

Tax Increment Finance

Village of Tinley Park, Illinois Main Street South Expanded Redevelopment Project Area

A Conservation Area



Amendment to Eligibility Report

December 2006



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EXECUTIVE SUMMARY

This report is an amendment to Village of Tinley Park IL Main Street South Original Redevelopment Project Area Eligibility Report (the “Eligibility Report Amendment”). It assesses the eligibility of additional parcels in order to add them to the original Redevelopment Project Area.

The Village of Tinley Park IL Main Street South Original Redevelopment Project Area Eligibility Report (the “Eligibility Report”), among other things, documented the eligibility and qualifications of the Original Redevelopment Project Area (the “Original Redevelopment Project Area”) in the Village of Tinley Park, Illinois (the “Village”) for designation as a blighted area, a conservation area or industrial park conservation area or combination of pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”). This amendment to the Eligibility Report documents the eligibility of the parcels being added to the Original Redevelopment Project Area and, therefore the entire Expanded Redevelopment Project Area.

The following parcels, constituting the Expansion Area, will be added to the Original Redevelopment Project Area to create the Expanded Redevelopment Project Area (all of the permanent tax index numbers set forth below have “28-30” at the beginning of the numbers indicated):

302-013	312-020	411-025	416-020	419-006
302-017	312-022	411-026	416-021	419-010
302-018	403-021	412-019	418-005	419-011
302-019	407-010	416-006	418-006	
302-020	411-007	416-007	418-008	
312-001	411-019	416-009	419-002	
312-002	411-020	416-012	419-003	
312-004	411-021	416-017	419-004	
312-005	411-022	416-019	419-005	

Attachment 1 is the legal description of the Original Redevelopment Project Area and the Expansion Area. Attachment 2 is the Original and Expansion Area maps for the Expanded Redevelopment Project Area. Attachment 3 consists of photographs of the Expansion Area portion of the Expanded Redevelopment Project Area. Attachment 4 is the Village of Tinley Park Main Street South Original Redevelopment Project Area Eligibility Report. All attachments are incorporated into this report by this reference thereto.

As set forth in the Act, redevelopment project area “Redevelopment Project Area” means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as “an industrial park conservation area” (an “Industrial Park Conservation Area”), a blighted area (“Blighted Area”), a conservation area (“Conservation Area”), or a combination of both a Blighted Area and a Conservation Area. “Conservation Areas” provisions apply to both the Expansion Area and the Expanded Redevelopment Project Area, as was the case for the Original Redevelopment Project Area.

As defined in the Act “... 'blighted' area means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:” industrial,

commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the redevelopment project area. (“Blighted Area”)

As defined in the Act “...‘conservation’ area means any improved or vacant 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 is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area...” (“Conservation Area”).

As defined in the Act “....‘industrial park conservation area’ means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.” (“Industrial Park Conservation Area”)

The Redevelopment Project Area, according to the Act, is that area designated by the municipality in which findings are made that there exist conditions which cause the area to be classified as a blighted area, a conservation area, a combination of blighted and conservation areas, or an industrial park conservation area. The criteria and individual factors defining each of these categories of eligibility are defined in the Act. The Conservation Area provisions apply to the Original Redevelopment Project Area. The Conservation Area provisions apply to the Expansion Area and the Expanded Redevelopment Project Area. This Eligibility Report Amendment documents the relevant statutory requirements and how the Expansion Area and the Expanded Redevelopment Project Area meet the eligibility criteria.

I. BASIS FOR REDEVELOPMENT

A. Findings

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

1. That there exist in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the **Act** also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each

prospective redevelopment project qualifies either as a **Blighted Area** or as a **Conservation Area** or a **Combination of Blighted and Conservation Area** or an **Industrial Park Conservation Area** within the definitions set forth in the **Act**. These definitions are paraphrased below:

B. Eligibility of a Blighted Area

“Blighted area” means any improved or vacant area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the municipality where:

- 1. If improved**, industrial commercial and residential building or improvements are detrimental to the public safety, health, or welfare because of a combination of **five or more of the following factors**, each of which is **(i)** present, with the presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the **Act** and **(ii)** reasonably distributed throughout the improved part of the **Redevelopment Project Area**:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA Remediation Finding
- Declining EAV

The Expansion Area does not meet the qualification for designation as blighted improved land. Four criteria apply; five are required.

- 2. If vacant (Vacant Land)**, the sound growth of the Redevelopment Project Area is impaired by a combination of **two (2) or more of the following factors**, each of which is (i) present, with that presence documented to a meaningful extent, so that the municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:
 1. Obsolete platting
 2. Diversity of ownership
 3. Tax and special ownership
 4. Deterioration of structures or site improvements/subject to tax sales within last five years.

5. The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection remediation costs.
 6. The Total EAV of the proposed area has declined or not appropriately appreciated for (3) of the last (5) calendar years.
3. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a Village may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the area to which it pertains:
1. The area consists of one or more unused quarries, mines, or strip mine ponds.
 2. The area consists of unused rail yards, rail tracks, or railroad rights-of-way. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 3. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 4. Prior to the effective date of the applicable amendatory **Act** of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the **Redevelopment Project Area**), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
 5. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

The Expansion Area does not qualify under the vacant provisions of the Blighted designation.

C. Eligibility of a Conservation Area

“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

The factors are the same factors listed for developed land in a **Blighted Area**.

The Expansion Area does meet the criteria for designation as a Conservation Area. Sixty-five percent of the parcels are 35 years or older; fifty percent are required. Three factors are met.

D. Eligibility of an Industrial Park Conservation Area

In order to be determined to be an Industrial Park Conservation Area, vacant property must meet the following requirements and definitions:

1. Appropriate Annexation
2. Industrial Zoning
3. Property is Vacant
4. Labor Surplus Municipality
5. Property is to become part of an industrial park
6. Contiguous to blighted area

The Expansion Area does not qualify as an Industrial Park Conservation Area.

E. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the Expansion Area. In order to qualify the Expansion Area and the Expanded Redevelopment Project Area as conservation areas, they must meet criteria set forth in the Act. The specific criteria, as defined by the Act, precede each finding. The conclusions indicate whether the factor is found to be present within the Expansion Area and Expanded Redevelopment Project Area.

F. Investigation Analysis of Blighted / Conservation Factors

In determining whether or not the proposed Expansion Area and the Expanded Redevelopment Project Area meet the eligibility requirements of the Act, various research and field surveys were undertaken including:

- Contacts with Village officials, county officials, and private parties knowledgeable as to area conditions and history, age of buildings and site improvements, real estate matters, and related items, as well as examination of existing information related to the Expansion Area and the Expanded Redevelopment Project Area.
- On site field examination of conditions within the Expansion Area and the Expanded Redevelopment Project Area.
- Application of definitions related to Blighted Area, Conservation Area and Industrial Park Conservation contained in the Act.

G. Summary

1. There are three categories under which an area can be determined to be blighted. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the **Blighted** and **Conservation** designation deals with developed

property. Two sets within the blighted designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;

2. Each factor to be claimed must be distributed throughout the district and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The **Expansion Area** is 13.6 acres; one and one half are required.

It is also important to note that the test of eligibility is based on the conditions of the Redevelopment Project Area as a whole; it is not required that eligibility must be established for each and every property in the Redevelopment Project Area. However, in this case the criteria apply to the parcels being amended to the report.

The Expansion Area and the Expanded Redevelopment Project Area meet the requirements for designation as Conservation based on the following:

Three of thirteen factors must be met; the Expansion Area meets four as follows:

- Obsolescence
- Deleterious land use or layout
- Lack of community planning
- Declining EAV

Conservation designation requires that 50% or more of the structures be 35 years of age or older; 80% of the structures in the Expansion Area are 35 years of age of older.

II. THE EXPANDED REDEVELOPMENT PROJECT AREA

The Expanded Redevelopment Project Area lies both to the east and west of Oak Park Avenue, the major thoroughfare in the downtown area. It is also north and south of the Metra Rock Island tracks. The boundary, where possible, conforms to street lines. Where streets do not exist, lot lines are used as the boundary.

The Expanded Redevelopment Project Area within this boundary is commercial, institutional, and residential in characteristic. There are small retail facilities, a number of businesses, a few residences, Village property, the Park District's Visual Arts Center, and a church. There are also an icehouse and several parking lots (a major Metra facility). A construction yard is also within the boundary. There are several vacancies. The parcels being added to the Original Redevelopment Project Area are small commercial, single family and multi family residential properties. There is also a non-profit building being added.

The legal description of the Expanded Redevelopment Project Area consisting of the Expansion Area and the Original Redevelopment Project Area, is set forth on Attachment 1. The maps of the Original Redevelopment Project Area and the Expanded Redevelopment Project Area, are set forth on Attachment 2.

