exhibit 5, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will include retail, commercial, residential, and mixed uses. The land uses will conform to the Comprehensive Plan, as amended, of the City.

### **D. Additional Design and Control Standards**

The appropriate design controls including any Planned Unit Developments, as set forth in the City's Zoning Ordinance, as amended, shall apply to the RPA.

### **E. Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
  - 1.1 After July 1, 1999, 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 area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, 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;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs 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;

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 construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
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 issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) 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;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, 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 the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, 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 restriction 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.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

**CITY OF OAK FOREST  
CICERO AVENUE REDEVELOPMENT PROJECT  
ESTIMATED PROJECT COSTS**

<u>Redevelopment Cost Items</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition, Assembly Costs and Relocation Costs	\$17,000,000
2. Utility Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and road and streetscape improvements	\$5,000,000
3. Site Preparation and Demolition, including Environmental Remediation	\$9,000,000
4. Rehabilitation of Structures and Public Facilities including Parking Improvements	\$7,750,000
5. Interest Costs Pursuant to the Act	\$2,750,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$3,000,000
7. Job Training	\$ 500,000
8. School and Library District Costs as provided for by the TIF Act	<u>\$7,500,000</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$52,500,000</u></b>

(A) All project cost estimates are in year 2015 dollars. In addition to the above stated costs, any bonds or debt obligations issued to finance the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for capitalized interest and reasonably required reserves and the interest on such obligations as well as any annual interest costs. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Estimated Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project. The City may also transfer TIF revenues between contiguous TIF Districts as provided for in the TIF Act.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the City Council, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2014 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

**G. Nature and Term of Obligations to be Issued**

The City may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the City may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for tax year 2014 of the property within the RPA is approximately \$ 7,541,273 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$30,000,000 to \$35,000,000.

## VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

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### A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. If required, the City may also fund eligible relocation costs as set forth in the TIF Act.

Demolition, Site Preparation and Environmental Remediation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and site preparation activities may be necessary for future projects.

Rehabilitation: The City may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the City.

Roadway/Street/Parking/Public Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the City. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed.

Parking improvements both at grade or structured parking could be constructed.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage and streetlights may be constructed or implemented, including related facilities.

Interest Rate Write Down: The City may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself for eligible administrative costs pursuant to the Act.

Job Training: Certain job training costs or programs as provided for in the Act may be funded as part of redevelopment activities.

School and Library District Costs: Certain school tuition and library portion costs may be paid as required by the TIF Act.

**B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the City and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Plan and Project and retirement of all obligations to finance redevelopment costs will be completed within twenty three (23) years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

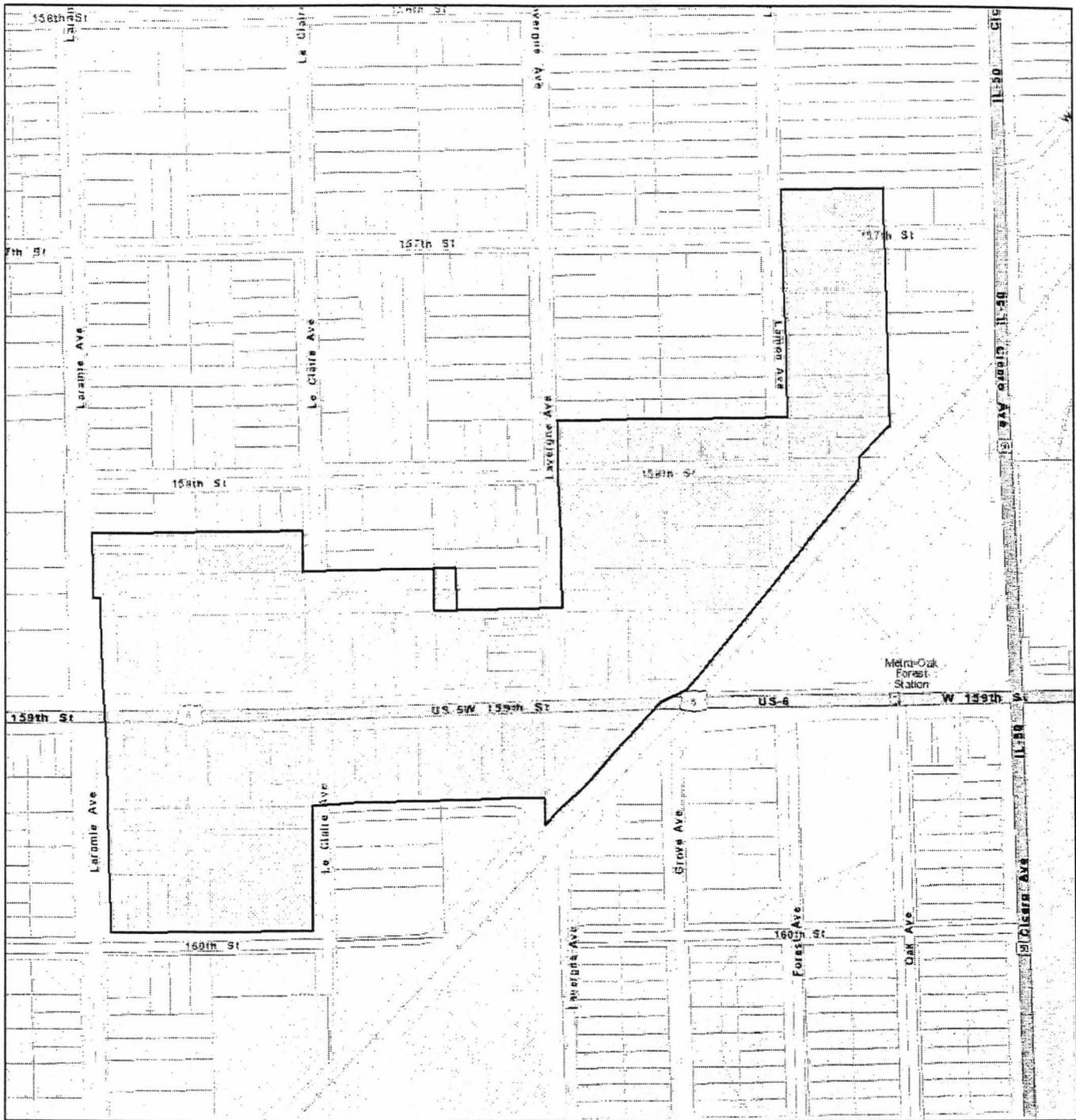
**IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

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

**EXHIBIT 1**  
**BOUNDARY MAP**

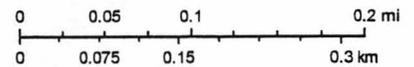
# Oak Forest - TIF District #7



December 8, 2015

TIF District 7 (Proposed)  
 Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**EXHIBIT 2**  
**LEGAL DESCRIPTION**

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN BLOCK 33 OF ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 9 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WEST TO THE NORTHEAST CORNER OF LOT 14 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE WEST ALONG THE NORTH LINE OF LOTS 14 AND 26 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG THE WEST LINE OF LOTS 23 THROUGH 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE WEST TO THE NORTHEAST CORNER OF LOT 5 IN DAVEY JONES RESUBDIVISION RECORDED DECEMBER 13, 1978 AS DOCUMENT NO. 24762098; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST 60 FEET OF LOT 51 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID WEST 60 FEET; THENCE WEST ALONG THE NORTH LINE OF LOTS 51 AND 62 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 62; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 97 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 97 TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOTS 97 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 110; THENCE SOUTH ALONG THE WEST LINE OF LOTS 109 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF THE NORTH 70 FEET OF SAID LOT 109; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 70 FEET TO A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 108 AND 109 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT THAT IS 32 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTHEASTERLY TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTH TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET SOUTH OF THE NORTH LINE OF LOT 10 IN BLOCK 2 IN OAK FOREST HILLS RECORDED AUGUST 3, 1922 AS DOCUMENT 7597370; THENCE SOUTHWESTERLY TO A POINT THAT IS 17 FEET EAST OF THE WEST LINE AND 32 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE SOUTH ALONG A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 10 THROUGH 13 IN SAID BLOCK 2 TO THE SOUTH LINE OF SAID LOT 13; THENCE EAST ALONG THE SOUTH LINE OF LOTS 13 AND 14 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7**

ALONG THE EAST LINE OF LOTS 14 THROUGH 16 IN SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID OAK FOREST HILLS; THENCE EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 10 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 14 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHEAST ALONG SAID NORTHWESTERLY LINE TO THE NORTHEAST CORNER OF LOT 4 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 5 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 TO A BEND POINT IN THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOTS 5 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 33 IN AFORESAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

**EXHIBIT 3**  
**TIF ELIGIBILITY REPORT**

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**CITY OF OAK FOREST  
TIF QUALIFICATION/DESIGNATION REPORT  
OAK FOREST TIF DISTRICT NO. 7**

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**A study to determine whether certain properties could qualify as a “conservation area” or as a “blighted area” as set forth in the definitions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended and as described herein.**

**Prepared For: City of Oak Forest, Illinois**

**Prepared By: Kane, McKenna and Associates, Inc.**

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**April, 2016**

**CITY OF OAK FOREST  
TIF QUALIFICATION REPORT  
OAK FOREST TIF DISTRICT NO. 7  
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EXHIBIT 1 – Proposed TIF Boundary and Study Area Map

EXHIBIT 2 – Parcel Summary

## **I. EXECUTIVE SUMMARY**

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Oak Forest (the “City”) to conduct an analysis of the qualification of an area that would result in the establishment of the City Oak Forest TIF No. 7 (TIF) District. The City is pursuing the creation of the proposed TIF District to promote the revitalization of under-utilized properties located within the City and the overall improvement of the 159<sup>th</sup> street corridor and properties located adjacent to Cicero Avenue.

For purposes of this report, KMA has subdivided the proposed RPA into two sub-areas:

- Sub-Area #1/Conservation Area – This classification is for all land that is generally developed, with structures and other improvements in accordance with meeting the criteria of a Conservation Area under the Illinois Tax Increment Allocation Act (ILCS 5/11-74, 4-1 et seq., as amended; hereinafter referred to as the “Act”); the area includes 165 tax parcels, and 58 buildings of which 48 are 35 years or greater in age (or 83%).
- Sub-Area #2/Blighted Improved Area – This classification is for land that is generally developed, with structures and other improvements in accordance with meeting the criteria of a Blighted Improved Area under the Act; the area includes 13 tax parcels and approximately 50 structures.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification for the improved land and vacant land within the area as a Tax Increment Finance (“TIF”) District:

1) *Sub-Area #1 parcels within the proposed TIF District would qualify as a “conservation area,” as the term is defined under the TIF Act* – Overall, the parcels within the proposed TIF District either have declined, or are in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because the majority of structures are over 35 years of age, the proposed TIF District is especially vulnerable to potential physical decline and would meet statutory criteria as a conservation area TIF.

