

# **NOTICE OF SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE**

A Special Meeting of the Economic Development & Marketing Committee

is scheduled for

Tuesday, July 24, 2018, beginning at 5:30 p.m. in the

Council Chambers located at the  
Village Hall of Tinley Park  
16260 South Oak Park Avenue  
Tinley Park, Illinois

A copy of the agenda for this meeting is attached hereto.

Kristin A. Thirion  
Clerk  
Village of Tinley Park

**NOTICE OF SPECIAL MEETING OF THE  
ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE**

Notice is hereby given that a special meeting of the Economic Development and Marketing Committee of the Village of Tinley Park, Cook and Will Counties, Illinois, will begin at 5:30 p.m. on Tuesday, July 24, 2018, in the Council Chambers at the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, Illinois.

The agenda is as follows:

1. OPEN THE MEETING.
2. CONSIDER THE APPROVAL OF THE MINUTES OF THE REGULAR ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE MEETING HELD ON MAY 22, 2018.
3. DISCUSS COLLISION DAMAGE EXPERTS (CDE) CLASS 7.
4. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION  
VILLAGE CLERK

**MINUTES**  
**Economic Development and Marketing Committee**  
**May 22, 2018 - 6:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: C. Berg, Chairman  
M. Pannitto, Village Trustee

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager  
B. Bettenhausen, Village Treasurer  
P. Hoban, Economic Development Manager  
D. Spale, Village Attorney  
L. Valley, Executive Assistant to the Manager and Trustees  
T. Ketchum, FOIA and Compliance Coordinator  
L. Carollo, Commission/Committee Secretary

**Item #1** - The Economic Development and Marketing Committee Meeting was called to order at 6:30 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR ECONOMIC DEVELOPMENT AND MARKETING COMMITTEE MEETING HELD ON APRIL 24, 2018** – Motion was made by Trustee Pannitto, seconded by Chairman Berg, to approve the minutes of the Economic Development and Marketing Committee Meeting held on April 24, 2018. Vote by voice call. Chairman Berg declared the motion carried.

**Item #3 – DISCUSS SOUTH SUBURBAN LAND BANK DEVELOPMENT AUTHORITY - RUSS RYDIN** - The South Suburban Land Bank and Development Authority (SSLBDA) was formed in 2012 with an Intergovernmental Agreement passed by the Village of Park Forest, City of Oak Forest and City of Blue Island. Land banks exist as a regional economic development tool for municipalities with limited manpower and financial resources to legally hold, manage and develop tax or bank foreclosed properties and put them back into productive use. The land bank was made possible by a (U.S. Department of Housing and Urban Development) HUD Sustainable Communities Grant awarded to the South Suburban Mayors and Managers Association (SSMMA) in 2011. SSMMA helped establish and provide technical assistance for the SSLBDA.

The SSLBDA facilitates the redevelopment of acquired properties through strategic partnerships with developers, community organizations, lenders and local governments to improve quality of life, stabilize the tax base and enhance economic activities that promote sustainable, healthy and stable communities in a manner consistent with local government plans and priorities. The Tinley Center located at 17700 Oak Park Avenue is interested in working with the SSLBDA. The SSLBDA could possibly acquire the liens on the properties, bring them up to code and find new tenants.

Russ Rydin from the SSLBDA was present and discussed the role of the SSLBDA working in coordination with a community in further detail to the Economic Development and Marketing Committee. Presented for further review and consideration of the Committee was an Intergovernmental Contract as

well as an extensive list of acquired and under contract properties/projects from the SSLBDA. Chairman Berg asked if the Committee had any questions. Trustee Pannitto asked how the Village would be insulated from any liability from the SSLBDA acquired properties/projects. Mr. Rydin explained the SSLBDA would assume any and all liability on their acquired properties/projects as a separate entity from the Village. Trustee Pannitto asked Mr. Rydin if there were any fees required from the Village. Mr. Rydin stated the Village would incur no fees. The SSLBDA originally received funding from grants awarded through the Attorney General's office and is now self-funded, receiving revenue through property sales, leasing and other fees. Trustee Pannitto asked Mr. Rydin if the Village would lose control to the SSLBDA in relation to property sales. Mr. Rydin stated the Village would maintain control over the types of businesses coming into the Village. Mr. Rydin further explained the SSLBDA has an Internal Committee, Executive Committee and a full Board and their roles and functions relating to property sales. Mr. Rydin reiterated the Village would maintain ultimate control in the types of businesses coming into the Village.