III. ANALYSIS OF CONDITIONS IN THE EXPANDED REDEVELOPMENT PROJECT AREA

In determining whether or not the Expansion Area meets the eligibility requirements of the Act, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted various researches and undertook field surveys.

The Consultant surveyed the Expansion Area in multiple times in 2006 with final review occurring November. In that survey, the following tools were used to determine conditions of blight:

A survey and analysis of existing conditions within the Expansion Area were completed by the Consultant to document the extent to which each blighted factor is present within the Expansion Area. The surveys and analyses included:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of vacant sites;
5. Review of previously prepared plats, plans and studies;
6. Analysis of water, sewer, gas utilities, etc.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of each adjacent building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and down spouts.

2. Final Building Rating

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area. No marking will appear on the survey.

b. Deteriorated

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or require contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these factors were reviewed, the Village’s Consultant did not conduct a documented building condition analysis, as the visual survey did not detect such levels of defects. Had these conditions been identified, such analysis would have been done.

B. Presence of Blight Factors

Summarized below are the conclusions of the surveys and analyses completed for each blight factor based on existing conditions within the Expansion Area. In order to qualify the Expansion Area for a TIF, the Expansion Area must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the Expansion Area, and the relative extent to which the factor is present. The Rating Survey showing the conditions in each block is found in Table 2, Rating Survey.

These factors will be documented in the study.

- The blight factors, which are present, are reasonably distributed throughout the Expansion Area.
- The entire Expansion Area is impacted by and shows the presence of blight factors.

1. Eligibility of a Blighted Area

“Blighted Area” in this case applies to the Expansion Area, “if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a Village 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 Expansion Area:

- (a) **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

An ascertainment of the structural state was not done as part of this study. As such, these findings will not be used for qualification. Adequate criteria for designation exist without using this criterion.

- (b) **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Structures throughout the Expansion Area meet this criterion. There are a number of retail facilities in the Expansion Area that are no longer desirable because of size and shape of lots and building. In addition, many of these structures are ill suited for their original use. Table 2, identifies blocks where structures with these conditions were found. Obsolescence was found in seven blocks in the Expansion Area.

- (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 not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Deterioration is present in the Expansion Area. However, this factor was not found to the extent to be used to qualify the Expansion Area. Deterioration is evidenced by the conditions of roofs, doors, windows, stoops, and porches. Foundation problems were also identified. Problems were also noted with gutters, downspouts (or the lack thereof) and fascia. Cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions exist throughout the Expansion Area. The condition was found to be present to an extent in two blocks.

- (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.

There is not adequate documentation present for this criterion in the Expansion Area.

- (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.

Illegal structures are not apparent in the Expansion Area.

- (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.

Unoccupied buildings within the Expansion Area were found. This factor is present to a limited extent and will not be used to qualify this Expansion Area.

- (g) **Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

The above characteristics were not noted.

- (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 Expansion Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Expansion Area.

With the exception of the lack of detention and retention areas within the developed and vacant areas, no problems were noted with utilities on a surface view. This criterion will not be used to qualify the Expansion 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 building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Excessive land coverage exists in the Amendment to the Expansion Area on lots occupied by small retail businesses. Buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. This factor is present in five blocks.

- (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.

There is deleterious land use and layout. This is exhibited in that mix of uses in the Expansion Area. Single-family units are also mixed with commercial units on the same blocks. In one case this usage is a construction firm with major truck traffic and storage on the site.

Deleterious layout exists in eight blocks.

- (k) **Lack of community planning.** The proposed Expansion 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 City 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.

Many parcels are of inadequate shape and size. Industrial, residential, and commercial property exists together without any screening or landscaping to separate them. The parcels in the proposed Expansion Area were developed prior to or without the benefit or guidance of an adopted comprehensive plan. This factor is present to a major extent in all blocks.

- (l) **Environmental clean-up.** The proposed Expansion 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 Expansion Area.

There were no parcels within the Expansion Area containing leaking underground storage tanks and therefore no environmental remediation is required. Should problems be identified, funds will be available in the budget for remediation.

- (m) **The total equalized assessed value of the proposed Expansion Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Amendment to the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the City for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

EAV must increase at a rate that is less than the balance of the Village for 3 of the last 5 calendar years to meet this criterion. EAV is documented in Table 1, which is incorporated by reference in this report.

	2005	2004	2003	2002	2001	2000	1999
TOTAL EAV	\$ 2,539,645	\$ 2,033,922	\$ 1,974,983	\$ 1,984,015	\$ 1,664,897	\$ 1,602,692	\$ 1,778,986
% Change	24.86%	2.98%	-0.46%	19.17%	3.88%	-9.91%	
VILLAGE WIDE EAV	\$ 1,412,425,410	\$ 1,220,081,001	\$ 1,312,302,185	\$ 1,076,028,969	\$ 863,202,125	\$ 783,978,063	742144628
Balance	\$ 1,409,885,765	\$ 1,218,047,079	\$ 1,310,327,202	\$ 1,074,044,954	\$ 861,537,228	\$ 782,375,371	\$ 740,365,642
% Change	15.75%	-7.04%	22.00%	24.67%	10.12%	5.67%	

The additional parcels meet the criterion in that the increase in the rate of the EAV for the Village as a whole is greater than that of the Expansion Area for five of the last five years.

If vacant, the sound growth of the **Redevelopment Project Area** is impaired by a combination of **two (2) or more of the following factors**, each of which is **(i)** present, with that presence documented to a meaningful extent, so that the Village may reasonably find that the factor is clearly present with the intent of the **Act**, and **(ii)** reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

- (a) **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (b) **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (c) **Tax and special assessment delinquencies** exist, or the property has been the subject of sales tax under the Property Tax Code within the last five (5) years.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (d) **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (e) **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or

Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (f) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the **Redevelopment Project Area** is designated, or is increasing at an annual rate: that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or year in which the **Redevelopment Project Area** is designated.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

3. **If vacant**, the sound growth of the **Redevelopment Project Area** is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the **Act**, and (ii) is reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

- (a) **The area consists of one or more unused quarries, mines, or strip mine ponds.**

This criterion is not present in the parcels within the Expansion Area.

- (b) **The area consists of unused rail yards, rail tracks, or railroad rights-of-way.**

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (c) **The area, prior to its designation**, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (d) **The area consists of an unused or illegal disposal site** containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (e) **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.**

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

- (f) **The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.**

This criterion is not present; the parcels within the Expansion Area are improved, not vacant land.

IV. ELIGIBILITY CONCLUSIONS

The Expansion Area meets the requirements for designation as a Conservation Area based on the following:

Three of thirteen factors must be met; the Expansion Area meets four as follows:

- Obsolescence
- Deleterious land use or layout
- Lack of community planning
- Declining EAV

Conservation Area designation requires that 50% or more of the structures be 35 years of age or older; 65% are 35 years of age or older within the Expansion Area.

Based on these factors, the Consultant has recommended that the Village could conclude that the Expansion Area qualifies as a Conservation Area as defined in State statute and the Expanded Redevelopment Project Area continues to be in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

The Expansion Area has not been subject to sound growth and development through investment by private enterprise and the Expansion Area, and, as such, the Expanded Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance.