2) *Sub- Area 2 within the proposed TIF District qualifies as a “blighted-improved area” pursuant to the TIF Act.* Overall, the improved land within the proposed TIF District is found to be in a condition as defined in the Act that prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.

3) *Current conditions impede redevelopment* – The existence of certain conditions found within the proposed TIF District present a barrier to the area’s successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of City planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

4) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are several parcels which potentially could be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

5) *TIF designation recommended* – To mitigate Conservation and Blighted Improved Area conditions, promote private sector investment, and foster the economic viability of the proposed TIF District, KMA recommends that the City proceed with the formal TIF designation process for the entire area.

Because the City will NOT be pursuing dislocation of 10 or more inhabited residential units, the City is not obligated to conduct a housing impact study pursuant to the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the “Act”).

## **II. INTRODUCTION AND BACKGROUND**

In the context of planning for the establishment of the Oak Forest TIF District No. 7 (the “TIF”), the City of Oak Forest (the “City”) has authorized the study of the Redevelopment Project Area (the “RPA”) within the boundaries described in the map attached hereto in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District (the “TIF”). Kane, McKenna and Associates, Inc. (“KMA”), has agreed to undertake the study of the RPA.

The City of Oak Forest is a community located approximately twenty-five (25) miles south of the City of Chicago’s “Loop”. The City is generally bisected by Central Avenue from north to south and 159<sup>th</sup> Street from east to west. The City is located in Cook County and is generally bounded by the Village of Midlothian and Forest Preserve property on the north, unincorporated property on the west, the Village of Tinley Park on the south and the City of Markham and Forest Preserve property on the east.

The Redevelopment Project Area (the “RPA”) of the TIF Redevelopment Plan and Project is generally bounded by the frontage parcels adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156<sup>th</sup> Street to the north, and the southern border is formed along the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) and 159<sup>th</sup> Street. This location is the primary gateway location into the City from the east (I-57) and serves as the cross-roads of the two regional arterials that traverse the City, 159<sup>th</sup> Street (U.S. Route 6) and Cicero Avenue (IL Route 50). The proposed TIF District contains 178 tax parcels and consists of two Sub-Areas (Sub-Area #1, Sub-Area #2) that are predominantly a mix of single and multi-family residential, commercial, retail and industrial uses.

The TIF is a significant contributor to the City’s tax base, and the economic success and viability of the area remains a top priority for the City. The area was identified in the City of *Oak Forest Comprehensive Plan* (2008) as a key focus area and one primed for potential growth. The majority of the RPA is identified in the *Oak Forest Metra Station Subarea* (2008) section of the *Comprehensive Plan*, and as an area that could be subject to redevelopment in the near future.

### **A. OBJECTIVES**

The City seeks to identify workable solutions and to encourage redevelopment of parcels and right-of-ways within the Redevelopment Project Area. Enhancing the function and appearance of this area is clearly a high priority of City residents and officials alike, who see improvements in the sub-area as having significant potential to enhance both the quality of life and the image of Oak Forest. To achieve these objectives, the City proposes the following guidelines:

- Achieve a diversity of commercial development that is organized to provide a broader range of goods and services within and beyond the community.
- Utilize planned new development in the Metra station area as a catalyst for attracting additional new commercial, office, and mixed use developments within the vicinity
- Encourage development of retail/commercial, residential and mixed uses at appropriate locations.
- Actively market and provide incentives to attract new development and residents to Oak Forest

The City has made a determination that it is highly desirable to promote the redevelopment of the Redevelopment Project Area.

Given the existing condition of the Redevelopment Project Area and the required coordination for a variety of uses, the City is favorably disposed toward supporting redevelopment efforts. However, the City has determined that redevelopment should occur through the benefit and guidance of comprehensive economic planning. Through this coordinated effort, the Redevelopment Project Area is expected to improve. Development barriers, inherent with current conditions, which impede economic growth under existing market standards, are expected to be eliminated.

The City has determined that redevelopment currently planned for the Redevelopment Project Area is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the Redevelopment Project Area.

The use of TIF relies upon induced private redevelopment in the Redevelopment Project Area creating higher real estate value, which would otherwise decline without such investment, leading to increased property taxes and sales taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

### **III. QUALIFICATION CRITERIA USED**

With the assistance of City representatives, Kane, McKenna and Associates, Inc. examined the proposed RPA beginning in June 2015 and continuing to the date of this request, and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois “Tax Increment Allocation Redevelopment Act”, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the “Act”). The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ 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 or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

#### **Conservation Area**

The Act defines a “conservation area” as follows:

“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 the following factors may be considered as a “conservation area”:

- (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building 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.
- (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) Deterioration: With respect to buildings, 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 limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(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.

(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.

(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.

(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 refers 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.

(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.

(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 buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(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.

(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.

(L) 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.

(M) "Stagnant" or "Declining" Equalized Assessed Valuation (EAV). The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, 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, 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. The finding is based on the last 5 years for which information is available.

### **Blighted Improved Area**

The Act defines a Blighted Area as follows:

"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 certain conditions are met, as identified below.

In accordance with the TIF Act, KMA examined the area to determine if a combination of five (5) or more of the following factors were present, 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 building 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.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, 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 limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(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.

(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.

(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.

(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 refers 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.

(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, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(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 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 buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(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.

(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. Any such remediation costs would constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) 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.

(M) "Stagnant" or "Declining" Equalized Assessed Valuation (EAV). The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, 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, 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. The finding is based on the last 5 years for which information is available.

#### IV. THE STUDY AREA

The area of study consists of residential, commercial, and industrial property located within the RPA (the "Study Area").

The Redevelopment Project Area (the "RPA") of the TIF Redevelopment Plan and Project is generally bounded by the frontage parcels adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156<sup>th</sup> Street to the north, and the southern border is formed along the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) and 159<sup>th</sup> Street. This location is the primary gateway location into the City from the east (I-57) and serves as the cross-roads of the two regional arterials that traverse the City, 159<sup>th</sup> Street (U.S. Route 6) and Cicero Avenue (IL Route 50). The proposed TIF District contains 178 tax parcels and consists of two Sub-Areas (Sub-Area #1, Sub-Area #2) that are predominantly a mix of single and multi-family residential, commercial, retail and industrial uses.

In evaluating the improved properties within the area, KMA completed its analysis for both Sub-Areas (#1 and #2) of the RPA based on two criteria:

- A) **Sub-Area #1** was evaluated based on the "conservation area" criteria cited in the TIF Act (the "Conservation Area Definition"). The Conservation Area Definition states that at least fifty percent (50%) or more of the area's structures must be over thirty-five (35) years in age and there must be three (3) of the thirteen (13) qualification factors contained in the TIF Act must be present for a finding of a conservation area. Based upon KMA site surveys, City and Cook County data, approximately 84 percent (84%) of the structures within Sub-Area #1 were found to be thirty-five (35) years of age or greater. Additionally, Kane, McKenna and Associates with the assistance of City staff, have identified six (6) qualification factors that are distributed throughout the area. Please refer to **Table 3A** on the following page for more detail.
  
- B) **Sub-Area #2** was evaluated based on the "blighted improved area" criteria cited in the Act (the "Blighted Area Definition"). Under 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 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 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 within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area. Additionally, Kane, McKenna and Associates with the assistance of City Staff, have identified five (5) qualification factors that are distributed throughout the area. Please refer to **Table 3A** on the following page for more detail.

**Table 3A: Qualification Factors Present in Proposed TIF District**

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	<p><b><u>Sub-Area #1 Conservation Area Qualifying Factors (6)</u></b></p> <ul style="list-style-type: none"> <li>• Lagging or declining EAV</li> <li>• Obsolescence</li> <li>• Deterioration</li> <li>• Deleterious Layout</li> <li>• Lack of Community Planning</li> <li>• Inadequate Utilities</li> </ul>
13	6	<p><b><u>Sub-Area #2 Blighted Improved Qualifying Factors (6)</u></b></p> <ul style="list-style-type: none"> <li>• Obsolescence</li> <li>• Lagging or declining EAV</li> <li>• Lack of Community Planning</li> <li>• Deterioration of Structures/Improvements</li> <li>• Deleterious Land Use or Layout</li> <li>• Inadequate Utilities</li> </ul>

## **V. METHODOLOGY OF EVALUATION**

In evaluating the Redevelopment Project Area's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the Redevelopment Project Area were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for each parcel within the area.
- 2) Exterior and interior evaluations of structures, noting deterioration, as well as vacancies or other conditions were completed.
- 3) The area was studied in relation to review of available planning reports, aerial photographs, Sidwell maps, local history (discussions with City staff), and an evaluation of area-wide factors that have affected the area's development where possible (e.g., lack of community planning, uncoordinated or stalled development, etc.). Kane, McKenna reviewed the area in its entirety. City redevelopment goals and objectives for the area were also reviewed.
- 4) Individual structures were initially photographed and surveyed only in the context of checking, to the best and reasonable extent available, criteria factors of specific structures on particular parcels. Underutilized portions of the Redevelopment Project Area were examined within a similar context.
- 5) The Redevelopment Project Area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors.

Improved land within the Redevelopment Project Amendment Area was examined to determine the applicability of the age factor and the thirteen (13) different conservation area factors for qualification for TIF designation under the statute.

## **VI. QUALIFICATION OF RPA/FINDINGS OF ELIGIBILITY**

As a result of KMA's evaluation of each parcel and the area as a whole within the Redevelopment Project Area, and an analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the RPA as a "conservation" area.

### **A. FINDINGS FOR CONSERVATION AREA (Sub-Area #1)**

Sub-Area #1 of the Redevelopment Project Area is found to qualify as a "conservation area" under the Conservation Area Definition. The Sub-Area is generally bounded by Cicero Avenue to the west, Laramie Avenue to the east, 156<sup>th</sup> Street to the north, and the southern border is formed along the Rock Island (Metra) Railroad (between Cicero Avenue and Laramie Avenue).

#### **THRESHOLD FACTOR**

##### Age

Based upon KMA site surveys, City and Cook County data, approximately eighty three percent (83%) of the structures were found to be thirty-five (35) years of age or greater.

#### **OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)**

##### 1. Lagging or Declining EAV

Pursuant to the qualifying factors listed in the Act, the total equalized assessed value of proposed redevelopment project area has declined for three (3) of the last five (5) 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 Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor for three (3) of the past five (5) calendar years. The following analysis demonstrates that the RPA has satisfied two criteria, in that it has exhibited declining equalized assessed values for three (3) of the past five (5) years, it has lagged the CPI in four (4) of the past five (5) years. Please refer to **Table 6-1** below for further detail.