South Suburban Land Bank Development Authority was not reviewed by the Economic and Commercial Commission (ECC) due to cancellation of the May 14 meeting. In lieu of waiting an additional month for the next ECC meeting, staff recommended joining the SSLBDA by approval of the Intergovernmental Agreement and appointing staff to the SSLBDA Board at the Village Board on June 5, so as not to delay the development process.

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to recommend tabling the South Suburban Land Bank Development Authority due to a trustee vacancy on the Economic Development and Marketing Committee and for further discussion with Mayor Vandenberg. Vote by voice. Chairman Berg declared the motion carried.

**Item #4 – DISCUSS TWO MEN AND A TRUCK CLASS 6B RECLASSIFICATION REQUEST -**

Owner of Two Men and a Truck, Paul Brown plans to relocate three (3) of his Chicagoland facility locations to 7420 Duvan Drive, with a projection of 60-90 employees needed. The property consists of an approximately 23,000 square foot building located on an approximately 97,909 square foot site in the Duvan Industrial Park. Mr. Brown hopes to relocate to the subject property, however, believes he will need the assistance of a Class 6B reclassification on PINS 27-36-205-026-0000 and 27-36-205-032-0000 in order to do so. Cook County provides an incentive program to allow the reclassification of properties to effectively lower their tax. One of these program incentives is the Class 6B reclassification program. The building currently has a 6B reclassification and Mr. Brown is requesting a renewal of the 6B reclassification as well as adding a 6B reclassification to the empty lot. The project meets the B. 8. Target Development Area Incentive Policy requirement and B. 3. Capital Investment Incentive Policy requirement. The property location is within the (Tax Increment Financing) TIF district as well.

Mr. Brown was present and discussed the Class 6B reclassification request further in detail with the Committee. Maxwell Kling, legal representative for Mr. Brown was also present and discussed the Class 6B reclassification in further detail with the Committee as well as the Prevailing Wage.

Two Men and a Truck Class 6B reclassification request was not reviewed by the Economic and Commercial Commission (ECC) due to cancellation of the May 14 meeting. In lieu of waiting an additional month for the next ECC meeting, staff recommended approval of the reclassification request by the Village Board on June 5, so as not to delay the development process.

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to recommend Two Men and a Truck Class 6B reclassification request be brought forward to the Village Board on June 5, for future Board approval. Vote by voice. Chairman Berg declared the motion carried.





# Interoffice Memo

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**Date:** July 24, 2018

**To:** Economic Development and Marketing Committee

**Cc:** David Niemeyer, Village Manager  
Paula Wallrich, Community Development Director

**From:** Patrick Hoban, Economic Development Manager

**Subject:** Collision Damage Experts Class 7

**Background:**

Lake Kagon (Applicant) plans to open an additional Collision Damage Experts (CDE) in Tinley Park. CDE is currently located at 7400 Duval Drive and has purchased a second location at 17500 Harlem Ave (formerly known as Mr. G's Furniture). The new location is part of their expansion plans; they do not plan to close their current business. The 25,000 square foot building is in need of many repairs, including a leaking roof and damaged masonry work. The building will be used as an auto body shop specializing in repair and refinishing work.

CDE plans to create 15 jobs, invest close to \$2,000,000 in improvements to the additional location and possibly move their Chicagoland headquarters to the site. They have a tradition of making significant improvements to existing buildings and sites. The Village of Tinley Park can expect that the tenant and their employees will continue to invest back into the community commercially by patronizing local establishments such as restaurants, gas stations, grocery stores, and more.