TABLE 1
VILLAGE OF TINLEY PARK--EXPANSION AREA
TIF BASE / FIVE-YEAR EAV

Parcel Number	2005	2004	2003	2002	2001	2000	1999
28-30-302-013-0000	33630	26892	26892	26892	40747	40747	40747
28-30-302-017-0000	26448	24741	25720	25720	20387	20387	48424
28-30-302-018-0000	67260	65146	65146	65146	49747	49747	49747
28-30-302-019-0000	20591	14557	14557	14557	12604	12604	12604
28-30-302-020-0000	39222	24380	24380	24381	24377	24377	50275
28-30-312-001-0000	18893	12293	12293	12293	13199	13199	13199
28-30-312-002-0000	3675	3496	3496	3496	3496	3496	3496
28-30-312-004-0000	20273	14107	14107	14107	11515	11515	11515
28-30-312-005-0000	17061	11301	11301	11301	10272	10272	10272
28-30-312-020-0000	24408	17560	17560	17560	16370	16370	16370
28-30-312-022-0000	0	exempt	exempt	exempt	exempt	exempt	exempt
28-30-403-021-0000	0	exempt	exempt	exempt	exempt	exempt	exempt
28-30-407-010-0000	60062	62843	62843	62843	52896	52896	45996
28-30-411-007-0000	18730	14337	14337	14337	12579	12579	12579
28-30-411-019-0000	20035	15265	15265	15265	13114	13114	13114
28-30-411-020-0000	20565	14870	14870	14870	12778	12778	12778
28-30-411-021-0000	17753	13939	13939	13939	10091	10091	10091
28-30-411-022-0000	20427	13272	13272	13272	11665	11665	11665
28-30-411-025-0000	29482	21167	21167	21167	27950	27950	37267
28-30-411-026-0000	16803	12317	12317	12317	9384	9384	9384
28-30-412-019-0000	28337	21220	21220	21220	18604	18604	18604
28-30-416-006-0000	118230	79732	91999	93106	85320	85320	85320
28-30-416-007-0000	0	exempt	exempt	exempt	exempt	exempt	exempt
28-30-416-009-0000	0	exempt	exempt	exempt	exempt	exempt	exempt
28-30-416-012-0000	22994	17627	17627	17627	15262	15262	15262
28-30-416-017-0000	0	exempt	exempt	exempt	exempt	exempt	exempt
28-30-416-019-0000	18166	12489	12489	12489	12370	12370	12370
28-30-416-020-0000	16287	13500	13500	13500	11138	11138	11138
28-30-416-021-0000	26227	18648	18648	18648	16294	16294	16294
28-30-418-005-0000	45692	46833	46833	46833	40004	40004	53340
28-30-418-006-0000	18186	12286	12286	12286	11267	11267	11267
28-30-418-008-0000	24101	15129	15129	15129	10300	10300	10300
28-30-419-002-0000	14144	13292	13292	13292	7775	7775	7775
28-30-419-003-0000	35954	31891	31891	31891	33181	33181	33181
28-30-419-004-0000	43121	38443	38443	38034	36253	36253	36253
28-30-419-005-0000	33374	28929	28929	28929	25661	25661	25661
28-30-419-006-0000	33374	28929	28929	28929	25661	25661	25661

28-30-419-010-0000	15349	14283	14283	14283	7031	7031	7031
28-30-419-011-0000	17148	13944	13944	13944	11505	11505	11505
TOTAL AV	986,002	789,658	802,904	803,603	720,797	720,797	790,485
TOTAL EAV	2,539,645	2,033,922	1,974,983	1,984,015	1,664,897	1,602,692	1,778,986
% Change	24.86%	2.98%	-0.46%	19.17%	3.88%	-9.91%	
Village EAV	1,412,425,410	1,220,081,001	1,312,302,185	1,076,028,969	863,202,125	783,978,063	742144628
Balance	1,409,885,765	1,218,047,079	1,310,327,202	1,074,044,954	861,537,228	782,375,371	740,365,642
% Change	15.75%	-7.04%	22.00%	24.67%	10.12%	5.67%	

TABLE 2
VILLAGE OF TINLEY PARK
EXPANSION AREA
RATING SURVEY

Improved			Land	Below		Land	Land
Block	Obsolescence	Deterioration	Coverage	Minimum	Vacant	Use	Plan
				Code			
302	X		X			X	X
312					X	X	X
403						X	X
407						X	X
411	X	X				X	X
412							X
416	X					X	X
418	X		X			X	X
419	X	X	X			X	X
204	X		X				X
208	X		X				X

ATTACHMENT 1
VILLAGE OF TINLEY PARK
MAIN STREET SOUTH EXPANDED REDEVELOPMENT PROJECT AREA
ORIGINAL REDEVELOPMENT PROJECT AREA AND EXPANSION AREA
LEGAL DESCRIPTION

EXHIBIT A-1

ORIGINAL

MAIN STREET SOUTH T.I.F. DISTRICT

(AS AMENDED BY ORDINANCE NO. 2006-O-011, ADOPTED MARCH 7, 2006)

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

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

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

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley

lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 though 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66th Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

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

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

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast ¼ of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the

Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1, all in Block 1 in Elmore's Harlem Avenue Estates, a subdivision in the West ½ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.s: 28-31-102-008, 009, -010, -011, -012, -013, -014, -016,-017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -049 and -050; 28-31-103-034, -035, -039 and -042 (formerly 28-31-103-012), 28-31-103-020, -021 and -024; and 28-31-103-026-1001 through -1039, inclusive.

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

Also, Block 15 (except the East 195 feet thereof; except the West 99 feet of the East 294 feet of the North 144 feet thereof; and except Lot 2 in First Midwest Bank Resubdivision of part of Block 15) in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 147, 148, 149 (except the North 10 feet thereof), 152, 153, 155, 156, 157 (except the North 49 feet thereof), 158, 159 and 160 in O. Rueter & Co.'s Tinley Park Gardens, a subdivision of the South 60 acres of the West ½ of the Northeast ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

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

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

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

the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; 66th Court, from the North right-of-way line of Hickory Street to the South right-of-way line of the C.R. I. & P. Railroad; 67th Avenue, from the South right-of-way line of Hickory Street to the North right-of-way line of North Street; North Street, from the East right-of-way line of Oak Park Avenue to the South line of Lots 5 and 6 in Block 5 in Village of Bremen, aforesaid; South Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; South Street (Hickory Street), from the West right-of-way line of Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67th Court to a point 400 feet East of the East right-of-way line of 67th Court; 67th Court, from the South right-of-way line of South Street to the North right-of-way line of 174th Place; 175th Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176th Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177th Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178th Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69th Avenue, from a point 97.28 feet South of the South right-of-way line of 177th Street to a point 497.28 feet South of the South right-of-way line of 177th Street; all in Cook County, Illinois.

EXHIBIT A-2

AREA TO BE ADDED TO THE ORIGINAL MAIN STREET SOUTH T.I.F. DISTRICT (EXPANSION AREA)

Lots 1, 5, 6, 7 and 8 in Block 5 of McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 18, along with the 16-foot wide North/South alley located West of and adjacent to Lot 18, in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 10 (except the North 115 feet thereof as measured along the West line thereof) in Block 4 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 4, 5, 6, 7 and the North 1/2 of Lot 8 in John M. Rauhoff's Subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, beginning at a point 380 feet South of the Northeast corner of Lot 10 of Block 3 of Christian Andres Subdivision, running thence South on the East line of said Lot 10, 460 feet, thence West 190 feet, thence South 16 feet, thence West 1025 feet, thence North 880.84 feet to the North line of the South 1/2 of Lot 2 of said Southwest 1/4, thence East on the North line of the South 1/2 of Lots 2 and 1 of said Southwest 1/4, 1215 feet to the East line of Lot 10 of Block 3, thence South 391.20 feet to point of beginning; Lot 8 (now part of 173rd Place), Lot 9, Lot 10 (except the West 54 feet thereof) and Lot 11 (except the West 54 feet and South 5 feet thereof) in Andres Subdivision of Lot 9 in Block 3 of Christian Andres Subdivision of part of the South 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; that part of the Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian (including any vacated streets located therein), located East of 66th Court, South of South Street, North of the North line of Kara's Tara Subdivision of parts of Lots 7 and 8 in Village of Bremen, aforesaid, and West of the West line of Double "R" Subdivision of parts of Lots 6, 7 and 8 in Village of Bremen, aforesaid; Lots 8 and 9 in Block 9 in Village of Bremen, aforesaid; Lots 1 and 2 in Stive's Subdivision of the East 120 feet lying West of the East line of Block 9 in Village of Bremen, aforesaid, extended South and North of the North line of Market Street and South of the Southeasterly line of Block 9 in Village of Bremen, aforesaid, in the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; that portion of the West 1/2 of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian located Southeasterly of the Southeasterly line of Block 9 in Village of Bremen, aforesaid, West of the West line of Stive's Subdivision, aforesaid, and North of the North line of 174th Street (Market Street); Lots A and B in Vandenberg's Subdivision, being a resubdivision of Lot 45 in Vogt's Addition to Tinley Park in the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, and part of Lot 1 in Block 11 in Village of Bremen, aforesaid, together with that vacated street lying Easterly and adjacent to the North 1/2 of the aforesaid Lot 1; the South 1/2 and the West 25 feet of the

North 1/2 of Lot 1, along with the vacated street lying Easterly of the South 1/2 of said Lot 1, the North 1/2 and the West 2.80 feet of the South 1/2 of Lot 2, and Lots 3 and 4, all in Block 11 of the Village of Bremen, aforesaid; Block 14 (except the South 74.5 feet of the West 125 feet and except the North 124.5 feet thereof) in Village of Bremen, aforesaid; Lots 4, 5, 7, 8, 9, 10 and 11, along with the vacated and unvacated 15-foot wide North/South alley located East of and adjacent to Lots 6 through 9, inclusive, along with the vacated and unvacated 13-foot wide alley located South of and adjacent to Lots 4 and 5, all in William Lawrenz Subdivision of Block 13 in Village of Bremen, aforesaid;