**Table 6-1 EAV Trends for Sub-Area #1**

	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
Total Annual EAV by Year	\$ 6,732,466	\$ 6,695,693	\$ 7,247,830	\$ 7,873,665	\$ 7,553,525	\$ 10,146,121
Annual EAV % Change	0.55%	-7.62%	-7.95%	4.24%	-25.55%	
City of Oak Forest EAV by Tax Year	406,411,865	437,086,704	472,092,949	522,455,751	601,513,202	587,134,722
Balance of City EAV	\$ 399,679,399	\$ 430,391,011	\$ 464,845,119	\$ 514,582,086	\$ 593,959,677	\$ 576,988,601
Balance of City EAV % Change	-7.14%	-7.41%	-9.67%	-13.36%	2.94%	
CPI % By Year	2014	2013	2012	2011	2010	2009
	1.60%	1.50%	2.10%	3.20%	1.60%	-0.40%

2. Obsolescence

The Oak Forest TIF No. 7 Sub-Area #1 includes instances of both functional and economic obsolescence. Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, EAV, deterioration in buildings and lots, traffic flows, infrastructure and vacancy rates can signify obsolescence as proxies. By these measures the RPA is exhibiting obsolescence. In general the RPA has seen a substantial loss in value in the last five years. Between tax years 2014 and 2009 the area wide valuation fell 34% and the area currently exhibits commercial vacancy. In the other findings, the RPA's building age (p. 13), and deterioration (p. 14) will all be identified.

Partly because the area is older (by definition being an area where a majority of structures exceed 35 years in age), certain buildings within the proposed TIF District are no longer adequate for their original use and require upgrades in order to be competitive. As a whole, factors such as overall building age (as mentioned 83% of the structures are over 35 years old), within the RPA is a primary contributor to such functional obsolescence, which is further exacerbated by issues of structural and surface improvement deterioration, limited lot depth, and lack of parking.

Throughout Sub-Area #1, functional obsolescence is also demonstrated through the literal "falling into disuse" of certain parcels that have become vacant, particularly the several vacant apartment buildings located on both the north and south frontages along 157<sup>th</sup> street east of Lamon Avenue. It is further reflected in the EAV trends outlined sub-section 1) above, whereby property values within the area have failed to keep pace with overall City EAV growth or the CPI for the last 5 calendar years.

### 3. Deterioration

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration, building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas

#### Building Deterioration

With respect to area-wide structural and building conditions, considerable deterioration was observed throughout Sub-Area #1 (for additional support, please see survey photos on file). According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, there is widespread deterioration of structures as evidenced by the following:

- Eaves, gutters, and deterioration of exterior fascia including siding, exposed brick, and trim
- Several buildings are in need of new tuck-pointing, particularly in commercial uses
- Minor deterioration evidenced in exterior trim and facades

#### Deterioration of Surface Improvements

With respect to surface improvements within the RPA, deterioration was found to be prevalent in several roadways and throughout parking lots. Such deterioration includes but is not limited to, surface cracking, potholes, depressions and loose paving materials.

Various degrees of deterioration were identified in several portions within the RPA. According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, some of the site improvements and structures contained the following signs of deterioration:

- Cracked and damaged concrete paving surfaces
- Deteriorated curbs, sidewalks, and drives
- Presence of potholes, cracking, and exposed vegetation throughout lot with respect to surface improvements.

#### 4. Lack of Community Planning

The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. 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.

The RPA is evident of insufficient or non-existent buffering and setbacks between various commercial uses and uncoordinated commercial and residential uses interspersed throughout the study area. Uncoordinated commercial and residential uses are evident along the corridor of Lamon Avenue and 158<sup>th</sup> Street, where there exists heavy industrial/commercial uses directly adjacent and abutting single and multi-unit housing. An operating concrete yard (Willie Brother's Co.) faces Lamon Avenue; a narrow (66') residential street that is used as the sole roadway access via 157<sup>th</sup> Street. Concrete mixers and heavy equipment use the Lamon Avenue as the sole access to the site, as it is blocked by institutional uses to the west (railroad right-of-way preventing access to Cicero Ave.), and is otherwise surrounded by residential uses. Both noise and dust levels are unsuitably high, of which are of great concern for local residents in the immediate area. The site is bordered by single-family residential uses to the north, south, and institutional uses on the west.

Collectively, these indicators all reinforce the fact that the area was developed without benefit of a modern, comprehensive community plan and further support the area qualifying under the factor regarding Lack of Community Planning.

#### 5. Deleterious Land Use or Layout

Deleterious land use or layout is found when there exist incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

The RPA suffers from a number of issues which in aggregate create its land use and layout deficiencies.

##### Incompatible Land Use Relationships

Sub-Area #1 presents several incidences of incompatible land use relationships that qualify the Deleterious Land Use or Layout factor to be present within the RPA. Throughout the RPA, there are issues with lack of buffering between commercial and residential uses and does not reflect conventional planning standards, which further signifies disagreement between competing uses in the project Area.

### Noxious, Offensive, or Unsuitable Uses for the Surrounding Area

As mentioned in subsection (4) of this report, there exists heavy industrial and commercial uses directly adjacent, and in certain instances, abutting single and multi-unit residential housing. The Willie Brothers site (located at 158<sup>th</sup> and Lamon Avenue) contains heavy industrial and concrete manufacturing machinery, and has frequent traffic of large commercial vehicles and concrete mixers in a predominantly residential area. This traffic occurs down a narrow (66') residential street (Lamon Avenue) and is the primary access route to the industrial site. The frequent commercial traffic results in issues relating to noise and dust pollution, in addition to raising safety concerns for residents who reside in the primarily residential area.

Such historical deficiencies in land use and piecemeal planning highlight the need for the implementation of a comprehensive economic development strategy in order to mitigate incompatible land uses and the noxious effects of competing commercial/industrial and residential uses. This further supports the qualification of deleterious land use or layout in RPA Sub-Area #1.

### 6. Inadequate Utilities

After consultation with City Staff regarding the proposed Redevelopment Project Area qualification, public works reviewed the infrastructure and utilities throughout the proposed Area. Deficiencies were noted in: stormwater storage, area lighting, sidewalks, and traffic coordination and planning.

### A. **FINDINGS FOR BLIGHTED IMPROVED AREA (Sub-Area #2)**

Sub-Area #2 of the Redevelopment Project Area is found to qualify as a “blighted improved area” under the Blighted Improved Area Definition. The Sub-Area is generally bounded by Leclaire Avenue to the west, Laramie Avenue to the east, 158<sup>th</sup> Street to the north, and 159<sup>th</sup> Street to the south. The Sub-Area consists of 15 tax parcels, and contains single-family home, manufactured home, and commercial uses.

#### **THRESHOLD FACTOR**

#### **BLIGHTED IMPROVED AREA FACTORS (MUST INCLUDE FIVE OR MORE ADDITIONAL FACTORS)**

### 1. Lagging or Declining EAV

Pursuant to the qualifying factors listed in the Act, the total equalized assessed value of proposed redevelopment project area has declined for three (3) of the last five (5) 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 Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor for three (3) of the past five (5) calendar years. The following analysis demonstrates that the RPA has satisfied two criteria, in that it has exhibited declining equalized assessed values for three (3) of the past five (5) years, it has lagged the CPI in three (3) of the past five (5) years. Please refer to the **Table 6-2** below for further detail.

**Table 6-2 EAV Trends for Sub-Area #2**

	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
Total Annual EAV by Year	\$ 808,807	\$ 753,387	\$ 794,000	\$ 840,694	\$ 754,644	\$ 1,429,303
Annual EAV % Change	7.36%	-5.11%	-5.55%	11.40%	-47.20%	
City of Oak Forest EAV by Tax Year	406,411,865	437,086,704	472,092,949	522,455,751	601,513,202	587,134,722
Balance of City EAV	\$ 405,603,058	\$ 436,333,317	\$ 471,298,949	\$ 521,615,057	\$ 600,758,558	\$ 585,705,419
Balance of City EAV % Change	-7.04%	-7.42%	-9.65%	-13.17%	2.57%	
CPI % By Year	2014	2013	2012	2011	2010	2009
	1.60%	1.50%	2.10%	3.20%	1.60%	-0.40%

## 2. Deterioration

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to: deterioration, building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas

With respect to surface improvements present in the RPA, deterioration was found to be prevalent in various building/structure components and exterior siding and framing. According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, some of the site improvements and structures contained the following signs of deterioration:

- Cracked and damaged concrete paving surfaces
- Minor deterioration evidenced in exterior trim or facades.
- Deteriorated curbs, sidewalks, and drives
- Presence of potholes, cracking, and exposed vegetation throughout lot with respect to surface improvements.

## 3. Lack of Community Planning

The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. 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.

The current land use in the Area consists of single family, commercial, and mobile homes which occupy the 15 tax parcels and contains approximately 40 residences, in addition to surface improvements. As a result of inadequate street layout, it is evident that the Area was not initially intended for such use. This is further substantiated by existing lack of buffering between uses, as many of the residential/mobile homes directly abut or neighbor commercial property, particularly along 159<sup>th</sup> street and Laramie Avenue. The lack of coordination between such uses does not reflect conventional planning standards and further supports the case for lacking centralized planning. Additional area-wide issues present in the Sub-Area are associated with insufficient space for ingress/egress, and lack of proper traffic and safety signage that is required for single-family residential areas. Such deficiencies reflect the historical piece-meal, uncoordinated development that occurred within the proposed Project Area, and further support the area qualifying under the factor regarding Lack of Community Planning.

4. Deleterious Land Use and Layout

Deleterious land use or layout is found when there exist incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

According to data collected from the Cook County Assessor, City of Oak Forest Planning documents and on-site inspections performed by KMA, there exists evidence of deleterious land use and layout present within Sub-Area #2. The Area consists of 15 tax parcels with nearly 40 manufactured homes spread throughout, many of which directly share a common boundary with commercial uses; doing so without sufficient buffering between uses. Although the area contains over 40 separate residential uses, there lacks common surface improvements that are required in residential uses, such as: sidewalks, curbs/curb cuts, traffic signage, and pedestrian right of ways. Currently pedestrians in the area share the right-of-ways with local and through traffic, leading to safety concerns and providing additional support for the incompatibility of land-uses and infrastructure within Sub-Area #2. Such land use deficiencies are further exacerbated by a lack of adequate thoroughfares and street grid throughout the parcels, making the area difficult to access and presenting additional concerns regarding ingress/egress.