**Request:**

Lake Kagon is requesting a Class 7 incentive to expand CDE to 17500 Harlem Ave. PINs: 27-36-204-022-0000 & 27-36-204-021-0000. The Applicant has stated "but for . . ." the Class 7 reclassification Lake Kagon will not invest \$2,000,000 to expand CDE to the subject site. Cook County provides the Class 7 Incentive Program that allows the reclassification of properties to effectively lower their tax assessment from the commercial rate of 25% to the residential rate of 10%. Class 7 reclassifications provide an assessment of 10% of market value for the first ten (10) years, 15% in the 11th year and 20% in the 12th year.

The Class 7 Incentive Program is designed to assist projects involving substantial rehabilitation of existing structures such as the subject site. The Class 7 reassessment only applies to the added value which is attributable to the improvement of the building and the land. High property taxes are a primary reason for Class 7 incentives and the competition with Will County and Indiana taxes.

**Incentive Policy Checklist:**

The following statements are in line with the Village or Tinley Park's incentive policy.

- The developer will file the Cook County forms; plans to be a long-term owner/investor; and plans to comply with Village and County obligations of the Class 7 Incentive Program.
- The project will not create a burden and will effectively utilize existing Village infrastructure.
- Due to its location in the Duvan Overlay District and inclusion in the TPMHC TIF this project meets the Target Development Area Incentive Policy requirement.
- As a project expected to exceed \$1 million in capital investment this project meets the Minimum Capital Investment Incentive Policy requirement.

**Benefits:**

The project will be an enhancement to the Village by filling a recent vacancy on a high traffic Tinley Park corridor.

**Staff Recommendation:**

This item was preliminarily reviewed by the Economic Development and Marketing Committee on May 22<sup>nd</sup> and was referred to the Economic and Commercial Commission (ECC) for further review. Upon review the ECC recommended the request for approval at their June 11<sup>th</sup> meeting. If this item is approved, it will be up for adoption by the Village Board at the Aug 21<sup>st</sup> meeting.

**Item #5 – DISCUSS AIRY'S CLASS 6B SUSTAINABLE EMERGENCY RELIEF**

**RECLASSIFICATION REQUEST** - Hill Company plans to retain Airy's Inc at 7455 W. Duvan Drive. The property consists of an approximately 12,000 square foot building located on an approximately 71,671 square foot site in the Duvan Industrial Park. Hill Company provides underground and sewer construction services. Airy's has been a Tinley Park business since 1988 and provides 40 jobs. Hill Company hopes to continue to retain the current tenants at this location, however, believes that it will need the assistance of a Class 6B Sustainable Emergency Relief (SER) reclassification on PIN 27-36-204-039-0000 in order to do so. Cook County provides an incentive program to allow the reclassification of properties to effectively lower their tax. One of these program incentives is the Class 6B (SER) reclassification program. The project meets the B. 8. Target Development Area Incentive Policy requirement. A representative from Hill Company was present and discussed the Class 6B Sustainable Emergency Relief reclassification request in further detail with the Committee.

Airy's Class 6B Sustainable Emergency Relief reclassification request was not reviewed by the Economic and Commercial Commission (ECC) due to cancellation of the May 14 meeting. In lieu of waiting an additional month for the next ECC meeting, staff recommended approval of the reclassification request by the Village Board on June 5, so as not to delay the development process.

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to recommend Hill Company Class 6B Sustainable Emergency Relief (SER) reclassification request be brought forward to the Village Board on June 5, for future Board approval. Vote by voice. Chairman Berg declared the motion carried.

**Item #6 – RECEIVE COMMENTS FROM THE PUBLIC** - No comments from the public.

**ADJOURNMENT**

Motion was made by Chairman Berg, seconded by Trustee Pannitto, to adjourn this meeting of the Economic Development and Marketing Committee. Vote by voice call. Chairman Berg declared the motion carried and adjourned the meeting at 6:53 p.m.

lc

**NICHOLAS J. PETROVSKI**  
npetrovski@robbins-schwartz.com

April 16, 2018

David J. Niemeyer  
Village Manager  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477

**VIA U.S. MAIL  
PRIVILEGED AND CONFIDENTIAL**

**Re: Application for Class 7b Cook County Tax Incentive**

Dear: Mr. Niemeyer:

Lake Kagon, LLC ("Lake Kagon") has asked our office to assist in their efforts to obtain a Class 7b real estate property tax incentive from the Cook County Assessor's Office (the "Assessor"). Lake Kagon requests support through a board resolution from the Village of Tinley Park (the "Village") for its Class 7b tax incentive. The tax incentive would allow Lake Kagon to substantially rehabilitate the property located at 17500 Harlem Ave., Tinley Park, IL 60477 (the "Property"). Lake Kagon would then lease the Property to CDE Collision Damage Experts ("CDE"), an auto body shop specializing in repair and refinishing work with similar ownership to Lake Kagon. Without this tax incentive, Lake Kagon would not be able rehabilitate the Property for CDE and thus would need to find a different, less desirable from a positive economic impact perspective, lessee at great expense.

The purpose of the Class 7b tax incentive is to encourage, in areas determined to be in need of commercial development, commercial projects with total development costs, exclusive of land, that exceed \$2 million. In this instance, the Property is located in the Mental Health Center Redevelopment Project Area, an area designated as "blighted" by the Village. Should Lake Kagon receive the incentive, in part through the support of the Village, Lake Kagon would use the tax incentive to substantially rehabilitate and transform the Property. The redeveloped building would provide a strong example of economic growth and with the customer base who will use the facility become an economic incubator for other businesses, in an otherwise depressed area.

CDE has 15 successful stores throughout Illinois, Indiana, and Michigan including one already in Tinley Park. Besides an increase in tax revenue to the Village, CDE is looking to hire potentially fifteen (15) new employees to work at the Property. With the incentive, Lake Kagon and CDE would also be able to continue their green initiatives that include installing all LED Lights, continuing use of water-based paint on vehicles, and utilizing energy efficient booth filters to remove dust and air vapor.

The Assessor requires a resolution or ordinance from the Village where the property is located, that expressly states the five (5) eligibility factors which must be present to demonstrate that the area is in need of commercial development area are satisfied and the municipality consents to and supports the application. These five factors include: (1) designation of area as blighted; (2) real estate tax analysis demonstrating a causal link between depressed condition of the area and its real estate tax history; (3) viability and timeliness in that there is a reasonable expectation of the commercial development project is viable and likely to go forward if granted Class 7b designation and will therefore result in the economic enhancement of the area; (4) Necessity of

# Robbins Schwartz

the Class 7b designation, that but for this incentive, this commercial project would not go forward; and (5) increased tax revenue and employment.

In closing, we formally request the Village's support for this project through a board resolution. Our office, in coordination with Lake Kagon, is preparing an application for the County that will support these 5 factors. We are happy to provide the Village a copy of this application for consideration prior to the Village Board meeting.

If you have any questions or require additional information, please do not hesitate to contact Ken Florey or me.

Very truly yours,

**ROBBINS SCHWARTZ**



By: Nicholas J. Petrovski

cc: Ken Florey  
Chuck Freiberg  
Jon Kuyper  
Susan Reedy Williams



## **CLASS 7A**

### **ELIGIBILITY BULLETIN**

#### ***The Class 7a Incentive and Its Benefits***

The Class 7a incentive of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage, in areas determined to be "in need of commercial development", commercial projects with total development costs, exclusive of land, that do not exceed \$2 million and would not be economically feasible without the incentive. The twelve-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the reutilization of vacant structures abandoned for at least twenty-four (24) months, (unless otherwise stipulated for a shorter period of time by the municipality in which the real estate is located, with approval from the County Board, or stipulated by the County Board, if located in an unincorporated area) including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7a incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh year and twenty percent (20%) for the twelfth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The Class 7a incentive is available to "real estate used primarily for commercial purposes", which is defined in the Ordinance as:

"Any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes." [74-62]

Where projects qualify for the incentive as new construction or reoccupied abandoned property, the incentive will apply to them in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the incentive applies to the added value which is attributable to the rehabilitation and to the land, if vertical or horizontal square footage has been added, in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)*** The reduced assessment continues for twelve years from the date that the new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial reoccupation.