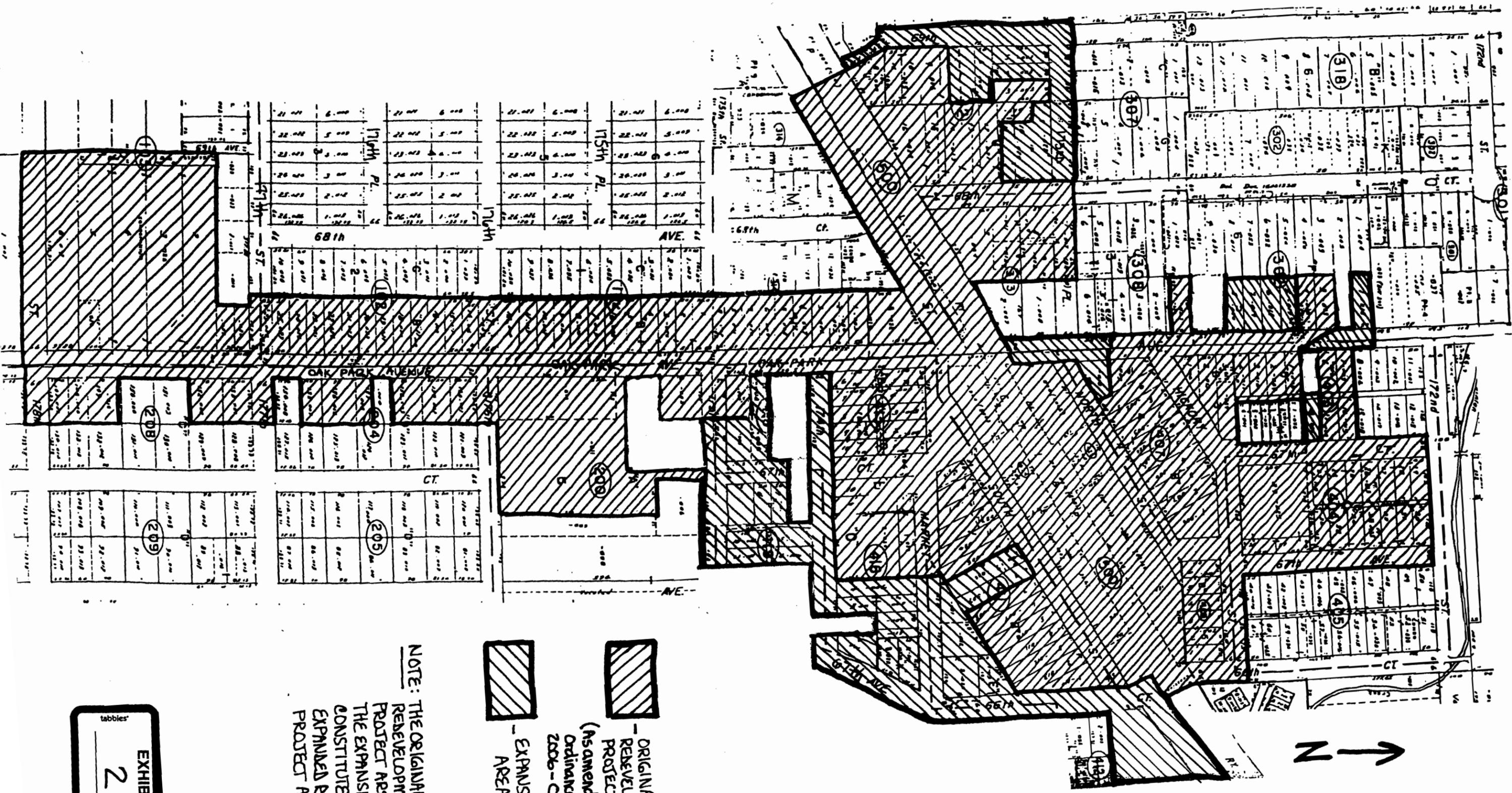
P.I.N.s 28-30-302-013, -017, -018, -019 and -020; 28-30-403-021; 28-30-407-010; 28-30-312-001, -002, -004, -005, -020 and -022; 28-30-411-007, -019, -020, -021, -022, -025 and -026; 28-30-412-019; 28-30-416-006, -007, -009, -012, -017, -019, -020 and -021; 28-30-418-005, -006 and -008; 28-30-419-002, -003, -004, -005, -006, -010 and -011;

Common Address: 17226, 17244, 17250, 17256, 17260, 17329 and 17451 South Oak Park Avenue; 17346 South 68th Court; 6875 and 6879 West 173rd Place; 17357 and 17365 South 69th Avenue; 17301 and 17348 South 66th Court; 6700, 6715, 6716, 6721, 6724, 6725, 6726 and 6729 West 174th Street; 17410 South 67th Avenue; 6700, 6712, 6718, 6727 and 6729 West 174th Place; 17228, 17450 and 17454 South 67th Court; 6704, 6708 and 6730 West 175th Street; and 6683 and 6703 West South Street;

Also, Oak Park Avenue, from the Easterly extension of the North line of Lot 1 in Block 5 in McClary's Subdivision, aforesaid, to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North, Range 13 East, of the Third Principal Meridian, to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue from a point 115 South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to the Northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision, aforesaid; 173rd Place, from the West right-of-way line of 69th Avenue to the West right-of-way line of 68th Avenue; 69th Avenue, from the South right-of-way line of 173rd Place to the Northwesterly right-of-way line of the C.R.I.&P. Railroad; 66th Court, from the North right-of-way line of 174th Street to the Southeasterly right-of-way line of the C.R.I.&P. Railroad; South Street, from the East right-of-way line of 66th Court to the Northerly extension of the West line of Double "R" Subdivision, aforesaid; 174th Street, from the Northerly extension of the West Line of Lot 4 in Block 11 of Village of Bremen, aforesaid, to the Southerly extension of the East right-of-way line of 66th Court; 67th Avenue, from the South right-of-way line of 174th Place to the South right-of-way line of 174th Street; 174th Place, from the East right-of-way line of Oak Park Avenue to the Westerly right-of-way line of 67th Avenue (except for that portion located immediately South of and adjacent to Lot 2 (except the West 2.80 feet thereof) in Block 11 in Village of Bremen, aforesaid); 175th

Street, from a point 125 feet East of the East right-of-way line of Oak Park Avenue to the Southerly extension of the West line of Lot 12 in William Lawrenz Subdivision of Block 13 in Village of Bremen, aforesaid; and 67th Court, from the Westerly extension of the South line of Lot 6 in William Lawrenz Subdivision of Block 13 in Village of Bremen, aforesaid, to the North right-of-way line of 175th Street.

ATTACHMENT 2
VILLAGE OF TINLEY PARK
MAIN STREET SOUTH EXPANDED REDEVELOPMENT PROJECT AREA
ORIGINAL REDEVELOPMENT PROJECT AREA AND EXPANSION AREA
PARCEL MAPS



 ORIGINAL REDEVELOPMENT PROJECT AREA (As amended by Ordinance No. 2006-O-011)
 EXPANSION AREA

NOTE: THE ORIGINAL REDEVELOPMENT PROJECT AREA AND THE EXPANSION AREA CONSTITUTE THE EXPANDED REDEVELOPMENT PROJECT AREA

**ATTACHMENT 3
VILLAGE OF TINLEY PARK
MAIN STREET SOUTH EXPANDED REDEVELOPMENT PROJECT AREA
EXPANSION AREA PHOTOGRAPHS**



Land Use



Land Use



Obsolescence, Land Cover



Obsolescence, Land Cover, Land Use



Obsolescence, Land Cover



Land Cover, Obsolescence

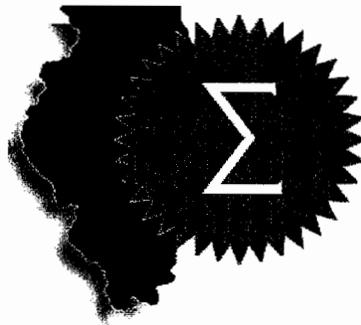
ATTACHMENT 4
VILLAGE OF TINLEY PARK
MAIN STREET SOUTH ORIGINAL REDEVELOPMENT PROJECT AREA
ORIGINAL ELIGIBILITY STUDY

(Attached)

Tax Increment Finance

Village of Tinley Park Cook County, Illinois

Main Street South Redevelopment Project Area Eligibility Report



December 2002



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& ASSOCIATES INC

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EXECUTIVE SUMMARY

This Tinley Park Main Street South Redevelopment Project Area Eligibility Report (the “**Eligibility Report**”), among other things, documents the eligibility and qualifications of the Tinley Park Main Street South Redevelopment Project Area (“**Redevelopment Project Area**”) in the Village of Tinley Park, Illinois (the “**Village**”) for designation as a conservation area pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “**Act**”). This **Eligibility Report** documents the conditions that exist which may be sufficient to designate the **Redevelopment Project Area** as a conservation area and to qualify for application of tax increment finance (“**TIF**”) treatment under the Act.

