FY 2025
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**Village of Tinley Park**	Reporting Fiscal Year:	**2025**
County:	Cook	Fiscal Year End:	**4/30/2025**
Unit Code:	**016/575/32**		

FY 2025 TIF Administrator Contact Information-Required

First Name:	**Patrick**	Last Name:	**Carr**		
Address:	16250 Oak Park Avenue	Title:	TIF Administrator		
Telephone:	708-444-5000	City:	Tinley Park	Zip:	60477
E-mail	**pcarr@tinleypark.org**				

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)

in the **City/Village** of: **Tinley Park**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

P. C. — 28 JAN 2026

Written signature of TIF Administrator — **Date**

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Main Street North TIF District (#2)	4/1/2003	12/31/2027
Mental Health Center TIF District (#4)	7/21/2015	12/31/2039
Legacy TIF District (#5)	8/2/2016	12/31/2040
New Bremen TIF District (#6)	5/15/2018	12/31/2042
159th & Harlem TIF District (#7)	8/18/2020	12/31/2044

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

Primary Use of Redevelopment Project Area*: Combination/Mixed

***Types include:** Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Res/Comm/Retail

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act X

Industrial Jobs Recovery Law _____

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment (Labeled Attachment A).** For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).**	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification (Labeled Attachment B).**		**X**
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion (Labeled Attachment C).**		**X**
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement (Labled Attachment D).**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) (Labeled Attachment E).**	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] **If yes, please enclose the Additional Information (Labeled Attachment F).**	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).**	X	
Were there any reports ***submitted to*** the municipality ***by*** the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report (Labeled Attachment H).**	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).**	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage ; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (Labeled Attachment J).**	X	
Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).**		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).**		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose the list only, not actual agreements (Labeled Attachment M).**		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. **If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).**	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. **Must include the phone number and email address of the designated party (Labeled Attachment O.)**		X

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ (2,451,985)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	$ 698,628	$ 1,347,592	61%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 31,993	$ 183,267	8%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	$ -	$ 648,964	29%
Private Sources	$ 22,989	$ 22,989	1%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund	$ 753,610		
Cumulative Total Revenues/Cash Receipts		$ 2,202,812	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 209,199		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 209,199		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 544,411		
Previous Year Adjustment (Explain Below)			
FUND BALANCE, END OF REPORTING PERIOD*	$ (1,907,574)		

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	**Amounts**	**Reporting Fiscal Year**
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Engineering Services	$ 12,723	
Audit Services	$ 795	
Legal Services	$ 912	
		$ 14,431
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
Land Acquisition	$ 171,330	
		$ 171,330
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		$ -
6. Costs of the constructuion of public works or improvements.		
		$ -

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
Transfer to Debt Service	$ 10,074	
		$ 10,074
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
Property Taxes	$ 13,365	
		$ 13,365

TOTAL ITEMIZED EXPENDITURES		**$ 209,199**

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

Name	Service	Amount
Christopher Burke Engineering	Engineering Services	$ 13,581.07
Old Republic Title	Purchasing Property Title	$ 175,000.00
Robinson Engineering	Engineering Services	$ 12,702.00

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE	$ (1,907,574)

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
Advance Refunding 2013 - 2021B (New Bremen portion)	$ 64,064	$ 64,492
Total Amount Designated for Obligations	$ 64,064	$ 64,492

2. Description of Project Costs to be Paid	**Amount of Original Issuance**	**Amount Designated**
Estimated Future Development		$ 192,733,722
Total Amount Designated for Project Costs		$ 192,733,722

TOTAL AMOUNT DESIGNATED	$ 192,798,214
SURPLUS/(DEFICIT)	$ (194,705,788)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	17366 &17368 68th Court
Street address:	17366-17368 68th Court Tinley Park, IL 60477
Approximate size or description of property:	45630 SF
Purchase price:	345,000.00
Seller of property:	Michael Bechstein