5. Obsolescence

From a qualitative standpoint, Sub-Area #2 also exhibits obsolescence based on the area falling into a condition of disuse. The Oak Forest TIF No. 7 Sub-Area #2 includes instances of both functional and economic obsolescence. Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

The onset of obsolescence can be measured through qualitative and quantitative means. Sub-Area #2 exhibits both qualitative and quantitative measures of obsolescence. In general the Sub-Area has seen a substantial loss in value in the last five years, evidenced by a 43% decline in area-wide valuation in tax years 2014 and 2009. Additionally, Sub-Area #2 appears to be ill-suited for residential use, as it lacks many of the common hallmarks that are required in residential uses and planning. Although there exists nearly 40 separate residential units in the Project Area, the Area lacks sidewalks, curbs/curb cuts for driveways, pedestrian right-of-ways, and is devoid of traffic or safety signage. The absence of necessary surface improvements not only creates concern for pedestrian and residential safety, it also signifies a lack of intent for the area to be developed for residential use. As a result of concerns over pedestrian safety, lacking surface improvements and infrastructure that reflect modern planning standards and a substantial decline in area-wide valuation over the past 5 calendar years, there exists sufficient evidence of functional and economic obsolescence in Sub-Area #2.

6. Inadequate Utilities

After consultation with City Staff regarding the proposed Redevelopment Project Area qualification, public works reviewed the infrastructure and utilities throughout the proposed Area. Deficiencies were noted in: stormwater storage, area lighting, sidewalks, and traffic coordination and planning.

## **VII. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION**

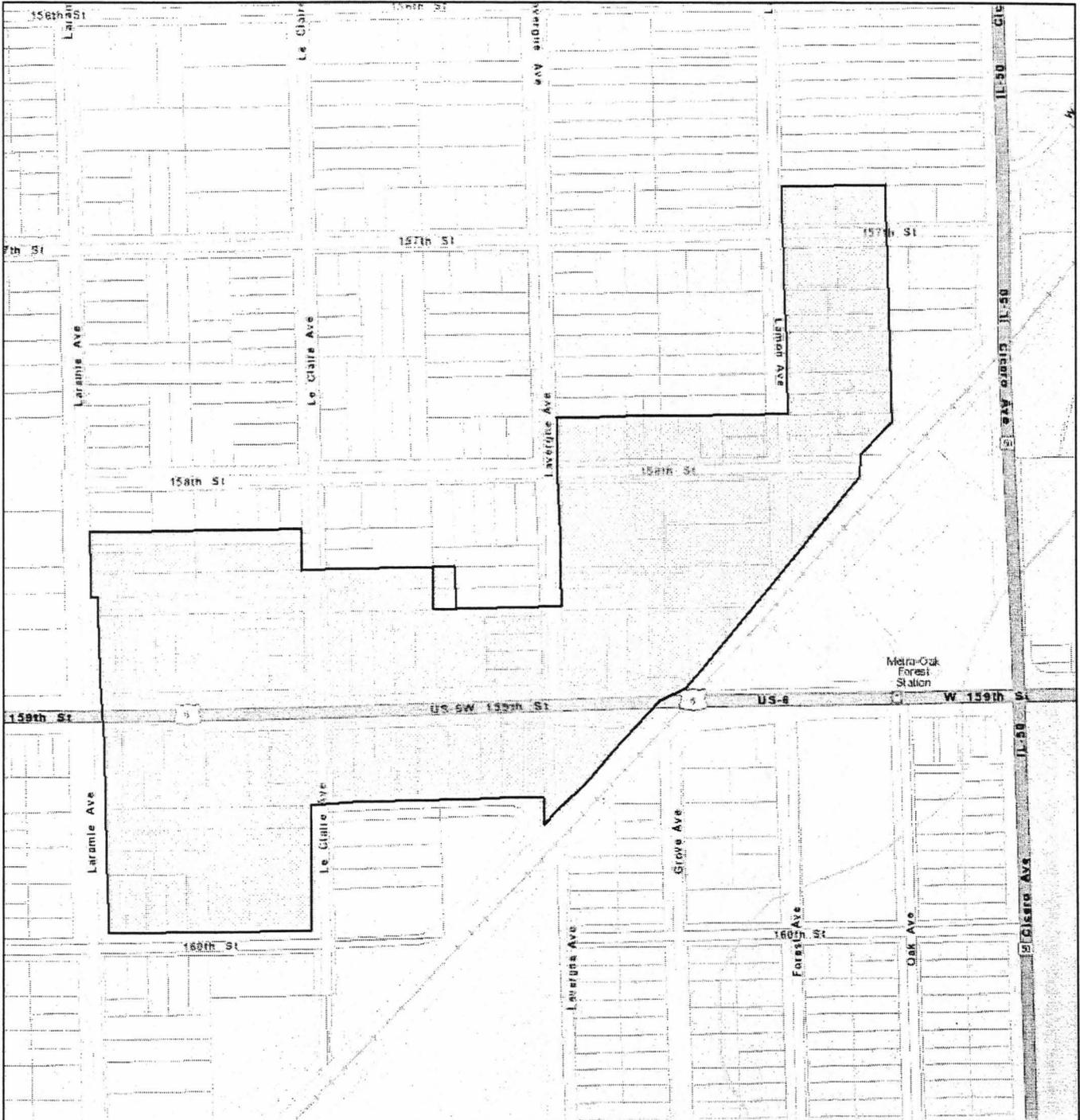
The following is a summary of relevant qualification findings as it relates to potential designation of the proposed Study Area by the City as a TIF District.

1. The area is contiguous and is greater than 1½ acres in size.
2. As described herein, the Area is divided into two Sub-Areas:
  - A. Sub-Area #1 will qualify as a “conservation area”. Further, the conservation factors present throughout the Study Area are documented herein, are present to a meaningful extent and are distributed throughout Sub-Area #1 of the proposed Redevelopment Project Area. A more detailed analysis of the qualification findings is outlined in this report.
  - B. Sub-Area #2 will qualify as a “blighted improved area”. Further the blighted area factors present throughout the Study Area are documented herein, are present to a meaningful extent and are distributed throughout Sub-Area #2 of the Proposed Redevelopment Project Area. A more detailed analysis of the qualification findings is outlined in this report.
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increment.

These findings, in the judgment of KMA, provide the City with sufficient justification to consider designation of the Redevelopment Project Area as a TIF District. There is a need to focus redevelopment efforts relating to business attraction and expansion, and mixed use development in order to improve and preserve the existing tax base and to contribute to the vibrancy of the wider Downtown area.

**EXHIBIT 1**  
**BOUNDARY MAP**

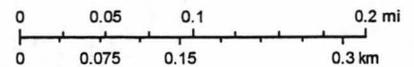
# Oak Forest - TIF District #7



December 8, 2015

TIF District 7 (Proposed)  
 Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**EXHIBIT 2**  
**PARCEL SUMMARY**

City of Oak Forest-TIF 7 - Sub Area #1  
2014-2009 EAV's

	PIN	Code	2014 EAV	2013 EAV	2012 EAV	2011 EAV	2010 EAV	2009 EAV
1	28-16-407-025-0000	13153	195,284	186,946	223,376	236,513	133,099	163,669
2	28-16-407-026-0000	13153	exempt	exempt	exempt	exempt	exempt	344,522
3	28-16-410-010-0000	13153	40,130	41,082	31,296	35,842	46,586	43,538
4	28-16-410-017-0000	13153	43,245	45,121	48,200	53,740	67,936	69,592
5	28-16-410-026-0000	13153	31,147	26,483	31,700	33,565	44,642	45,591
6	28-16-410-033-0000	13153	42,978	38,600	44,522	48,552	51,075	46,877
7	28-16-410-034-0000	13153	30,495	19,980	33,858	39,379	45,340	42,374
8	28-16-410-035-0000	13153	33,765	29,370	31,330	45,204	56,571	57,011
9	28-16-410-037-0000	13153	33,754	38,873	41,346	45,189	46,271	43,244
10	28-16-410-043-0000	13153	39,676	35,695	37,996	57,018	58,850	55,000
11	28-16-410-044-0000	13153	34,707	32,486	36,722	38,066	35,576	33,249
12	28-16-411-003-0000	13153	27,909	29,933	32,194	36,793	43,300	40,206
13	28-16-411-019-0000	13153	156,601	154,934	163,286	172,889	215,206	270,498
14	28-16-411-020-0000	13153	161,120	201,614	212,482	224,978	299,647	376,632
15	28-16-411-023-0000	13153	21,850	19,589	21,022	23,670	35,186	32,844
16	28-16-411-024-0000	13153	68,133	66,550	126,606	134,051	89,988	91,899
17	28-16-411-025-0000	13153	15,734	25,052	26,779	29,766	36,247	34,478
18	28-16-411-026-0000	13153	exempt	exempt	exempt	exempt	exempt	exempt
19	28-16-411-028-0000	13153	42,784	41,116	48,658	51,519	54,450	55,607
20	28-16-411-029-0000	13153	exempt	exempt	exempt	exempt	exempt	exempt
21	28-16-411-030-0000	13153	exempt	exempt	exempt	exempt	exempt	exempt
22	28-16-411-031-0000	13153	43,445	47,488	50,425	54,802	63,798	59,624
23	28-16-411-032-0000	13153	54,545	55,344	58,704	63,568	79,132	73,955
24	28-16-411-033-0000	13153	exempt	exempt	exempt	exempt	exempt	exempt
25	28-16-411-035-0000	13153	6,745	6,589	6,944	7,352	1,485	1,517
26	28-16-411-036-0000	13153	35,704	42,488	47,098	56,103	53,839	50,317
27	28-16-413-008-0000	13180	36,535	32,723	34,486	36,515	35,033	38,106
28	28-16-413-009-0000	13180	66,508	55,960	58,977	62,445	62,548	85,931
29	28-16-413-010-0000	13180	66,508	55,960	58,977	62,445	62,548	31,679
30	28-16-413-011-0000	13180	66,522	55,971	58,988	62,457	62,578	60,332
31	28-16-413-012-0000	13180	192,616	153,435	161,706	171,216	259,905	218,891
32	28-16-413-013-0000	13180	192,616	153,435	161,706	171,216	259,905	218,891
33	28-16-413-018-0000	13180	50,805	44,827	47,243	50,022	20,376	66,421
34	28-16-413-019-0000	13180	195,753	157,208	165,682	175,426	19,302	63,560
35	28-16-413-031-0000	13180	26,931	21,968	23,152	24,513	10,929	31,534
36	28-16-413-032-0000	13180	26,931	21,968	23,152	24,513	10,929	31,534
37	28-16-413-037-0000	13153	30,056	41,096	-43,689	47,670	50,637	46,137
38	28-16-413-038-0000	13180	32,577	38,258	40,698	44,503	47,185	42,612
39	28-16-413-039-0000	13180	32,375	34,909	37,169	40,766	44,076	41,011
40	28-16-413-040-0000	13180	34,787	40,058	42,595	46,511	47,534	44,424
41	28-16-413-041-0000	13180	45,010	47,134	50,052	54,407	65,495	67,013
42	28-16-414-004-0000	13153	112,890	123,982	130,665	138,350	161,707	165,142
43	28-16-414-005-0000	13153	111,239	116,302	122,571	129,780	140,880	143,873
44	28-16-414-006-0000	13153	101,485	101,088	106,537	112,803	113,781	116,198
45	28-16-414-009-0000	13153	35,065	41,487	44,101	48,082	44,936	41,996
46	28-16-414-010-0000	13153	45,940	48,333	50,938	53,934	68,439	69,893
47	28-16-414-011-0000	13153	116,152	112,998	119,089	126,093	120,410	122,968
48	28-16-414-012-0000	13153	16,818	16,428	17,313	18,332	20,364	20,797
49	28-16-414-013-0000	13153	281	274	289	306	340	347
50	28-16-414-014-0000	13153	32,059	35,764	38,069	41,720	45,286	42,323
51	28-16-414-015-0000	13153	30,516	34,372	43,602	36,166	40,949	42,008
52	28-16-414-016-0000	13153	11,961	11,684	12,314	13,038	26,334	26,893
53	28-16-414-017-0000	13153	36,613	38,402	40,850	44,664	60,373	61,779
54	28-16-414-018-0000	13153	exempt	exempt	exempt	exempt	exempt	exempt
55	28-16-415-001-0000	13153	67,454	75,135	79,185	83,842	99,710	101,828
56	28-21-200-001-0000	13153	51,775	47,151	49,693	52,615	58,070	60,254
57	28-21-200-002-0000	13153	164,232	148,175	156,163	165,347	185,774	201,026
58	28-21-200-003-0000	13153	223,720	210,636	221,990	235,046	259,413	282,472
59	28-21-200-004-0000	13153	93,794	91,619	96,558	102,236	120,797	368,817
60	28-21-200-005-0000	13153	73,733	58,175	61,311	64,917	161,099	164,522
61	28-21-200-008-0000	13153	164,630	153,305	161,569	170,807	177,372	181,140
62	28-21-200-011-0000	13056	50,868	25,709	27,741	32,079	17,796	29,974
63	28-21-200-012-0000	13056	38,480	44,874	47,670	51,885	22,203	48,826
64	28-21-200-019-0000	13056	73,203	64,382	68,229	73,654	34,295	73,842
65	28-21-200-020-0000	13056	7,644	7,467	7,870	8,333	2,805	9,453
66	28-21-200-021-0000	13056	61,319	61,676	65,000	68,823	28,008	94,390
67	28-21-200-022-0000	13056	42,326	44,908	47,517	51,017	19,266	51,928
68	28-21-200-023-0000	13056	42,326	44,908	47,517	51,017	19,266	51,928
69	28-21-200-024-0000	13056	65,116	66,656	70,249	74,381	26,939	90,787
70	28-21-200-033-0000	13056	63,066	63,896	67,340	71,300	25,178	84,852
71	28-21-200-034-0000	13056	58,807	68,890	72,603	76,873	27,034	91,107