The boundaries of the **Redevelopment Project Area** are as follows:

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

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

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

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 through 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66th Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

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

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

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

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

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

Also, Block 15 (except the East 195 feet and except the West 99 feet of the East 294 feet of the North 144 feet thereof) in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 147, 148, 149 (except the North 10 feet thereof), 152, 153, 155, 156, 157 (except the North 49 feet thereof), 158, 159 and 160 in O. Rueter & Co.'s Tinley Park Gardens, a subdivision of the South 60 acres of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

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

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

Also, Oak Park Avenue, from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North; Range 13 East of the Third Principal Meridian; to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East $\frac{1}{2}$ of the North $\frac{1}{2}$ of Lot 1 of the Southwest $\frac{1}{4}$ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue, from the northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision of part of the South $\frac{1}{2}$ of Lot 1 of the Southwest $\frac{1}{4}$ of Section 30, aforesaid, to the South right-of-way line of 178th Street; 68th Court, from the North right-of-way line of the C.R.I. & P. Railroad to the North right-of-way line of 173rd Place; 67th Court and 67th Avenue, from the North right-of-way line of Hickory Street to the South right-of-way line of 172nd Street; Hickory Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; 66th Court, from the North right-of-way line of Hickory

Street to the South right-of-way line of the C.R. I. & P. Railroad; 67th Avenue, from the South right-of-way line of Hickory Street to the North right-of-way line of North Street; North Street, from the East right-of-way line of Oak Park Avenue to the South line of Lots 5 and 6 in Block 5 in Village of Bremen, aforesaid; South Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; South Street (Hickory Street), from the West right-of-way line of Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67th Court to a point 400 feet East of the East right-of-way line of 67th Court; 67th Court, from the South right-of-way line of South Street to the North right-of-way line of 174th Place; 175th Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176th Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177th Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178th Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69th Avenue, from a point 97.28 feet South of the South right-of-way line of 177th Street to a point 497.28 feet South of the South right-of-way line of 177th Street; all in Cook County, Illinois.

As set forth in the Act, "**Redevelopment Project Area**" means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The "**Conservation Area**" provisions apply to this **Redevelopment Project Area**.

The **Redevelopment Project Area** within this boundary is commercial, institutional, and residential characteristic. There are small retail facilities, a number of businesses, a few residences, Village property, the Park District's Visual Arts Center, School District 146 property, and a church. There are also an ice house and several parking lots (a major Metra facility). There are several vacancies. Among these is the Central Middle School that occupies considerable property within the **Redevelopment Project Area**. There is deterioration among the buildings especially at the school.

The **Redevelopment Project Area**, consists of 61.2 acres, which exceeds the minimum acreage requirements of the Act.

As defined in the Act "...'conservation' area means any improved or vacant 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 is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area..." ("**Conservation Area**")

The **Redevelopment Project Area**, according to the Act, is that area designated by the Village in which findings are made that there exist conditions which cause the area to be classified as a

blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and individual factors defining each of these categories of eligibility are defined in the **Act**. The **Conservation Area** provisions apply to the **Redevelopment Project Area**.

This **Eligibility Report** documents the relevant statutory requirements and how the area meets the eligibility criteria. The **Redevelopment Project Area** meets the eligibility criteria for being designated as a **Conservation Area**.

I. BASIS FOR REDEVELOPMENT

A. Findings

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

1. That there exist in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the **Act** also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project qualifies either as a **Blighted Area** or as a **Conservation Area or a Combination of Blighted and Conservation Area** within the definitions set forth in the **Act**. These definitions are paraphrased below:

B. Eligibility of a Blighted Area

“Blighted area” means any improved or vacant area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the municipality where:

1. **If improved**, industrial commercial and residential building or improvements are detrimental to the public safety, health, or welfare because of a combination of **five or more of the following factors**, each of which is **(i)** present, with the presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the **Act** and **(ii)** reasonably distributed throughout the improved part of the **Redevelopment Project Area**:
 - Dilapidation
 - Obsolescence
 - Deterioration
 - Presence of structures below minimum code standards
 - Illegal use of individual structures
 - Excessive vacancies
 - Lack of ventilation, light, or sanitary facilities
 - Inadequate utilities
 - Excessive land coverage
 - Deleterious land use or layout
 - Lack of community planning

- EPA Remediation Finding
- Declining EAV

2. **If vacant (Vacant Land)**, the sound growth of the **Redevelopment Project Area** is impaired by a combination of **two (2) or more of the following factors**, each of which is (i) present, with that presence documented to a meaningful extent, so that the Village may reasonably find that the factor is clearly present with the intent of the **Act**, and (ii) reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

1. Obsolete platting
2. Diversity of ownership
3. Tax and special ownership
4. Deterioration of structures or site improvements/subject to tax sales within last five Years.
5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection remediation costs
6. The Total EAV of the proposed **Redevelopment Project Area** has declined for (3) of the last (5) calendar years.

3. **If vacant (Vacant Land)**, the sound growth of the **Redevelopment Project Area** is impaired by **one of the following factors** that (i) is present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the **Act**, and (ii) is reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
3. The area, prior, to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
5. Prior to the effective date of the applicable amendatory **Act** of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the **Redevelopment Project Area**), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Eligibility of a Conservation Area

“**Conservation area**” means any improved area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the city in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of **three 3 or more of the following factors** is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Lack of community planning
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs
13. The total equalized assessed value of the proposed **Redevelopment Project Area** has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five calendar years for which information is available.

D. Investigation Analysis of Blighted/Conservation Factors

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, various research and field surveys were undertaken including:

- Contacts with Village officials, county officials, and private parties knowledgeable as to area conditions and history, age of buildings and site improvements, real estate matters, and related items, as well as examination of existing information related to the **Redevelopment Project Area**.
- On site field examination of conditions within the **Redevelopment Project Area**.
- Application of definitions related to **Blighted Area, Conservation Area and Vacant Land** contained in the **Act**.

E. Conclusions

1. There are three categories under which an area can be determined to be blighted. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the **Blighted** and **Conservation** designation deals with developed property. Two sets within the blighted designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the district and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the **Act**; and
3. In the case of a Conservation finding, 50% or more of the structures must be thirty-five years or older.

It is also important to note that the test of eligibility is based on the conditions of the **Redevelopment Project Area** as a whole; it is not required that eligibility must be established for each and every property in the **Redevelopment Project Area**.

The **Redevelopment Project Area** exhibits the following;

1. Deterioration
2. Vacancies
3. Excessive land coverage and overcrowding of structures and community facilities
4. Deleterious land use or layout
5. Lack of community planning
6. Environmental clean up

The Tinley Park Main Street South Redevelopment Project Area No.3 meets the requirements of designation as a **Conservation** based on the following:

1. The three factors are present and this presence is documented according to the methodology described in the report.
2. The factors are distributed throughout the **Redevelopment Project Area** and are present in a meaningful extent so that the Village of Tinley Park may reasonably find that the applicable factors are clearly present within the intent of the **Act**.
3. Fifty percent or more of the structures in the **Redevelopment Project Area** have an age of 35 years or more. (50% are 35 years or older)

II. THE REDEVELOPMENT PROJECT AREA

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

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

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

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 though 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66th Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

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

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

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast ¼ of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1 all in Block 1 in

Elmore's Harlem Avenue Estates, a subdivision in the West ½ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

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

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

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

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

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

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

Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67th Court to a point 400 feet East of the East right-of-way line of 67th Court; 67th Court, from the South right-of-way line of South Street to the North right-of-way line of 174th Place; 175th Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176th Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177th Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178th Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69th Avenue, from a point 97.28 feet South of the South right-of-way line of 177th Street to a point 497.28 feet South of the South right-of-way line of 177th Street; all in Cook County, Illinois.

The boundary, where possible, conforms to street lines. Where streets do not exist, lot lines are used as the boundary.

The **Redevelopment Project Area** within this boundary is for the most part commercial in characteristic. There are both retail and industrial businesses. There are small retail facilities, a number of businesses, a few residences, Village Property, the Park District's Visual Arts Center, School District 146 property, and a church. There are also an ice house and several parking lots (a major Metra facility). There is also a construction company site. There are also several vacancies. Among these is the Central Middle School, which occupies considerable property within the **Redevelopment Project Area**. There is deterioration among the buildings especially at the school.

III. ANALYSIS OF CONDITIONS IN THE AREA

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted various researches and undertook field surveys.

The **Consultant** surveyed the **Redevelopment Project Area** on July 31, 2002. In that survey, the following tools were used to determine conditions of blight:

A survey and analysis of existing conditions within the **Redevelopment Project Area** were completed by the Consultant to document the extent to which each blighted factor is present within the **Redevelopment Project Area**. The surveys and analyses included:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of vacant sites;
5. Review of previously prepared plats, plans and studies;
6. Analysis of water, sewer, gas utilities, etc.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and down spouts.