Property (2):	17381 & 17389 69th Avenue
Street address:	17381-17389 69th Avenue Tinley Park, IL 60477
Approximate size or description of property:	27161 SF
Purchase price:	180,000.00
Seller of property:	Discovery Investments and Acquisitions, LLC

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	

2. The municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan:	17
2b. The **NUMBER** of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	3

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	**11/1/99 to Date**	**Estimated Investment for Subsequent Fiscal Year**	**Total Estimated to Complete Project**
Private Investment Undertaken (See Instructions)	$ 41,707,948	$ 6,390,000	$ 93,857,948
Public Investment Undertaken	$ 53,362,389	$ 9,849,703	$ 73,745,947
Ratio of Private/Public Investment	68/87		1 3/11

Project 1 Name: Sanitary Sewer Relocation

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 49,875		$ 49,875
Ratio of Private/Public Investment	0		0

Project 2 Name: Street Improvements North Street

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 1,214,931		$ 1,214,931
Ratio of Private/Public Investment	0		0

Project 3 Name: Boulevard at Central Station

Private Investment Undertaken (See Instructions)	$ 37,850,000	$ 150,000	$ 38,000,000
Public Investment Undertaken	$ 3,403,485	$ -	$ 7,300,000
Ratio of Private/Public Investment	11 11/91		5 15/73

Project 4 Name: Harmony Square

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 44,720,927	$ 9,849,703	$ 54,570,000
Ratio of Private/Public Investment	0		0

Project 5 Name: SIP Wine Bar

Private Investment Undertaken (See Instructions)	$ 506,543		$ 506,543
Public Investment Undertaken	$ 93,457		$ 93,457
Ratio of Private/Public Investment	5 21/50		5 21/50

Project 6 Name: 17326 Oak Park Avenue Remodel

Private Investment Undertaken (See Instructions)	$ 161,778		$ 161,778
Public Investment Undertaken	$ 70,000		$ 70,000
Ratio of Private/Public Investment	2 14/45		2 14/45

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name: Tinley Park Vet Clinic

Private Investment Undertaken (See Instructions)	$ 33,627		$ 33,627
Public Investment Undertaken	$ 33,627		$ 33,627
Ratio of Private/Public Investment	1		1

Project 8 Name: Oak Park Avenue Train Station Warming Shelter

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 265,594		$ 265,594
Ratio of Private/Public Investment	0		0

Project 9 Name: Banging Gavel Brews

Private Investment Undertaken (See Instructions)	$ 2,400,000		$ 2,400,000
Public Investment Undertaken	$ 600,300		$ 850,000
Ratio of Private/Public Investment	4		2 14/17

Project 10 Name: LED Street Lighting

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 228,631		$ 228,631
Ratio of Private/Public Investment	0		0

Project 11 Name: 174th Street Reconstruction & 66th Ct. Watermain

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 983,419		$ 983,419
Ratio of Private/Public Investment	0		0

Project 12 Name: Utilities Relocation/Improvement (Blvd & Harmony Square)

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 501,149		$ 501,419
Ratio of Private/Public Investment	0		0

Project 13 Name: Avocado Theory Restaurant

Private Investment Undertaken (See Instructions)	$ 436,000		$ 436,000
Public Investment Undertaken	$ 71,500		$ 71,500
Ratio of Private/Public Investment	6 9/92		6 9/92

Project 14 Name: St. George Catholic Church Remodel

Private Investment Undertaken (See Instructions)	$ 100,000		$ 100,000
Public Investment Undertaken	$ -		$ -
Ratio of Private/Public Investment	0		0

Project 15 Name: Popus Popcorn - Boulevard at Central Station

Private Investment Undertaken (See Instructions)	$ 220,000		$ 220,000
Public Investment Undertaken	$ -		$ -
Ratio of Private/Public Investment	0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: Tinley Park Police Department Firing Range Renovation

Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken	$ 263,494		$ 263,494
Ratio of Private/Public Investment	0		0

Project 17 Name: West Point at Harmony Square

Private Investment Undertaken (See Instructions)	$ -	$ 6,240,000	$ 52,000,000
Public Investment Undertaken	$ 862,000		$ 7,250,000
Ratio of Private/Public Investment	0		7 5/29

Project 18 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois. SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
Data is not available			
			$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent
#17: West Point at Harmony Square	NA	NA	11	0

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
#17: West Point at Harmony Square	NA	$0 in incremental property tax - site work in progress

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return
Data is not available	N/A

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

Provide a general description of the redevelopment project area using only major boundaries.