City of Oak Forest-TIF 7 - Sub Area #1  
2014-2009 EAV's

	PIN	Code	2014 EAV	2013 EAV	2012 EAV	2011 EAV	2010 EAV	2009 EAV
72	28-21-200-035-0000	13153	228,247	220,318	232,194	323,498	273,115	278,916
73	28-21-200-036-0000	13153	62,692	74,470	72,331	83,290	93,522	87,404
74	28-21-200-039-1001	13056	11,029	10,390	12,056	13,498	4,669	12,695
75	28-21-200-039-1002	13056	11,043	10,401	12,070	13,513	4,674	12,709
76	28-21-200-039-1003	13056	11,043	10,401	12,070	13,513	4,674	12,709
77	28-21-200-039-1004	13056	11,081	10,438	12,112	13,561	4,691	12,756
78	28-21-200-039-1005	13056	11,095	10,451	12,126	13,579	4,697	12,773
79	28-21-200-039-1006	13056	11,078	10,435	12,109	13,558	4,690	12,749
80	28-21-200-039-1007	13056	11,084	10,441	12,115	13,564	4,692	12,759
81	28-21-200-039-1008	13056	11,089	10,446	12,120	13,570	4,694	12,763
82	28-21-200-039-1009	13056	11,037	10,396	12,064	13,507	4,673	12,705
83	28-21-200-039-1010	13056	11,057	10,414	12,084	13,531	4,679	12,725
84	28-21-200-039-1011	13056	11,076	10,433	12,106	13,555	4,688	12,746
85	28-21-200-039-1012	13056	11,067	10,425	12,098	13,546	4,686	12,742
86	28-21-200-039-1013	13056	11,089	10,446	12,120	13,570	4,694	12,763
87	28-21-200-039-1014	13056	11,067	10,425	12,098	13,546	4,686	12,742
88	28-21-200-039-1015	13056	11,089	10,433	12,106	13,555	4,688	12,746
89	28-21-200-039-1016	13056	11,067	10,403	12,072	13,516	4,675	12,712
90	28-21-200-039-1017	13056	11,076	10,433	12,106	13,555	4,688	12,746
91	28-21-200-039-1018	13056	11,081	10,438	12,112	13,561	4,691	12,756
92	28-21-200-039-1019	13056	11,024	10,385	12,050	13,492	4,666	12,688
93	28-21-200-039-1020	13056	11,092	10,449	12,126	13,576	4,695	12,766
94	28-21-200-039-1021	13056	11,048	10,406	12,075	13,519	4,677	12,715
95	28-21-200-039-1022	13056	11,024	10,385	12,050	13,492	4,666	12,688
96	28-21-200-039-1023	13056	11,089	10,443	12,120	13,570	4,693	12,763
97	28-21-200-039-1024	13056	11,043	10,401	12,070	13,513	4,674	12,709
98	28-21-200-039-1025	13056	11,095	10,451	12,126	13,576	4,697	12,773
99	28-21-200-039-1026	13056	11,073	10,430	12,103	13,549	4,686	12,742
100	28-21-200-039-1027	13056	11,040	10,401	12,067	13,510	4,674	12,709
101	28-21-200-039-1028	13056	11,065	10,422	12,095	13,540	4,684	12,739
102	28-21-200-039-1029	13056	11,071	10,427	12,098	13,546	4,686	12,742
103	28-21-200-039-1030	13056	11,059	10,417	12,089	13,534	4,682	12,729
104	28-21-200-039-1031	13056	11,092	10,446	12,123	13,573	4,694	12,766
105	28-21-200-039-1032	13056	11,067	10,425	12,095	13,543	4,685	12,739
106	28-21-200-039-1033	13056	11,073	10,430	12,103	13,552	4,687	12,746
107	28-21-200-039-1034	13056	11,059	10,417	12,087	13,534	4,682	12,729
108	28-21-200-039-1035	13056	11,081	10,438	12,112	13,561	4,691	12,756
109	28-21-200-039-1036	13056	11,065	10,422	12,095	13,540	4,684	12,739
110	28-21-200-039-1037	13056	11,092	10,449	12,126	13,576	4,695	12,766
111	28-21-200-039-1038	13056	11,057	10,414	12,084	13,531	4,679	12,725
112	28-21-200-039-1039	13056	11,067	10,425	12,098	13,543	4,685	12,742
113	28-21-200-039-1040	13056	11,078	10,435	12,109	13,558	4,690	12,749
114	28-21-200-039-1041	13056	11,073	10,430	12,103	13,549	4,686	12,742
115	28-21-200-039-1042	13056	11,054	10,411	12,081	13,525	4,679	12,725
116	28-21-200-039-1043	13056	11,018	10,377	12,042	13,484	4,665	12,685
117	28-21-200-039-1044	13056	11,089	10,446	12,120	13,570	4,693	12,763
118	28-21-200-039-1045	13056	11,029	10,390	12,056	13,498	4,669	12,695
119	28-21-200-039-1046	13056	11,081	10,438	12,112	13,561	4,691	12,756
120	28-21-200-039-1047	13056	11,035	10,393	12,061	13,504	4,671	12,702
121	28-21-200-039-1048	13056	11,040	10,401	12,067	13,510	4,674	12,709
122	28-21-200-039-1049	13056	11,062	10,419	12,089	13,537	4,683	12,732
123	28-21-200-039-1050	13056	11,073	10,430	12,103	13,552	4,687	12,746
124	28-21-200-039-1051	13056	11,048	10,409	12,078	13,522	4,678	12,722
125	28-21-200-039-1052	13056	11,035	10,396	12,061	13,504	4,673	12,705
126	28-21-200-039-1053	13056	11,059	10,417	12,087	13,534	4,681	12,729
127	28-21-200-039-1054	13056	11,035	10,393	12,061	13,504	4,671	12,702
128	28-21-200-039-1055	13056	11,078	10,435	12,109	13,558	4,690	12,749
129	28-21-200-039-1056	13056	11,057	10,417	12,087	13,531	4,681	12,725
130	28-21-200-039-1057	13056	11,084	10,441	12,117	13,567	4,693	12,763
131	28-21-200-039-1058	13056	11,057	10,417	12,087	13,531	4,681	12,725
132	28-21-200-039-1059	13056	11,067	10,425	12,098	13,546	4,686	12,742
133	28-21-200-039-1060	13056	11,043	10,401	12,070	13,513	4,674	12,709
134	28-21-200-039-1061	13056	11,035	10,393	12,061	13,501	4,671	12,702
135	28-21-200-039-1062	13056	11,067	10,425	12,098	13,543	4,685	12,742
136	28-21-200-039-1063	13056	11,032	10,393	12,058	13,501	4,670	12,702
137	28-21-200-039-1064	13056	11,067	10,425	12,095	13,543	4,685	12,739
138	28-21-200-039-1065	13056	11,043	10,401	12,070	13,513	4,675	12,709
139	28-21-200-039-1066	13056	11,035	10,396	12,061	13,504	4,673	12,705
140	28-21-200-039-1067	13056	11,062	10,419	12,092	13,537	4,683	12,732
141	28-21-200-039-1068	13056	11,062	10,419	12,092	13,537	4,683	12,732
142	28-21-200-039-1069	13056	11,051	10,409	12,078	13,525	4,678	12,722