2. Final Building Rating

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Blank

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

b. Deteriorated

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or require contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. These buildings appear in the category dilapidated. Structural integrity, however, was not documented. While these factors were reviewed, the Village's TIF Consultant did not conduct a documented building condition analysis, as the visual survey did not detect such levels of defects. Had these conditions been identified, such analysis would have been done.

B. Presence of Blight Factors

Summarized below are the conclusions of the surveys and analyses completed for each blight factor based on existing conditions within the **Redevelopment Project Area**. In order to qualify the **Redevelopment Project Area** for a TIF, the **Redevelopment Project Area** must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the **Redevelopment Project Area**, and the relative extent to which the factor is present. The Rating Survey showing the conditions for each parcel is found as Rating Survey, Table II.

These factors will be documented in the study.

- The blight factors, which are present, are reasonably distributed throughout the **Redevelopment Project Area**.
- The entire **Redevelopment Project Area** is impacted by and shows the presence of blight factors.

The eligibility factors are related to both improved and vacant land. While the land in the Redevelopment Project Area is completely developed (vacant land has been subdivided), all eligibility factors for blighted designation, including those for vacant land, were screened.

1. Eligibility of a Blighted Area

“Blighted Area” means any improved or vacant area within the boundaries of the **Redevelopment Project Area** located within the territorial limits of the Village where:

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of **five (5) or more of the following factors**, each of which is (i) present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the **Redevelopment Project Area**:

- (a) **Dilapidation**. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

The Central Middle School building meets these criteria. It was assessed by the School District to be in such disrepair and to have such environmental problems as to need to be replaced. School District 146 replaced the school and the property became vacant in the fall of 2001. The School District will demolish this building.

- (b) **Obsolescence**. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

There are a few small retail stores that do not meet requirements for current development. They are converted residences that do not meet modern standards for parking and access. In addition, there is a private parking lot, which is a holding use and, in other circumstances, would be developed. It currently serves as a parking lot for Metra patrons. It is not conveniently located to provide parking to other areas that are in need of such parking. The middle school is no longer needed as a school facility.

- (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 not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

*Deterioration, as a factor, is present throughout the entire **Redevelopment Project Area**. The most obvious deterioration is at the school, which is now boarded. However, deterioration is also found in other parts of the area in cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions. Also there are fascia*

problems on a number of buildings. The Ice House's parking lot is not paved nor is that of the construction company. The construction company's lot is full of construction debris. An automotive repair facility has extensive debris in its rear yard.

- (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.

The Village maintains an aggressive code enforcement program. Therefore, there is not a record of code violations in the area.

- (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.

*Illegal structures are not apparent in the **Redevelopment Project Area.***

- (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.

*There are significant vacancies in the area. The Central Middle School is the largest vacant facility and constitutes a large portion of the **Redevelopment Project Area.** In addition, there are also vacant lots. Finally, there are several vacant buildings in addition to the school.*

- (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.

The above characteristics were not noted.

- (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**.

With the exception of the lack of storm water detention and retention areas, no problems were noted with utilities on a surface view.

- (i) **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: **(i)** the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and **(ii)** the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

*Excessive land coverage exists throughout the **Redevelopment Project Area** on lots occupied by small retail businesses. Many of these do not have adequate parking. This condition also exists for the American Legion and the Whistle Stop restaurant. While the Metra lot serves as parking for Lavery's Restaurant, parking for the American Legion is mainly in the street as it is for the Whistle Stop whose hours are incompatible for parking in the Metra station. The parking that is available for the Legion overhangs on the street. Street access is difficult in many of these areas. Several of the businesses are in residential facilities that have been converted. These have poor access to streets and parking is sometimes inadequate. Many lots demonstrate inadequate parking with no setback and are fully paved. Long-term use of the roller rink is questionable.*

- (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.

*Deleterious layout exists throughout the entire area. There are a hodge podge of non-related businesses and lots that do not support the redevelopment of the **Redevelopment Project Area**. There are converted houses that serve as both housing and business locations that were not designed for this use. There is an ice house in a residential neighborhood. There is a construction company in a residential area. Many parcels lack both access and parking.*

- (k) **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 city 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.

*Many parcels are of inadequate shape and size. The street layout makes access difficult to certain lots throughout the area. Ingress and egress are difficult at certain parcels. Uses intrude into residential areas. The **Redevelopment Project Area** was platted and developed prior to the development of the community's planning program and comprehensive plan.*

- (l) **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**.

*The **Redevelopment Project Area** has a school, which will require remediation as part of its demolition. There are several automobile repair facilities, which, if redeveloped, will probably need environmental remediation. The ice house has required the evacuation of nearby facilities due to chemical leaks and will need remediation if relocated and redeveloped.*

- (m) **The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years** prior to the year in which the **Redevelopment Project Area** is designated, or is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the **Redevelopment Project Area** is designated.

EAV is documented in Table I. The EAV does not meet this criterion.

2. **If vacant**, the sound growth of the **Redevelopment Project Area** is impaired by a combination of **two (2) or more of the following factors**, each of which is (i) present, with that presence documented to a meaningful extent, so that the City may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

- (a) **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

The area is not vacant; therefore, these criteria are not applied.

- (b) **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

The area is not vacant; therefore, these criteria are not applied.

- (c) **Tax and special assessment delinquencies** exist, or the property has been the subject of sales tax under the Property Tax Code within the last five (5) years.

The area is not vacant; therefore, these criteria are not applied.

- (c) **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land.

The area is not vacant; therefore, these criteria are not applied.

- (e) **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the **Redevelopment Project Area**.

The area is not vacant; therefore, these criteria are not applied.

- (f) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years**

prior to the year in which the **Redevelopment Project Area** is designated, or is increasing at an annual rate: that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the **Redevelopment Project Area** is designated.

EAV is provided in Table I.

3. **If vacant**, the sound growth of the **Redevelopment Project Area** is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the **Act**, and (ii) is reasonably distributed throughout the vacant part of the **Redevelopment Project Area** to which it pertains:

- (a) **The area consists of one or more unused quarries, mines, or strip mine ponds.**

The area is not vacant; therefore, these criteria are not applied. However, there are no quarries, mines, or strip mine ponds present.

- (b) **The area consists of unused rail yards, rail tracks, or railroad rights-of-way.**

The area is not vacant; therefore, these criteria are not applied. The Metra Electric rail line runs through the area. Railroad right of way is present, but is used.

- (c) **The area, prior to its designation, is subject to chronic flooding** that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.

*The area is not vacant; therefore these criteria are not applied. However, flooding is created in the area for residents and businesses west of the **Redevelopment Project Area**.*

- (d) **The area consists of an unused or illegal disposal site** containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

The area is not vacant; therefore these criteria are not applied

- (e) **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been**

used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

The area is not vacant; therefore, these criteria are not applied.

- (f) **The area qualified as a blighted improved area immediately prior to becoming vacant**, unless there has been substantial private investment in the immediately surrounding area.

The area is not vacant; therefore, these criteria are not applied.

2. Eligibility of a Conservation Area

The Area does qualify as a “conservation area”. The thirteen criteria for determination of conservation area are the same as the criteria for “blighted”. However, an additional criterion of age of structure is applied. The review of the Redevelopment Project Area according to the original thirteen criteria show that it qualified. The building also meets the required criterion of 50% or more of the structures being 35 years of age or more (50%).

“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the city in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

Fifty % or more of the structures in the area are older than 35 years. The area is eligible to be a “Conservation area” and meets the three criteria required.

- (a) **Dilapidation**. An advanced state of disrepair, or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major rep air is required, or the defects are so serious and so extensive that the buildings must be removed.

The Central Middle School building meets these criteria. It was assessed by the School District to be in such disrepair and to have such environmental problems as to need to be replaced. School District 146 replaced the school and the property became vacant in the fall of 2001. The School District will demolish this building.

- (b) **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

There are a few small retail stores that do not meet requirements for current development. They are converted residences that do not meet modern standards for parking and access. In addition, there is a private parking lot, which is a holding use and, in other circumstances, would be developed. It currently serves as a parking lot for Metra patrons. It is not conveniently located to provide parking to other areas that are in need of such parking. The middle school is no longer needed as a school facility.

- (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 not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

*Deterioration, as a factor, is present throughout the entire **Redevelopment Project Area**. The most obvious deterioration is at the school, which is now boarded. However, deterioration is also found in other parts of the area in cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions. Also there are fascia problems on a number of buildings. The Ice House's parking lot is not paved nor is that of the construction company. The construction company's lot is full of construction debris. An automotive repair facility has extensive debris in its rear yard*

- (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.