172nd Street on the north, 179th Street on the south, 67th Avenue and 66th Court on the east, and 69th Avenue on the west. Approx 89 acres.

Optional Documents	Enclosed
Legal description of redevelopment project area	Previously provided
Map of District	Previously provided

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

New Bremen TIF District #6

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2018	$ 16,489,851	$21,537,281

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

X	**Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

Overlapping Taxing District	Surplus Distributed from redevelopment
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

Village of Tinley Park ILLINOIS
www.TinleyPark.org

Village President
Michael W. Glotz

Village Clerk
Nancy M. O'Connor

Village Trustees
William P. Brady
William A. Brennan
Dennis P. Mahoney
Michael G. Mueller
Kenneth E. Shaw
Colleen M. Sullivan

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5099

Community Development
(708) 444-5100
Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn Public Safety Building
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

Senior Community Center
(708) 444-5150

Attachment B

Certification of the Chief Executive Officer
Village of Tinley Park, Cook and Will Counties, Illinois

I, the undersigned, the duly qualified and acting presiding officer of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that said Village has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-1 et. seq.], during the fiscal year ended April 30, 2025 with the exception that the annual Joint Review Board for the current fiscal year has not been held.

IN WITNESS WHEREOF, I have placed my official signature this 29 day of Oct, 2025

Michael W. Glotz

Village President and
Chief Executive Officer of the Village of Tinley Park

Attachment C

DEL GALDO LAW GROUP, LLC

Attorneys & Counselors

January 27, 2026

Mayor and Board of Trustees
Village of Tinley Park
16250 Oak Park Ave
Tinley Park, IL 60477

Re: New Bremen TIF District Report

Dear Mayor and Board of Trustees:

Del Galdo Law Group has reviewed information provided to us by the Village Manager, Assistant Village Manager, Staff and Financial Consultants regarding the Village's annual Tax Increment Finance Report for the 2025 fiscal year regarding New Bremen TIF District (the "District"). Beyond reviewing the documents provided, we conducted no further due diligence.

Based solely on such information, it is our opinion that the Village has substantially conformed to the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the 2025 fiscal year. We note, however, that there has not been a Joint Review Board meeting held in connection with this District.

Sincerely,

Del Galdo Law Group

Del Galdo Law Group, LLC

1441 S. Harlem Avenue • Berwyn, IL 60402 • telephone (708) 222-7000 • facsimile (708) 222-7001
www.dlglawgroup.com

Attachment D

New Bremen TIF District
Village of Tinley Park, Cook and Will Counties, Illinois
Statement of Activities
Fiscal year ended April 30, 2025

In accordance with 65 ILCS 5/11-74.4-5(d)(7)(A&B) and 5/11-74.6-22(d)(7)(A&B), the following statement of activities is provided:

Through the fiscal year ended as indicated above, the following projects have been undertaken, in process, or completed:

Project #1 Sanitary Sewer Relocation (completed 2019)

This project consisted of replacing and relocating a sanitary sewer trunk line at the intersections of 67th Court, 174th Street, and South Street within the TIF District. This replaced a section of aging infrastructure and relocated the sewer line to allow for the reconfiguration of the South Street and 67th Court intersection.

Project #2 Street Improvements North Street (completed 2020)

This project consisted of replacing a 12" watermain, extending the storm sewer that feeds into Freedom Pond (see also Tinley Park Legacy TIF activities Attachment D), and a streetscape project that replaces existing blacktop pavement with permeable street pavers within the TIF District. The permeable pavers will aid in managing storm water runoff. The street is designed to be easily closed to vehicular traffic to expand the "festival grounds" of Harmony Square (see also Project #4) as the scale of events warrant.