City of Oak Forest-TIF 7 - Sub Area #1  
2014-2009 EAV's

	PIN	Code	2014 EAV	2013 EAV	2012 EAV	2011 EAV	2010 EAV	2009 EAV
143	28-21-200-039-1070	13056	11,035	10,396	12,061	13,504	4,673	12,705
144	28-21-200-039-1071	13056	11,051	10,409	12,078	13,522	4,678	12,722
145	28-21-200-039-1072	13056	11,037	10,396	12,064	13,507	4,673	12,705
146	28-21-200-040-1001	13153	35,235	34,418	36,274	38,407	37,184	46,740
147	28-21-200-040-1002	13153	35,235	34,418	36,274	38,407	37,184	46,740
148	28-21-200-040-1003	13153	34,917	34,107	35,945	38,059	36,851	46,315
149	28-21-200-040-1004	13153	34,772	33,966	35,797	37,902	36,699	46,127
150	28-21-200-040-1005	13153	35,271	34,453	36,310	38,446	37,224	46,790
151	28-21-200-040-1006	13153	32,875	34,453	36,310	38,446	37,234	46,804
152	28-21-200-040-1007	13153	35,197	34,381	36,234	38,365	37,422	47,040
153	28-21-200-040-1008	13153	34,917	34,107	35,945	38,059	37,122	46,659
154	28-21-200-040-1009	13153	59,984	58,593	61,751	65,383	42,583	43,488
155	28-21-200-040-1010	13153	6,538	6,386	6,731	7,126	6,320	6,454
156	28-21-201-001-0000	13180	194,246	208,717	219,967	232,904	298,637	375,365
157	28-21-201-002-0000	13180	20,598	19,883	20,955	22,187	32,429	40,761
158	28-21-201-003-0000	13180	178,063	214,081	225,621	238,890	306,204	384,872
159	28-21-201-008-0000	13180	181,371	221,481	233,420	247,148	317,018	398,460
160	28-21-201-009-0000	13180	20,598	19,883	20,955	22,187	32,429	40,761
161	28-21-201-010-0000	13180	23,225	22,686	23,909	25,315	25,958	26,509
162	28-21-201-017-0000	13180	20,598	19,883	20,955	22,187	32,429	40,761
163	28-21-201-023-0000	13180	182,538	220,254	232,127	245,779	316,430	397,726
164	28-21-201-024-0000	13180	182,538	220,257	232,130	245,782	316,427	397,722
165	28-21-202-001-0000	13153	46,622	45,445	47,894	50,711	79,962	375,365

	2014	2013	2012	2011	2010	2009
Total Annual EAV by Year	\$ 6,732,466	\$ 6,695,693	\$ 7,247,830	\$ 7,873,665	\$ 7,553,525	\$ 10,146,121
Annual EAV % Change	0.55%	-7.62%	-7.95%	4.24%	-25.55%	
City of Oak Forest EAV by Tax Year	406,411,865	437,086,704	472,092,949	522,455,751	601,513,202	587,134,722
Balance of City EAV	\$ 399,679,399	\$ 430,391,011	\$ 464,845,119	\$ 514,582,086	\$ 593,959,677	\$ 576,988,601
Balance of City EAV % Change	-7.14%	-7.41%	-9.67%	-13.36%	2.94%	
CPI % By Year	2014	2013	2012	2011	2010	2009
	1.60%	1.50%	2.10%	3.20%	1.60%	-0.40%

City of Oak Forest-TIF 7 - Sub Area #2  
2014-2009 EAV's

	PIN	Code	2014 EAV	2013 EAV	2012 EAV	2011 EAV	2010 EAV	2009 EAV
1	28-16-412-005-0000	13056	67,130	63,174	66,580	70,495	31,263	129,675
2	28-16-412-006-0000	13056	74,913	69,143	72,870	77,155	28,285	114,678
3	28-16-412-010-0000	13180	18,807	18,486	19,482	20,628	23,400	31,679
4	28-16-412-020-0000	13056	29,180	27,590	29,077	30,787	13,198	54,747
5	28-16-412-022-0000	13180	166,791	158,507	167,051	176,875	240,728	302,574
6	28-16-412-033-0000	13056	10,492	10,249	10,802	11,437	3,500	11,795
7	28-16-412-034-0000	13056	33,369	31,735	33,446	35,413	11,308	46,905
8	28-16-412-035-0000	13056	48,167	45,229	47,667	50,470	22,741	94,329
9	28-16-412-007-0000	13180	47,194	45,740	48,206	51,041	59,123	60,379
10	28-16-412-008-0000	13180	90,932	87,503	92,220	97,644	98,406	100,496
11	28-16-412-009-0000	13180	63,614	61,843	65,177	69,010	84,143	85,931
12	28-16-412-023-0000	13180	120,156	95,987	101,162	107,111	118,985	330,182
13	28-16-412-036-0000	13056	38,062	38,201	40,260	42,628	19,564	65,933

	2014	2013	2012	2011	2010	2009
Total Annual EAV by Year	\$ 808,807	\$ 753,387	\$ 794,000	\$ 840,694	\$ 754,644	\$ 1,429,303
Annual EAV % Change	7.36%	-5.11%	-5.55%	11.40%	-47.20%	
City of Oak Forest EAV by Tax Year	406,411,865	437,086,704	472,092,949	522,455,751	601,513,202	587,134,722
Balance of City EAV	\$ 405,603,058	\$ 436,333,317	\$ 471,298,949	\$ 521,615,057	\$ 600,758,558	\$ 585,705,419
Balance of City EAV % Change	-7.04%	-7.42%	-9.65%	-13.17%	2.57%	
CPI % By Year	2014	2013	2012	2011	2010	2009
	1.60%	1.50%	2.10%	3.20%	1.60%	-0.40%

**EXHIBIT 4**  
**EXISTING LAND USE MAP**

# TIF 7 Existing Land Use



April 13, 2016

**Oak Forest Places of Interest**

- Park
- Church
- Public Works
- Train Station

Municipal Boundary

TIF\_District7

Parcels

**Zoning**

R1 - Single Family District

R2 - Single Family District

R3 - Single Family District

R4 - Single Family District

R6 - Multi-Family Residential District

C1 - Local Commercial District

C2 - General Service Commercial District

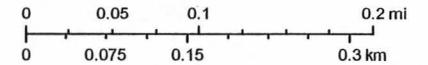
C3 - Central Business District

O1 - Office District

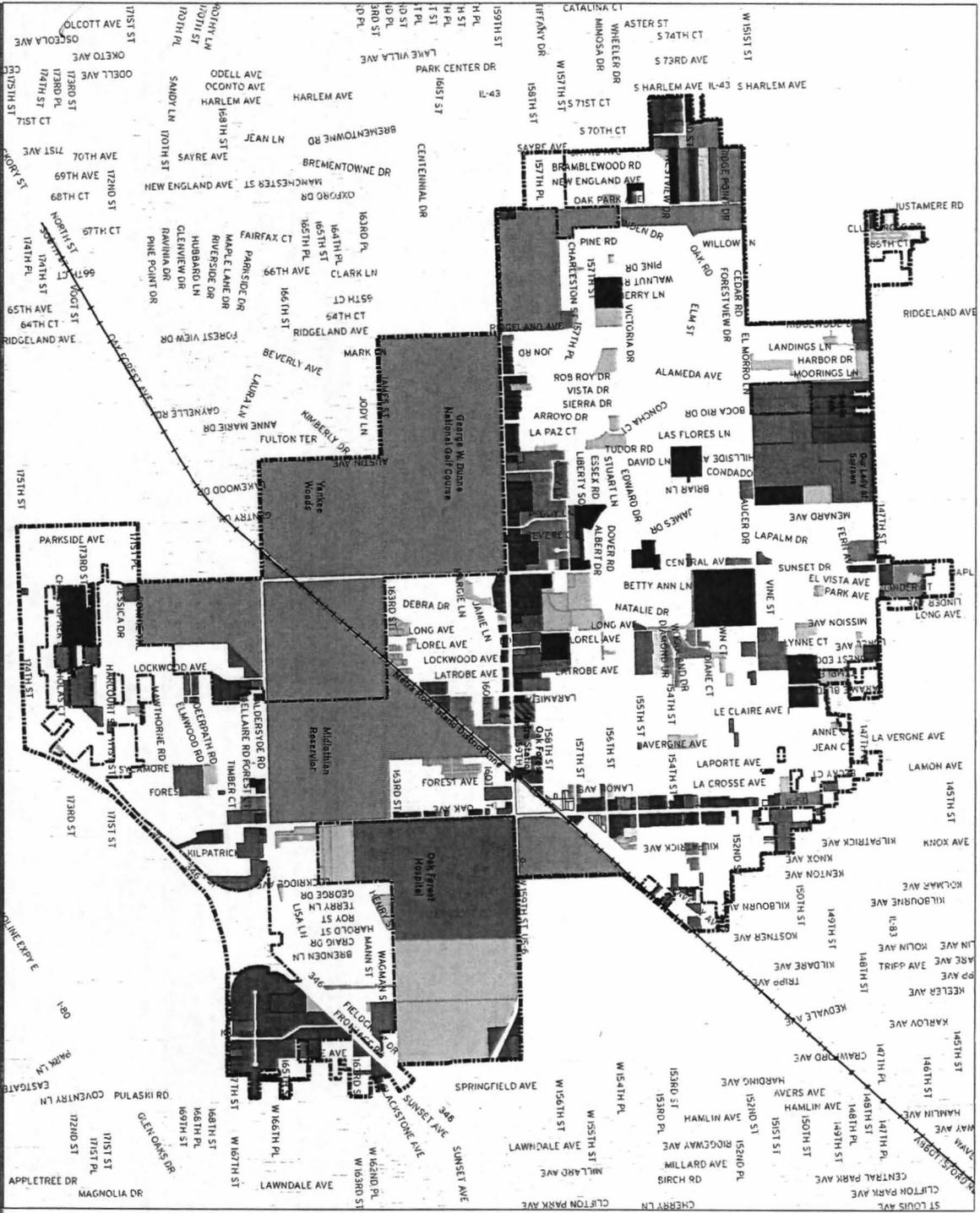
IB - Institutional Building District

OS - Open Space District

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**EXISTING LAND USE**

**LEGEND**

- City Boundary
- Planning Area Boundary
- Land Uses**
- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Mobile Homes
- Mixed Use
- Commercial
- Office
- Industrial
- Public
- Institutional
- Parks and Open Space
- Forest Preserve
- Public Parking
- Vacant Building/Land
- Water Bodies

NOTE: Land Use survey completed in January 2007



**EXHIBIT 5**  
**PROPOSED LAND USE MAP**

# TIF 7 Future Land Use



April 13, 2016

## Oak Forest Places of Interest

- Park
- Church
- Public Works

Train Station

Municipal Boundary

TIF\_District7

## Oak\_Forest\_FutureLandUse\_(4)

- Single Family Residential
- Parks and Open Space

Commercial

Multi-Family Residential

Townhouse Residential

Public

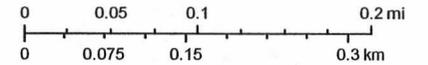
Mixed Use

Forest Preserve

Public Parking

Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



## FUTURE LAND USE FRAMEWORK

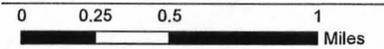
### LEGEND

- City Boundary
- Planning Area Boundary

#### Land Uses

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Mixed Use
- Commercial
- Industrial
- Public
- Institutional
- Parks and Open Space
- Forest Preserve
- Public Parking
- PUD
- Water Bodies

NOTE: See Sub Area Plan for more detail in the vicinity of the Oak Forest Metra Station. See Land Use Goal #2 for discussion of areas designated as PUD.