The Village maintains an aggressive code enforcement program. Therefore, there is not a record of code violations in the area.

- (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.

*Illegal structures are not apparent in the **Redevelopment Project Area**.*

- (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.

*There are significant vacancies in the area. The Central Middle School is the largest vacant facility and constitutes a large portion of the **Redevelopment Project Area**. In addition, there are also vacant lots. Finally, there are several vacant buildings in addition to the school.*

- (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 or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

The above characteristics were not noted.

- (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**.

With the exception of the lack of storm water detention and retention areas, no problems were noted with utilities on a surface view.

- (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 condition warranting the designation of an area as one exhibiting excessive land coverage are: 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 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 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 and service.

*Excessive land coverage exists throughout the **Redevelopment Project Area** on lots occupied by small retail businesses. Many of these do not have adequate parking. This condition also exists for the American Legion and the Whistle Stop restaurant. While the Metra lot serves as parking for Lavery's Restaurant, parking for the American Legion is mainly in the street as it is for the Whistle Stop whose hours are incompatible for parking in the Metra station. The parking that is available for the Legion overhangs on the street. Street access is difficult in many of these areas. Several of the businesses are in residential facilities that have been converted. These have poor access to streets and parking is sometimes inadequate. Many lots demonstrate inadequate parking with no setback and are fully paved. Long term use of the roller rink is questionable.*

- (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.

*Deleterious layout exists throughout the entire area. There are a hodge podge of non-related businesses and lots that do not support the redevelopment of the **Redevelopment Project Area**. There are converted houses that serve as both housing and business locations that were not designed for this use. There is an ice house in a residential neighborhood. There is a construction company in a residential area. Many parcels lack both access and parking.*

- (k) **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 city 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.

*Many parcels are of inadequate shape and size. The street layout makes access difficult to certain lots throughout the area. Ingress and egress are difficult at certain parcels. Uses intrude into residential areas. The **Redevelopment Project Area** was platted and developed prior to the development of the community's planning program and comprehensive plan.*

- (l) **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**.

The Redevelopment Project Area has a school, which will require remediation as part of its demolition. There are several automobile repair facilities, which if redeveloped, will probably need environmental remediation. The ice house has required the evacuation of nearby facilities due to chemical leaks and will need remediation if relocated and redeveloped.

- (m) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** for which information is available, or is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five calendar years for which information is available.

EAV is documented in Table I. The EAV does not meet this criterion.

IV. ELIGIBILITY CONCLUSIONS

The **Redevelopment Project Area** meets the requirements of the **Act** for designation as a “conservation area.” There is a reasonable presence and distribution of these factors included in the **Act**. These factors include:

- Deterioration
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Vacancies
- Lack of community planning
- Environmental clean up

The **Redevelopment Project Area** also meets the requirements of the **Act** as follows:

Fifty % or more of the structures in the area are older than 35 years. (50%)

Based on these factors, the Village’s **TIF** Consultant has recommended that the Village could conclude that the **Redevelopment Project Area** qualifies as a **Conservation Area** as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. The **Redevelopment Project Area** has not been subject to sound growth and development through investment by private enterprise and the project would not reasonably be anticipated to be developed without **TIF** assistance.

TABLE 1

**TINLEY PARK MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

TIF BASE and FIVE-YEAR EAV

VILLAGE OF TINLEY PARK
Cook County, Bremen Township

Parcel Number (PIN #)	EAV 2001	EAV 2000	EAV 1999	EAV 1998	EAV 1997
28-30-302-015	78,993	76,041	76,965	75,377	74,305
28-30-302-016	27,427	26,402	26,722	25,884	25,516
28-30-308-017	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-308-023	43,565	41,937	56,600	46,482	45,821
28-30-312-003	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-312-006	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-312-009	12,002	11,553	11,694	11,327	11,166
28-30-312-019	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-312-021	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-312-023	120,331	55,341	55,932	94,769	93,421
28-30-312-024	151,754	146,084	147,858	141,258	139,249
28-30-312-025	40,191	38,689	39,159	37,930	37,391
28-30-313-002	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-313-004	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-313-009	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-313-010	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-313-011	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-313-012	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-314-003	72,583	69,871	70,720	56,555	55,751
28-30-314-004	67,980	65,440	66,234	50,517	49,799
28-30-314-005	21,717	20,905	23,257	24,125	23,782
28-30-314-006	90,013	86,650	101,527	108,877	107,329
28-30-314-007	13,427	12,925	13,082	12,672	12,492
28-30-314-008	13,427	12,925	13,082	12,672	12,492
28-30-314-009	34,582	33,290	33,694	32,637	32,173
28-30-314-010	27,537	26,509	26,830	26,457	26,081
28-30-314-011	27,537	26,509	26,830	26,457	26,081
28-30-314-012	18,162	17,483	17,696	17,448	17,200
28-30-314-032	44,089	42,442	42,958	39,942	39,374

28-30-403-005	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-403-006	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-403-008	70,456	67,823	47,517	44,974	65,548
28-30-403-009	25,470	24,519	23,281	22,473	23,698
28-30-403-010	30,512	29,372	29,729	26,845	26,464
28-30-403-011	114,104	121,416	122,891	101,886	100,437
28-30-403-013	137,281	132,151	113,205	109,030	107,479
28-30-403-014	48,850	47,025	54,917	50,190	49,476
28-30-403-019	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-403-020	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-403-021	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-403-028	58,547	56,359	57,043	47,095	46,425
28-30-403-029	96,848	93,229	96,236	92,576	91,259
28-30-404-025	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-407-002	263,587	253,739	303,818	335,469	330,699
28-30-407-003	28,928	27,847	28,185	26,883	26,500
28-30-407-004	21,878	21,061	21,317	20,794	20,498
28-30-407-005	61,722	59,416	60,138	48,963	48,266
28-30-407-006	24,082	23,182	23,464	23,327	22,995
28-30-407-007	39,925	38,433	38,900	36,138	35,624
28-30-407-008	32,651	31,431	31,813	30,436	30,003
28-30-407-009	32,492	31,278	56,906	45,981	45,327
28-30-408-001	29,859	28,743	29,092	27,312	26,924
28-30-408-002	25,546	24,592	24,891	24,038	23,696
28-30-411-005	EXEMPT	29,299	29,655	28,727	28,318
28-30-411-009	23,955	23,060	23,340	22,608	22,286
28-30-411-010	194,099	186,847	189,116	127,672	180,579
28-30-411-011	70,146	67,525	92,700	75,669	74,593
28-30-411-012	74,676	71,886	99,326	81,282	80,126
28-30-411-013	107,641	137,048	138,712	53,194	40,962
28-30-411-014	77,140	96,544	97,717	40,540	32,313
28-30-411-015	34,518	33,228	33,631	26,702	26,322
28-30-411-017	34,247	34,247	34,247	33,153	33,153
28-30-411-023	EXEMPT	10,473	10,600	10,267	10,121

28-30-411-024	EXEMPT	258,602	261,742	220,497	217,361
28-30-415-003	111,633	107,462	108,767	105,058	103,564
28-30-415-004	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-415-009	458,883	441,738	447,102	436,196	429,993
28-30-415-010	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-415-015	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-415-016	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-416-023	18,310	18,310	18,310	-	-
28-30-416-024	1,176,393	1,176,393	1,176,393	-	-
28-30-418-007	114,250	109,981	111,316	86,147	-
28-30-424-001	184,248	177,364	179,518	146,583	144,498
28-30-424-002	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-425-001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-425-002	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-500-004-6001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-500-004-6002	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-500-004-6003	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-30-500-004-6004	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-31-102-008	122,020	117,461	118,887	116,431	114,775
28-31-102-009	122,020	117,461	118,887	116,431	114,775
28-31-102-010	36,218	34,864	35,288	35,334	34,832
28-31-102-011	26,662	25,666	25,978	25,450	25,088
28-31-102-012	27,085	26,073	26,389	25,888	25,520
28-31-102-013	27,085	26,073	26,389	25,888	25,520
28-31-102-014	28,609	27,540	27,875	27,327	26,939
28-31-102-016	39,569	38,091	38,553	38,937	14,236
28-31-102-017	112,873	108,656	109,975	94,418	15,412
28-31-102-018	112,873	108,656	109,975	94,418	12,646
28-31-102-019	42,757	41,159	41,659	42,092	12,646
28-31-102-020	25,851	24,885	25,188	24,339	23,992
28-31-102-021	25,851	24,885	25,188	24,339	23,992
28-31-102-022	25,851	24,885	25,188	24,339	23,992