By the end of fiscal year 2020, existing pavement structures were removed and replaced with permeable interlocking concrete pavers, new curbs and gutters were added, storm sewers were extended, and watermain and sanitary sewer replacements were finished.

Project #3 The Boulevard at Central Station – 6701 South Street (Phase I completed 2024)

A redevelopment project proposed for the majority of the block immediately south of the Oak Park Avenue commuter rail depot on South Street went through several evolutions since its first proposal in about 2003.

In March 2019, The Boulevard at Central Station proposal included a four-story, 165-unit mixed use development with 30,000 square feet of commercial space, 100 new public parking spaces, 181 private parking spaces, and a private swimming pool. The Village approved a new development agreement for the project. This agreement also includes

certain public infrastructure and streetscaping improvements that the developer has been requested to undertake to avoid conflicts in the construction schedule between the public and private projects. Under the agreement, the Village sets a reimbursement cap of $2,200,000 for the public infrastructure improvements, and another cap of $4,826,000 for reimbursement of TIF eligible expenses associated with the overall project.

The Village's Freedom Pond regional detention facility will address the storm water storage needs of this and other sites within the "downtown" area (see also Tinley Park Legacy TIF activities Attachment D).

As of April 30, 2020, the developer had received $638,210 in expenses paid by the Village, which counts toward the maximum financial assistance to be provided. The Village had also paid $129,997 in direct reimbursement payments toward the public improvement allotment, leaving an approximate $2,070,000 to be paid in future years.

For fiscal year 2021, payments made for reimbursable work completed on The Boulevard totaled $1,826,677. An additional $21,823 was spent by the Village for planning services directly related to this project.

For fiscal year 2022, reimbursable work totaled $243,326.

Phase I was completed in 2021. As of FY2025, 100% of apartments are leased.

Phase II would be constructed to the east of the existing building and add ninety-nine apartments, a pool, and a parking garage.

As of May 2024, negotiations were underway with the developer.

Project #4 Harmony Square – North Street

The proposed Harmony Square development will be an open-air community entertainment park, and a key component of the Village's branding initiative that makes music a primary focus in Tinley Park. Once completed, this downtown space is anticipated to be programmed at least 250 days of the year, with events such as music performances, outdoor exercise classes, and ice skating in the winter. Harmony Square will house a performance stage, a splash pad/interactive water feature, and an area of interchangeable turf and ice rink material.

Planning work began in June of 2018, and engineering expenses were incurred through April of 2019.

Due to a deferred budget, no work was done for this project in FY2021 or FY2022.

During FY24, earthwork, utilities, building concrete, and elevator packages were developed to begin the first construction phase. The demolition and site work on Oak Park Avenue, as well as North Street, was completed to give the Village a clean slate for the three main buildings housed on the Harmony Square site, which will be one of the

first components to be constructed.

By the end of FY25, the three main buildings were at various stages of construction. Building A was at substantial completion, with only a few minor outstanding finish items. Building B was about 80% complete. Construction of building C was still ongoing, with drywall and doors installation among other additions still outstanding. Additional site work is also underway, including concrete, pavers, synthetic grass, curbs, and street work, and landscaping.

Project completion is anticipated for FY26.

Project #5 SIP Wine Bar – 17424 Oak Park Avenue (completed 2020)

The owner of the new SIP Wine Bar replaced and updated the building's façade with new siding, trim boards, windows, doors, porch roofing and decking. Soffit and fascia replacements were made, and new handrails and lattice were installed.