# ***City Council Agenda Memo***

---

**DATE:** June 24, 2016

**TO:** Mayor and City Council

**FROM:** Adam E. Dotson, Community Development Director  
Katie Ashbaugh, Community Planner

**SUBJECT:** Approval of Ordinances 2016-06-0608O, 2016-06-0609O, 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area, West 159<sup>th</sup> Street Corridor.

## **Background**

Staff has been working on the TIF #7 project area as part of the TIF #3 amendment. TIF #7 would include the following area along 159<sup>th</sup> Street east of Laramie and west of Metra tracks, north along the Metra tracks and east of Lamon Avenue where boundary ends just north of 157<sup>th</sup> Street. Kane McKenna and Klein, Thorpe and Jenkins, LTD. have been working with staff to prepare the documentation needed to meet the State statutes for the TIF Plan, including adopting the Public Hearing Ordinance, holding Joint Review Board meetings, and the Public Hearing itself regarding the TIF Act. TIF #7 cannot be created until TIF #3 is approved. If the Governor signs the TIF #3 extension before the June 28<sup>th</sup> meeting, the three TIF #7 ordinances will be tabled to July 12<sup>th</sup> for approval. If the Governor does not sign before June 28<sup>th</sup>, the TIF #3 ordinances will be tabled to July 12<sup>th</sup> and the TIF #7 ordinances will be tabled to the July 26<sup>th</sup> meeting.

## **Action Requested**

Approval of Ordinances 2016-06-0608O, 2016-06-0609O, and 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area West 159<sup>th</sup> Street Corridor.

## **Recommendation**

Community Development recommends approval of Ordinances 2016-06-0608O, 2016-06-0609O, and 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area West 159<sup>th</sup> Street.

ORDINANCE NO. 2016-06-06090

AN ORDINANCE DESIGNATING THE  
CITY OF OAK FOREST WEST 159TH STREET CORRIDOR  
TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA (TIF DISTRICT #7)

**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 City of Oak Forest (hereinafter referred to as the “City”) authorized a study in regard to designating a redevelopment project area for the City's West 159th Street Corridor Tax Increment Financing District (hereinafter referred to as "TIF District #7"); and

**WHEREAS**, on December 8, 2015, the City announced the availability of the redevelopment plan and project for TIF District #7 (hereinafter referred to as the “TIF Plan”), with said TIF Plan containing an eligibility study for TIF District #7, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District #7 (hereinafter referred to as the “Redevelopment Project Area”); and

**WHEREAS**, the City Council of the City has heretofore adopted and approved the TIF Plan, with respect to which a public hearing was held on April 12, 2016, 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 City Council of the City of Oak Forest, Cook County, 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 hereof, is hereby designated as the

Redevelopment Project Area for the City's TIF District #7 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 28th day of June, 2016, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 28th day of June, 2016.

**ATTEST:**

\_\_\_\_\_  
Hank Kuspa, Mayor

\_\_\_\_\_  
Scott Burkhardt, City Clerk

Published by me in pamphlet form this 29th day of June, 2016.

\_\_\_\_\_  
Scott Burkhardt, City Clerk

**EXHIBIT A-1**

**City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

**Redevelopment Project Area Description  
(Legal Description, Permanent Tax Index Numbers  
and Common Boundary Description)**

(attached)

## CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN BLOCK 33 OF ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 9 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WEST TO THE NORTHEAST CORNER OF LOT 14 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE WEST ALONG THE NORTH LINE OF LOTS 14 AND 26 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG THE WEST LINE OF LOTS 23 THROUGH 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE WEST TO THE NORTHEAST CORNER OF LOT 5 IN DAVEY JONES RESUBDIVISION RECORDED DECEMBER 13, 1978 AS DOCUMENT NO. 24762098; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST 60 FEET OF LOT 51 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID WEST 60 FEET; THENCE WEST ALONG THE NORTH LINE OF LOTS 51 AND 62 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 62; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 97 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 97 TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOTS 97 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 110; THENCE SOUTH ALONG THE WEST LINE OF LOTS 109 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF THE NORTH 70 FEET OF SAID LOT 109; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 70 FEET TO A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 108 AND 109 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT THAT IS 32 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTHEASTERLY TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTH TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET SOUTH OF THE NORTH LINE OF LOT 10 IN BLOCK 2 IN OAK FOREST HILLS RECORDED AUGUST 3, 1922 AS DOCUMENT 7597370; THENCE SOUTHWESTERLY TO A POINT THAT IS 17 FEET EAST OF THE WEST LINE AND 32 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE SOUTH ALONG A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 10 THROUGH 13 IN SAID BLOCK 2 TO THE SOUTH LINE OF SAID LOT 13; THENCE EAST ALONG THE SOUTH LINE OF LOTS 13 AND 14 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7**

ALONG THE EAST LINE OF LOTS 14 THROUGH 16 IN SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID OAK FOREST HILLS; THENCE EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 10 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 14 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHEAST ALONG SAID NORTHWESTERLY LINE TO THE NORTHEAST CORNER OF LOT 4 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 5 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 TO A BEND POINT IN THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOTS 5 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 33 IN AFORESAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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28-16-407-026-0000
28-16-410-010-0000
28-16-410-017-0000
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City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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28-16-412-036-0000

**Common Boundary Description**

The Redevelopment Project Area (the "RPA") of the TIF Redevelopment Plan and Project is generally bounded by the frontage properties adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156<sup>th</sup> Street to the north, and the southern border is formed along *the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) as well as 159<sup>th</sup> Street.*

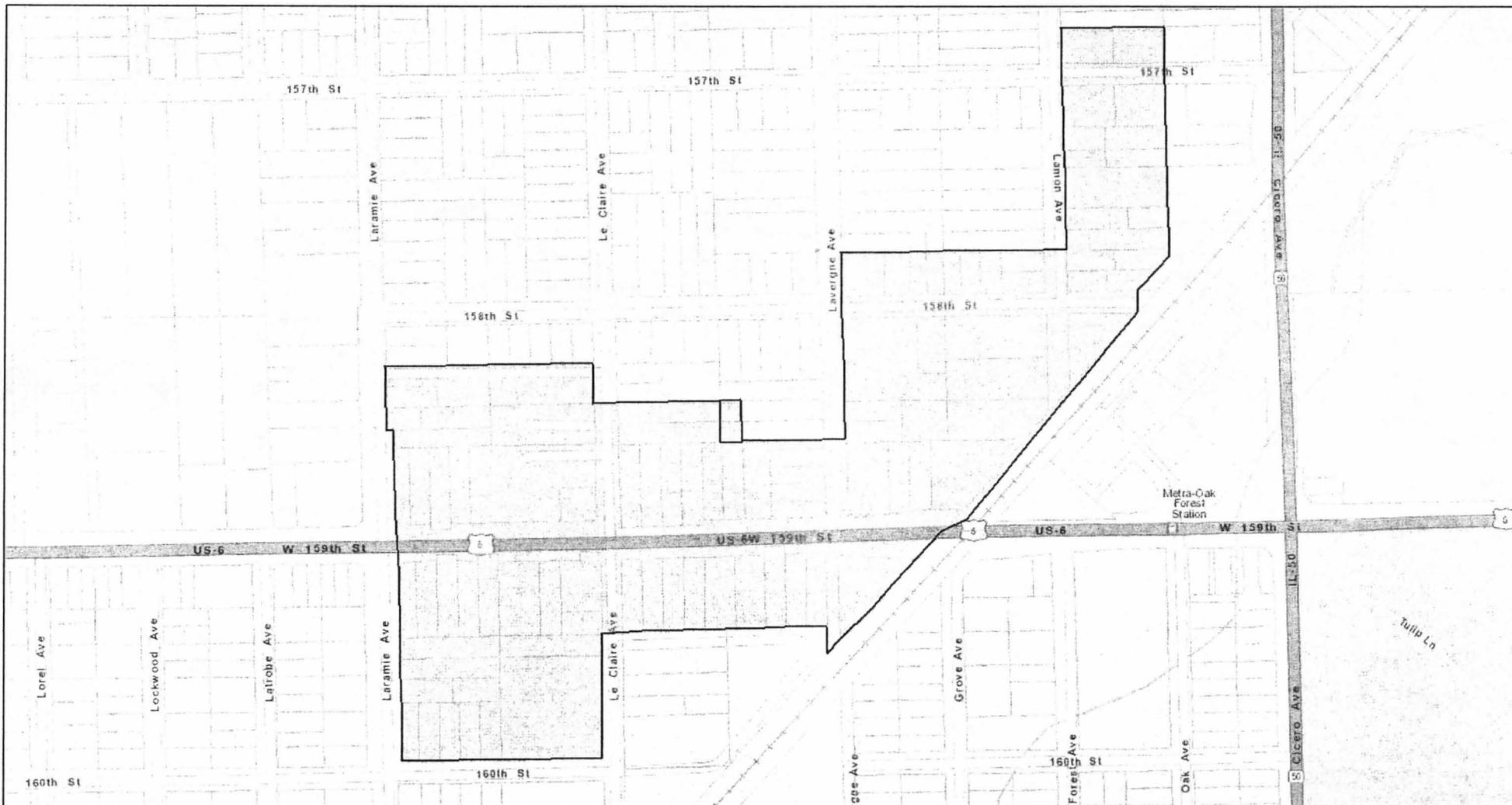
**EXHIBIT A-2**

**City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

**Redevelopment Project Area  
Street Location Map**

(attached)

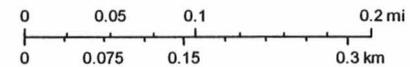
# TIF District #7



February 22, 2016

 TIF District 7 (Proposed)  
 Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# *City Council Agenda Memo*

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**DATE:** June 24, 2016

**TO:** Mayor and City Council

**FROM:** Adam E. Dotson, Community Development Director  
Katie Ashbaugh, Community Planner

**SUBJECT:** Approval of Ordinances 2016-06-0608O, 2016-06-0609O, 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area, West 159<sup>th</sup> Street Corridor.