28-31-102-023	54,705	52,661	53,301	50,844	50,121
28-31-102-024	54,705	52,661	53,301	50,844	50,121
28-31-102-025	54,705	52,661	53,301	50,844	50,121
28-31-102-026	54,705	52,661	53,301	50,844	50,121
28-31-102-027	54,705	52,661	53,301	50,844	50,121
28-31-102-028	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-31-102-049	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
28-31-102-050	1,831,417	1,762,991	1,784,399	1,814,721	1,788,914
28-31-103-012	29,314	28,218	28,561	16,273	16,042
28-31-103-020	25,389	24,441	24,737	18,074	17,817
28-31-103-021	161,610	155,572	157,461	125,043	123,265
28-31-103-024	25,600	25,600	25,600	25,600	25,600
28-31-103-026-1001	85,183	85,183	85,183	103,939	154,602
28-31-103-026-1002	35,987	35,987	35,987	36,398	36,398
28-31-103-026-1003	48,732	48,732	48,732	49,291	49,291
28-31-103-026-1004	23,976	23,976	23,976	24,251	24,251
28-31-103-026-1005	23,957	23,957	23,957	24,232	24,232
28-31-103-026-1006	48,594	48,594	48,594	49,150	49,150
28-31-103-026-1007	36,308	36,308	36,308	36,724	36,724
28-31-103-026-1008	140,956	140,956	140,956	142,570	142,570
28-31-103-026-1009	26,708	26,708	26,708	27,015	27,015
28-31-103-026-1010	26,923	26,923	26,923	27,230	27,230
28-31-103-026-1011	27,300	27,300	27,300	27,611	27,611
28-31-103-026-1012	26,909	26,909	26,909	27,216	27,216
28-31-103-026-1013	26,694	26,694	26,694	27,002	27,002
28-31-103-026-1014	26,741	26,741	26,741	27,048	27,048
28-31-103-026-1015	58,988	58,988	58,988	59,664	59,664
28-31-103-026-1016	24,713	24,713	24,713	24,997	24,997
28-31-103-026-1017	15,550	15,550	15,550	15,727	15,727
28-31-103-026-1018	15,185	15,185	15,185	15,358	15,358
28-31-103-026-1019	36,335	36,335	36,335	36,754	36,754
28-31-103-026-1020	36,834	36,834	36,834	37,257	37,257
28-31-103-026-1021	37,065	37,065	37,065	37,262	37,262
28-31-103-026-1022	37,019	37,019	37,019	37,215	37,215
28-31-103-026-1023	34,301	34,301	34,301	34,481	34,481
28-31-103-026-1024	36,208	36,208	36,208	36,400	36,400
28-31-103-026-1025	40,299	40,299	40,299	40,512	40,512

28-31-103-026-1026	33,538	33,538	33,538	33,714	33,714
28-31-103-026-1027	36,950	36,950	36,950	37,144	37,144
28-31-103-026-1028	34,236	34,236	34,236	34,418	34,418
28-31-103-026-1029	69,751	69,751	69,751	70,121	70,121
28-31-103-026-1030	22,950	22,950	22,950	23,073	23,073
28-31-103-026-1031	23,368	23,368	23,368	23,491	23,491
28-31-103-026-1032	22,906	22,906	22,906	23,029	23,029
28-31-103-026-1033	22,599	22,599	22,599	22,719	22,719
28-31-103-026-1034	18,654	18,654	18,654	18,751	18,751
28-31-103-026-1035	29,508	29,508	29,508	29,665	29,665
28-31-103-026-1036	24,669	24,669	24,669	24,800	24,800
28-31-103-026-1037	15,436	15,436	15,436	15,520	15,520
28-31-103-026-1038	15,339	15,339	15,339	15,420	15,420
28-31-103-026-1039	EXEMPT	EXEMPT	495,833	447,637	203,826
28-31-200-003	155,115	149,319	151,132	132,865	130,975
28-31-200-011**	**	**	**	**	**
28-31-200-012	166,564	62,369	-	-	-
28-31-204-001	168,262	161,975	163,942	149,077	146,957
28-31-204-002	111,730	107,555	108,861	99,924	98,503
28-31-204-003	107,399	103,386	104,641	100,618	99,187
28-31-204-005	26,727	25,728	26,041	23,523	23,189
28-31-204-006	70,784	68,139	68,967	54,855	54,075
28-31-204-007	24,955	24,023	24,314	23,238	22,907
28-31-208-001	119,842	115,364	116,765	113,102	111,494
28-31-208-002	126,171	121,456	122,931	95,811	94,448
28-31-208-006	59,362	57,144	57,838	66,332	65,389
28-31-208-007	59,129	56,919	57,611	66,112	65,172
28-31-208-016	31,321	30,151	30,517	28,374	27,970
TOTAL EAV	\$ 10,425,102	\$ 381,035	\$ 385,661	\$ 369,731	\$ 364,473

** Deleted from Redevelopment Project Area
Pursuant to Ordinance No. 2006-o-011
7-Mar-06

TABLE 2

**TINLEY PARK MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

RATING SURVEY

ATTACHMENT 1

TINLEY PARK MAIN STREET SOUTH REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

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

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

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

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of

the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 through 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66th Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

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

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

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast ¼ of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1 all in Block 1 in Elmore's Harlem Avenue Estates, a subdivision in the West ½ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

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

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

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

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

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

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

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

ATTACHMENT 2

**TINLEY PARK MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

REDEVELOPMENT PROJECT AREA MAP



November 15, 2002

November 17, 2002

November 19, 2002

RIDGELAND AVE.
PANDUIT

OAK

STREET

COURT

64TH

COURT

VOGEL

AVENUE

66TH

66TH

175TH

November 17, 2002

AVENUE

COURT

173RD P.

66TH

STREET

PL.

67TH

175TH

COURT

AVENUE

178TH

ST.

Area with diagonal hatching and various lot numbers including 17201, 17202, 17203, 17204, 17205, 17206, 17207, 17208, 17209, 17210, 17211, 17212, 17213, 17214, 17215, 17216, 17217, 17218, 17219, 17220, 17221, 17222, 17223, 17224, 17225, 17226, 17227, 17228, 17229, 17230, 17231, 17232, 17233, 17234, 17235, 17236, 17237, 17238, 17239, 17240, 17241, 17242, 17243, 17244, 17245, 17246, 17247, 17248, 17249, 17250, 17251, 17252, 17253, 17254, 17255, 17256, 17257, 17258, 17259, 17260, 17261, 17262, 17263, 17264, 17265, 17266, 17267, 17268, 17269, 17270, 17271, 17272, 17273, 17274, 17275, 17276, 17277, 17278, 17279, 17280, 17281, 17282, 17283, 17284, 17285, 17286, 17287, 17288, 17289, 17290, 17291, 17292, 17293, 17294, 17295, 17296, 17297, 17298, 17299, 17300.

VOGEL

STREET

PL.

67TH

Area with diagonal hatching and various lot numbers including 17301, 17302, 17303, 17304, 17305, 17306, 17307, 17308, 17309, 17310, 17311, 17312, 17313, 17314, 17315, 17316, 17317, 17318, 17319, 17320, 17321, 17322, 17323, 17324, 17325, 17326, 17327, 17328, 17329, 17330, 17331, 17332, 17333, 17334, 17335, 17336, 17337, 17338, 17339, 17340, 17341, 17342, 17343, 17344, 17345, 17346, 17347, 17348, 17349, 17350, 17351, 17352, 17353, 17354, 17355, 17356, 17357, 17358, 17359, 17360, 17361, 17362, 17363, 17364, 17365, 17366, 17367, 17368, 17369, 17370, 17371, 17372, 17373, 17374, 17375, 17376, 17377, 17378, 17379, 17380, 17381, 17382, 17383, 17384, 17385, 17386, 17387, 17388, 17389, 17390, 17391, 17392, 17393, 17394, 17395, 17396, 17397, 17398, 17399, 17400.

PL.

68TH

Area with diagonal hatching and various lot numbers including 17401, 17402, 17403, 17404, 17405, 17406, 17407, 17408, 17409, 17410, 17411, 17412, 17413, 17414, 17415, 17416, 17417, 17418, 17419, 17420, 17421, 17422, 17423, 17424, 17425, 17426, 17427, 17428, 17429, 17430, 17431, 17432, 17433, 17434, 17435, 17436, 17437, 17438, 17439, 17440, 17441, 17442, 17443, 17444, 17445, 17446, 17447, 17448, 17449, 17450, 17451, 17452, 17453, 17454, 17455, 17456, 17457, 17458, 17459, 17460, 17461, 17462, 17463, 17464, 17465, 17466, 17467, 17468, 17469, 17470, 17471, 17472, 17473, 17474, 17475, 17476, 17477, 17478, 17479, 17480, 17481, 17482, 17483, 17484, 17485, 17486, 17487, 17488, 17489, 17490, 17491, 17492, 17493, 17494, 17495, 17496, 17497, 17498, 17499, 17500.

PL.

69TH

69TH