The Village designed its Oak Park Playbook Grant Program to assist in improving the economic development of the Village's downtown area. It includes grant offerings in the following areas: Façade, Retail, Code Compliance, and Signage. The Façade Improvement Grant is meant to help owners of existing buildings in upgrading facades by improving their overall appearance. The Retail Grant will be used to recruit specialty retailers complementary to existing businesses with the potential to become a strong destination or enhance the pedestrian experience. The Code Compliance Grant was designed to improve the safety of Tinley Park's older buildings and improve property values and economic viability. And lastly, the Sign Grant is intended to improve the aesthetic quality of the downtown area, introducing attractive signs that compliment Downtown Tinley buildings.

The Village approved reimbursements for SIP Wine Bar totaling $93,457 through the Oak Park Playbook Grant Program.

Project #6 17326 Oak Park Avenue Remodel (completed 2020)

The property located at 17326 Oak Park Avenue took advantage of the above grant programs by applying for both a façade and code compliance grant. By improving the exterior look of the building and installing a new fire sprinkler system and alarm, the owners are adding needed value to the space. The building contains commercial space at street level and apartments above.

In total, the Village reimbursed the owners $70,000 for improvements.

Project #7 Tinley Park Veterinary Clinic (completed 2020) – 17445 Oak Park Avenue

The amount paid to the owners for reimbursable expenses under the Oak Park Avenue Playbook Grant Program was $33,627. A Code Compliance Grant was given for installation of a new fire alarm and sprinkler system at 17445 Oak Park Avenue.

Project #8 Oak Park Avenue Train Station Warming Shelter (completed 2021)

Construction began on this project in fiscal year 2020, completing the concrete foundation. The purpose of the warming shelter is to provide both Oak Park Avenue Metra commuters with housing, as well as the vendor/facility with storage area.

The Oak Park Avenue train station warming shelter was completed in FY2021.

Project #9 Banging Gavel Brews – 6811 Hickory Street (completed 2024)

Pilsen Breweries, Inc., dba Banging Gavel Properties, LLC (BGB) purchased a historical landmark and worked with the State Historical Preservation Offices for approval to renovate the location. The property is to be redeveloped in order to feature a brewery and restaurant with an outdoor patio. Redevelopment will consist of multiple phases.

The Village entered into an incentive agreement with BGB, which has since been amended, which grants assistance for the project. The first payment to BGB of $150,300 was for the purchase of public land.

During FY22, a 2nd amendment to the agreement was approved as an ordinance. This ordinance allows for a temporary outdoor beer garden, as well as an amendment to certain phased construction milestones.

No payments toward this project were made in FY2021 or FY2022.

One payment of $450,000, in September 2023, was made to Banging Gavel Properties for TIF reimbursable expenses.

Project #10 LED Street Lighting (completed 2021)

With the increasing age of the existing light poles, and a need for cost efficiency, multiple street lights were designated for luminaire replacement. Moving from the HID luminaires to the LED luminaires provides many benefits, including reduced energy consumption, live notification of outages, longer warranties, and reduction in maintenance requirements.

LED lighting within the Main Street North TIF has been successfully completed in FY2021.

Project #11 174th Street Reconstruction & 66th Court Watermain (completed 2024)

This project will consist of the completion of the roadway reconstruction of 174th St. to the intersection with 66th Ct. which is about 250'. This area is within the New Bremen TIF and will allow the entire roadway of 174th St. to be uniform from 66th Ct. to 67th Ct.

This project will also consist of a watermain extension over this same distance of 174th St. that will continue north on 66th Ct. to North St., as well as along 173rd Pl. from 66 Ct. to 65th Ave. The watermain improvements on 174th St. and 66th Ct. will consist of approximately 850′ of new 12″ watermain and are within the New Bremen TIF. The watermain improvements along 173rd Pl. will consist of approximately 1,000′ of new 8″ watermain and are within the contiguous Legacy TIF. These watermain improvements will replace undersized and aging watermain as well as complete a missing gap in the system at the east end of 173rd Pl. which will assist in attaining higher water volumes/pressures for the entire area.

The plans have been submitted to the IEPA for watermain permitting.