## **Background**

Staff has been working on the TIF #7 project area as part of the TIF #3 amendment. TIF #7 would include the following area along 159<sup>th</sup> Street east of Laramie and west of Metra tracks, north along the Metra tracks and east of Lamon Avenue where boundary ends just north of 157<sup>th</sup> Street. Kane McKenna and Klein, Thorpe and Jenkins, LTD. have been working with staff to prepare the documentation needed to meet the State statutes for the TIF Plan, including adopting the Public Hearing Ordinance, holding Joint Review Board meetings, and the Public Hearing itself regarding the TIF Act. TIF #7 cannot be created until TIF #3 is approved. If the Governor signs the TIF #3 extension before the June 28<sup>th</sup> meeting, the three TIF #7 ordinances will be tabled to July 12<sup>th</sup> for approval. If the Governor does not sign before June 28<sup>th</sup>, the TIF #3 ordinances will be tabled to July 12<sup>th</sup> and the TIF #7 ordinances will be tabled to the July 26<sup>th</sup> meeting.

## **Action Requested**

Approval of Ordinances 2016-06-0608O, 2016-06-0609O, and 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area West 159<sup>th</sup> Street Corridor.

## **Recommendation**

Community Development recommends approval of Ordinances 2016-06-0608O, 2016-06-0609O, and 2016-06-0610O for the adoption, designation and approval of the tax increment redevelopment plan TIF #7 Redevelopment Plan and Project Area West 159<sup>th</sup> Street.

ORDINANCE NO. 2016-06-06100

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR  
THE CITY OF OAK FOREST WEST 159TH STREET CORRIDOR  
TAX INCREMENT FINANCING DISTRICT (TIF DISTRICT #7)**

**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 City of Oak Forest (hereinafter referred to as the "City") authorized a study in regard to designating a redevelopment project area for the City's West 159th Street Corridor Tax Increment Financing District (hereinafter referred to as "TIF District #7"); and

**WHEREAS**, on December 8, 2015, the City announced the availability of the redevelopment plan and project for TIF District #7 (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for TIF District #7, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District #7 (hereinafter referred to as the "Redevelopment Project Area"); and

**WHEREAS**, the City Council of the City desires to adopt tax increment financing pursuant to the TIF Act; and

**WHEREAS**, the City Council of the City has approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act;

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** That tax increment financing is hereby adopted with respect to TIF District #7, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the City Council of the City on June 28, 2016, 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 City Council on June 28, 2016, with the initial equalized assessed valuation for said TIF District #7 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 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 to the City Treasurer, who shall deposit said funds in a special fund called "The Special West 159th Street Corridor Tax Increment Allocation Fund" of the City for the development of the TIF Plan.

**SECTION 3:** That the City shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all City 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 28th day of June, 2016, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 28th day of June, 2016.

\_\_\_\_\_  
Hank Kuspa, Mayor

**ATTEST:**

\_\_\_\_\_  
Scott Burkhardt, City Clerk

Published by me in pamphlet form this 29th day of June, 2016.

\_\_\_\_\_  
Scott Burkhardt, City Clerk

**EXHIBIT A-1**

**City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

**Redevelopment Project Area Description  
(Legal Description, Permanent Tax Index Numbers  
and Common Boundary Description)**

(attached)

## CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN BLOCK 33 OF ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION RECORDED FEBRUARY 13, 1925 AS DOCUMENT NO. 8775287; THENCE SOUTH ALONG THE WEST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 9 IN ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS RECORDED MARCH 3, 1919 AS DOCUMENT NO. 6474196; THENCE SOUTH ALONG THE WEST LINE OF LOTS 6 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WEST TO THE NORTHEAST CORNER OF LOT 14 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE WEST ALONG THE NORTH LINE OF LOTS 14 AND 26 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG THE WEST LINE OF LOTS 23 THROUGH 25 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE WEST TO THE NORTHEAST CORNER OF LOT 5 IN DAVEY JONES RESUBDIVISION RECORDED DECEMBER 13, 1978 AS DOCUMENT NO. 24762098; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST 60 FEET OF LOT 51 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID WEST 60 FEET; THENCE WEST ALONG THE NORTH LINE OF LOTS 51 AND 62 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 62; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 97 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 97 TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOTS 97 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHWEST CORNER OF SAID LOT 110; THENCE SOUTH ALONG THE WEST LINE OF LOTS 109 AND 110 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE SOUTHWEST CORNER OF THE NORTH 70 FEET OF SAID LOT 109; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 70 FEET TO A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 108 AND 109 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT THAT IS 32 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTHEASTERLY TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET NORTH OF THE SOUTH LINE OF SAID LOT 108; THENCE SOUTH TO A POINT THAT IS 32 FEET EAST OF THE WEST LINE AND 17 FEET SOUTH OF THE NORTH LINE OF LOT 10 IN BLOCK 2 IN OAK FOREST HILLS RECORDED AUGUST 3, 1922 AS DOCUMENT 7597370; THENCE SOUTHWESTERLY TO A POINT THAT IS 17 FEET EAST OF THE WEST LINE AND 32 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE SOUTH ALONG A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 10 THROUGH 13 IN SAID BLOCK 2 TO THE SOUTH LINE OF SAID LOT 13; THENCE EAST ALONG THE SOUTH LINE OF LOTS 13 AND 14 IN SAID BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH

## **CITY OF OAK FOREST LEGAL DESCRIPTION OF TIF # 7**

ALONG THE EAST LINE OF LOTS 14 THROUGH 16 IN SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 1 IN SAID OAK FOREST HILLS; THENCE EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 10 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOT 14 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHEAST ALONG SAID NORTHWESTERLY LINE TO THE NORTHEAST CORNER OF LOT 4 IN AFORESAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 5 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 TO A BEND POINT IN THE EAST LINE OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOTS 5 THROUGH 9 IN SAID ARTHUR T. McINTOSH AND CO'S FOREST RIDGE FARMS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 33 IN AFORESAID ARTHUR T. McINTOSH AND CO'S CICERO AVENUE SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 13 AND 14 IN SAID BLOCK 33 TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

PREPARED DECEMBER 3, 2015

PREPARED BY:  
MANHARD CONSULTING LTD.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148  
PHONE: 630-691-8500

City of Oak Forest  
 TIF No. 7  
 Permanent Tax  
 Index Numbers

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28-16-407-026-0000
28-16-410-010-0000
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City of Oak Forest  
TIF No. 7  
Permanent Tax  
Index Numbers

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City of Oak Forest  
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Index Numbers

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**Common Boundary Description**

The Redevelopment Project Area (the "RPA") of the TIF Redevelopment Plan and Project is generally bounded by the frontage properties adjacent to Cicero Avenue to the east, Laramie Avenue to the west, 156<sup>th</sup> Street to the north, and the southern border is formed along *the Rock Island (Metra) Railroad Line (between Cicero Avenue and Laramie Avenue) as well as 159<sup>th</sup> Street.*

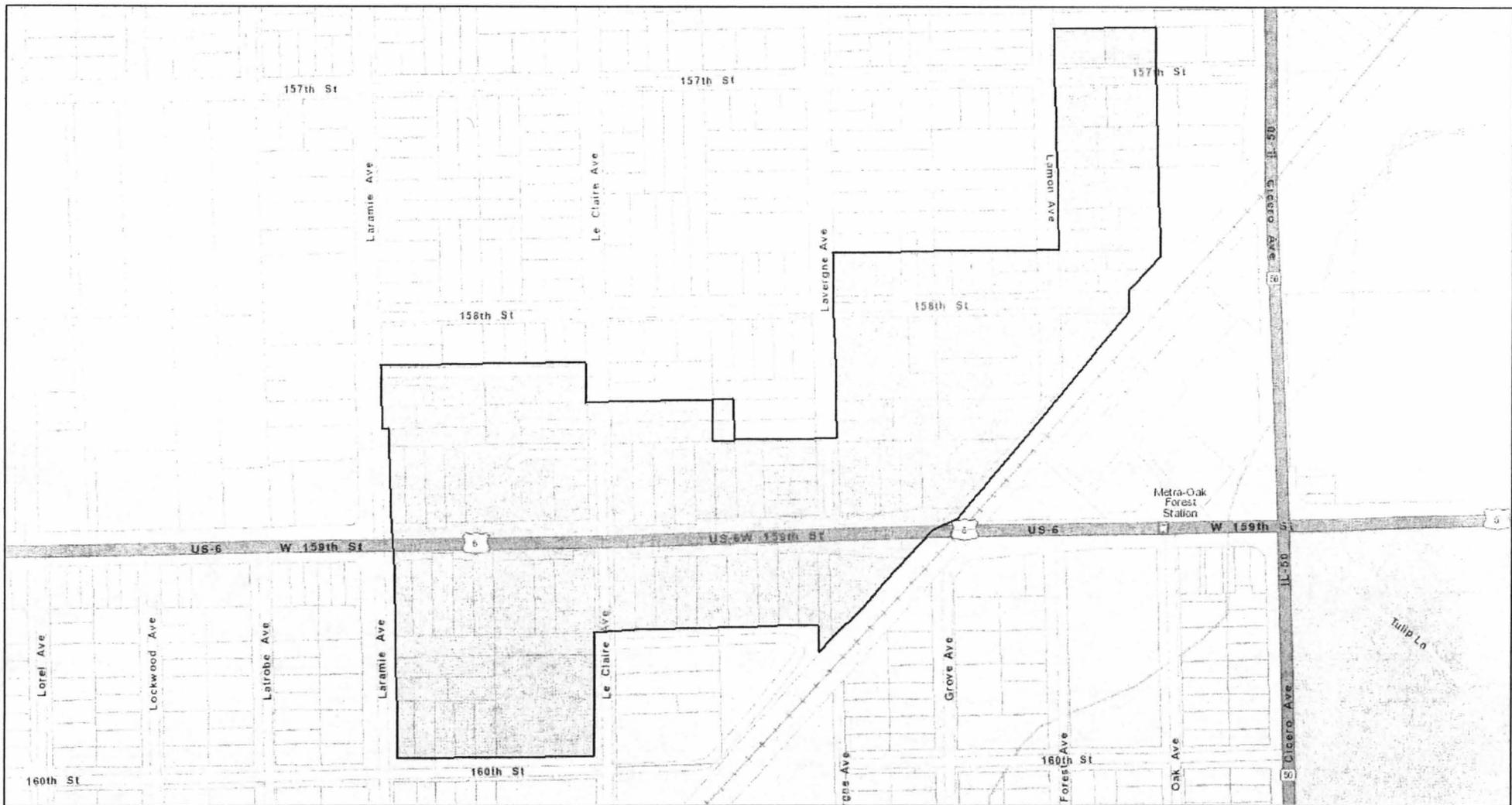
**EXHIBIT A-2**

**City of Oak Forest  
West 159th Street Corridor Tax Increment Financing District  
(TIF District #7)**

**Redevelopment Project Area  
Street Location Map**

(attached)

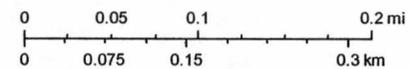
# TIF District #7



February 22, 2016

- TIF District 7 (Proposed)
- Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community