Approximately 1/3 of the construction cost is associated with the improvements on 173rd Pl. and 2/3 with the improvements on 174th St . and 66th Ct. Approximately 1/5 of the construction cost is associated with the roadway improvements and 4/5 with the watermain improvements.

Engineering costs were the sole expense in FY2022 for this project, totaling close to $85,000.

Construction work began in FY2023, with approximately 67% of the project expected to be completed within the year.

This project was completed in FY2024.

Project #12 Dry Utilities Relocation/Improvement (completed FY25)

With the construction of the Boulevard (project #3), it was decided that current overhead utilities were to be relocated in burial. These utilities include, but were not limited to: Commonwealth Edison, AT&T, Comcast, and WOW Fiber. The extents of the project were delineated to the following locations: Along South Street from Oak Park Avenue to 66th Court, 67th Court, and 174th Street from 67th Court to 66th Court.

During the efforts to coordinate underground burial, it was determined the required ComEd switchgear would be located on an easement, needing a concrete pad. The extent of the work would also require concrete curb and gutters, replacement of sidewalk, perimeter fence and electrical service installation, as well as landscape restoration.

Site utility relocations and improvements were slightly more than halfway finished by April 2024. The project was completed in FY25.

Project #13 Avocado Theory Restaurant – 17302 Oak Park Avenue (completed 2022)

The Village approved plans to redevelop this stand-alone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment. It will include a variety of avocado-based, fresh and healthy foods and will be open for

breakfast, lunch, and dinner.

Construction was completed in FY2022.

Project #14 St. George Catholic Church Remodel – 6707 175th Street (complete 2021)

Permit was issued early 2021 for a remodel of St. George's Catholic Church rectory.

Construction was completed in FY2021.

Project #15 Popus Popcorn – Boulevard at Central Station (complete 2022)

Buildout of tenant space within the Boulevard at Central Station. No additional financial assistance was provided for this project.

The business has since closed.

Project #16 Tinley Park Police Department Firing Range Renovation (stopped FY25)

Due to outdated wall panels, there is a safety issue for individuals inside the classroom area, because there are no steel plates covering the range walls. Also, to improve security at the range when officers are not present, live video stream monitored by the 911 center is considered ideal. Therefore, three cameras were constructed at the entry doors. This project is currently not funded by the TIF, but will be considered for future transfer of funds, so is being reported due to the fact it is residing in the New Bremen TIF. For FY24, roof replacement was deferred.

As of FY25, this project is no longer moving forward. Plans are underway for the building to be demolished at a future date.

Project #17 West Point at Harmony Square

West Point at Harmony Square is a mixed-use development adjacent to Harmony Square in Downtown Tinley. It will include a five-story, mixed-use building with approximately 4,350 square feet of commercial space and 63 residential units as well as 60 townhomes on the former site of Central Middle School.

Site work began and building permits were under review in FY25.

Attachment K

VILLAGE OF TINLEY PARK, ILLINOIS

NEW BREMEN TIF FUND

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2025



VILLAGE OF TINLEY PARK, ILLINOIS
NEW BREMEN TIF FUND
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INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION

SIKICH®

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS
Members of American Institute of Certified Public Accountants

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable President
Members of the Board of Trustees
Village of Tinley Park, Illinois

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information of the Village of Tinley Park, Illinois (the Village) as of and for the year ended April 30, 2025, and the notes to financial statements, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated October 28, 2025, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming opinions on the basic financial statements as a whole. The supplementary information (balance sheet, schedules of revenues, expenditures and changes in fund balance; schedule of fund balance by source) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
October 28, 2025

SUPPLEMENTARY INFORMATION

VILLAGE OF TINLEY PARK, ILLINOIS

NEW BREMEN TIF FUND
BALANCE SHEET

April 30, 2025

ASSETS	
Cash and investments	$ 969,384
Accrued interest receivable	2,939
TOTAL ASSETS	$ 972,323
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Advance from other funds	$ 2,879,897
Total liabilities	2,879,897
FUND BALANCE	
Unassigned (deficit)	(1,907,574)
Total fund balance	(1,907,574)
TOTAL LIABILITIES AND FUND BALANCE	$ 972,323

(See independent auditor's report on supplementary information.)

VILLAGE OF TINLEY PARK, ILLINOIS

NEW BREMEN TIF FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE

For the Year Ended April 30, 2025

REVENUES	
Property taxes	$ 698,628
Rebillables	22,989
Investment income	31,994
Total revenues	753,611
EXPENDITURES	
General government	
Contractual services	15,072
Capital outlay	184,053
Total expenditures	199,125
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	554,486
OTHER FINANCING SOURCES (USES)	
Transfers (out)	(10,074)
Total other financing sources (uses)	(10,074)
NET CHANGE IN FUND BALANCE	544,412
FUND BALANCE (DEFICIT), MAY 1	(2,451,986)
FUND BALANCE (DEFICIT), APRIL 30	$ (1,907,574)

(See independent auditor's report on supplementary information.)

VILLAGE OF TINLEY PARK, ILLINOIS

NEW BREMEN TIF FUND
SCHEDULE OF FUND BALANCE BY SOURCE

For the Year Ended April 30, 2025

BEGINNING BALANCE (DEFICIT), MAY 1, 2024	$ (2,451,986)
DEPOSITS	
Property taxes	698,628
Rebillables	22,989
Investment income	31,994
Total deposits	753,611
Balance plus deposits	(1,698,375)
EXPENDITURES	
General government	
Contractual services	15,072
Capital outlay	184,053
Total expenditures	199,125
OTHER FINANCING SOURCES (USES)	
Transfers (out)	(10,074)
Total other financing sources (uses)	(10,074)
ENDING BALANCE (DEFICIT), APRIL 30, 2025	$ (1,907,574)
ENDING BALANCE BY SOURCE	
None	$ -
Subtotal	-
Less surplus funds	-
FUND BALANCE, APRIL 30, 2025	$ -

(See independent auditor's report on supplementary information.)

INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

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Members of American Institute of Certified Public Accountants

Attachment L

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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable President
Members of the Board of Trustees
Village of Tinley Park, Illinois

We have examined management's assertion, included in its representation letter dated October 28, 2025, that the Village of Tinley Park, Illinois (the Village) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) applicable to the New Bremen TIF Fund during the year ended April 30, 2025. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Tinley Park, Illinois complied with the aforementioned requirements for the year ended April 30, 2025 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Board of Trustees, management of the Village, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
October 28, 2025

Attachment M

Name: **Village of Tinley Park**

TIF District: **New Bremen TIF (#6)**

INTERGOVERNMENTAL AGREEMENTS
FY 2025

A list of all intergovernmental agreements in effect from FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
Community Consolidated SD 146	Payments regarding real estate acquired	None	None
Cook County IGA	Roadway improvements/reconstruction	None	None

ATTACHMENT O

Village of Tinley Park ILLINOIS
www.TinleyPark.org

Village President
Michael W. Glotz

Village Clerk
Nancy M. O'Connor

Village Trustees
William P. Brady
William A. Brennan
Dennis P. Mahoney
Michael G. Mueller
Kenneth E. Shaw
Colleen M. Sullivan

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5099

Community Development
(708)444-5100
Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn Public Safety Building
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

Senior Community Center
(708) 444-5150

December 31, 2025

Illinois Office of Comptroller
555 West Monroe, Suite 1400S-A
Chicago, IL 60662

To Whom it May Concern,

I am writing this letter to make a change to the Village of Tinley Park's TIF Administrator. Please remove Hannah Lipman, and replace her with Pat Carr, who I have designated our TIF Administrator moving forward.

Patrick Carr
Village Manager
pcarr@tinleypark.org
708-444-5000

Should you need anything further, please contact my office at 708-444-5000.

Sincerely,

Michael W. Glotz

Michael W. Glotz
Mayor, Village of Tinley Park