Under the Ordinance, “abandoned property” qualifies if it consists of:

“Buildings and other structures that, after having been vacant and unused for at least 24 continuous months, and purchased for value by a purchaser in whom the seller has no direct financial interest.” An exception to this definition shall be, “if the municipality or the Board of Commissioners, as the case may be, finds that special circumstances justify finding that the property is ‘abandoned’ for the purposes of Class 7a. The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the incentive application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed “abandoned” where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

If the ordinance or resolution containing a finding of “special circumstances” is that of a municipality, the approval of the County Board of Commissioners is required to validate such a finding that the property is deemed “abandoned” for purposes of the incentive, and a resolution to that effect shall be included with the eligibility application.

Abandonment for twenty-four consecutive months may be evidenced by utility bills, Internal Revenue Service statements, certified business statements, and records of building code violations. Purchase for value may be evidenced by a sale contract, recorded deed, assignment of beneficial interest and real estate transfer declaration. Proof of re-occupancy may be evidenced by sworn statements from persons with knowledge, occupancy permits and utility statements.

### ***Eligibility Requirements***

The essential part of a Class 7a Application is documentation satisfying the five eligibility requirements of Section 74-65(a) of the Ordinance. All five factors must be present if the project is to qualify. The absence of any one factor, notwithstanding the substantial presence of the other four factors, will defeat the Application. Documentation requirements are, however, flexible enough to accommodate the specific conditions and size of the projects. Because Class 7a is targeted for smaller projects in areas in need of substantial revitalization, the Assessor, in compliance with the direction of the Ordinance to liberally construe the requirements of factors (1) through (5), will generally require less extensive documentation than required for larger projects.

The five (5) eligibility factors of Section 74-65(a) of the Ordinance are as follows:

1. Designation of Area:

“The area is or has been within the last 10 years designated by federal, state or local agency as a conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994 or the Chicago City Council on May 18, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or designation(s) of like effect adopted under any similar statute or ordinance.” [74-65(a)(1)]

To be eligible, the project must be located within an area designated within the last 10 years as one in need of commercial development by a federal, state or local governing body or agency. A certified copy of the action designating the area must accompany the Application. Copies of any area studies done by the designating governmental entity should be included, to support the overall requirements of this section of the Ordinance.

2. Real Estate Tax Analysis:

“Real estate taxes within said area, during the last six years, have declined, remained stagnant or potential real estate taxes are not being fully realized due to the depressed condition of the area.” [74-65(a)(2)]

Section 74-65(a)(2) requires the applicant to demonstrate a causal link between the depressed condition of the area and its real estate tax history. Principally, there must be a showing that real estate taxes have declined, stagnated or have not been fully realized during the last six years. Demonstration that depressed conditions are the cause of declining, stagnating or unrealized tax revenue should include data on such factors as adverse market conditions; structural and functional obsolescence; the extent and duration of vacancies; the absence or near absence of new business formations; and, a pattern of tax sales, delinquencies or forfeitures in the area. If real estate taxes have not stagnated or declined, the applicant may establish that tax collections have not been fully realized as a result of depressed conditions in the project area. In all cases, data supplied should be on a parcel-by-parcel basis and include an analysis of assessments, taxes billed and taxes collected for a period of at least six years. A showing should be made that going forward with the project will improve the economic condition of the area and result in increased real estate tax collections.

If the area designation in factor (1) above is of a size that is either inadequate or too large to be a useful representation for analysis of real estate taxes, the applicant should contact the Assessor for guidance in creating a more representational boundary area for this factor.



### 3. Viability and Timeliness:

“There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7a designation and will therefore result in the economic enhancement of the area.” [74-65(a)(3)]

Progress on the proposed development well beyond an abstract or general plan is expected of the applicant by the time of submission of the Application to the Assessor. Therefore, submitted evidence of economic viability and timely completion of the project should be relevant and specific in addressing the following points:

- A. *Development Plan*: A specific development plan must be submitted including, but not limited to: architectural exhibits and building plans; site plans demonstrating the relationship of the proposed development to its private and public surroundings including open spaces, service areas, driveways, parking areas, walks and adjacent streets, sidewalks and buildings; a description of structures to be demolished and of buildings to be rehabilitated or reoccupied; a description of the facilities and amenities to be provided by the applicant with cost estimates; a description and the cost of public works planned for the area in conjunction with the development, such as infrastructure improvements; a description of all incentives or subsidies which will be offered to the developer by public agencies with an analysis of the benefits to the developer and costs to the public; a copy of any pre-development agreements or contracts affecting the project; and, disclosure of any environmental reports or studies relating to the development and its direct surroundings.
- B. *Economic Feasibility*: The Application must include pro forma financial statements which clearly demonstrate that the proposed development is economically viable and able to sustain itself beyond the incentive period. The pro forma statements should compare results, including return on investment, with and without the incentive, to help satisfy the requirement of this section of the Ordinance as well as the “assistance and necessity” requirement of Section 4(A)(4). The statements must not be different from those submitted to financial institutions in support of private, financial backing and should include a detailed analysis of project costs. Copies of any private or public feasibility studies of the project area may be submitted. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.
- C. *Financing*: The applicant should identify the amounts, sources and basic terms of proposed debt and equity financing for all aspects of the development, including both private and public sources of all funds.
- D. *Owners, Developers, Prime Tenants and other Interested Parties*: The business experience and financial strength of the participants is important to the project’s viability. The applicant should therefore provide sufficiently detailed financial information about the developers, owners, prime tenants, and any other interested parties, including names and addresses. Information about owners must include all general and limited partners and beneficiaries of a land trust. Any material legal or tax liabilities which might affect the project’s viability must be disclosed.

E. *Development Schedule*: The applicant must provide a development schedule which at least includes the date of the construction start, the projected time to completion and the projected date for occupancy.

4. Assistance and Necessity:

“Certification of the commercial development project for Class 7a designation will materially assist development, re-development or rehabilitation of the area and the commercial development project would not go forward without the full incentive offered under Class 7a.” [74-65(a)(4)]

Section 74-65(a)(4) requires the applicant to establish a link between the incentive and the viability and feasibility of the development by demonstrating that the project would not go forward without the incentive. The materials submitted for Section 74-65(a)(4), especially the pro forma financial statements comparing results with and without the incentive, may be referred to in support of the requirement for this section. In addition, evidence of the failure of formal public bidding or a showing that the unaided operation of the marketplace has produced no developer interest in the area for a period of years will help support satisfaction of this section’s requirements. Examples of other evidence which may help satisfy the 74-65(a)(4) requirements are: physical isolation or substandard location of the project area; special environmental problems adding to development costs; municipal requirements for landmark preservation or costly amenities in connection with the project; and, expert testimony that unassisted development of the area will not occur. In addition, the existence of a participation agreement between the developer and any taxing districts should be described in the Application.

5. Increased Tax Revenue and Employment:

“Certification of the commercial development project for Class 7a designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area.” [4(A)(5)]

The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. A tax revenue projection for the area, without the development, should also be provided for comparison. Since real estate taxes are a function of market value and the effective tax rate, market value projections should be based on the cost, income and market approaches to value. All figures should cover the same twelve-year period. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment. Finally, if the development involves relocation within the same taxing jurisdiction, the developer should supply a statement comparing the costs and benefits of relocation for the community as a whole.

## ***Application Procedures***

An Eligibility Application, accompanied by supporting documentation, must be submitted to the Assessor's Office prior to the commencement of construction, rehabilitation or reoccupation. At the time of filing the application, a filing fee of \$500.00 must be paid. The Application must include a resolution or ordinance from the municipality where the real estate is located, or from the Cook County Board of Commissioners if the real estate is located in an unincorporated area. The resolution or ordinance must expressly state that the five eligibility factors which must be present to demonstrate that the area is "in need of commercial development" are satisfied and that the municipality consents to and supports the Application. A copy of the ordinance or resolution will be forwarded by the Assessor's Office to the secretary of the Board of Commissioners for distribution to the Commissioners from the affected districts.

In all cases of abandonment based on special circumstances, the finding of the municipality or the County Board, along with the specification of circumstances which led to said finding of "abandonment" shall be included in a resolution or ordinance passed by the municipality in which the real estate is located (or the County Board if located in an unincorporated area) and must be filed at the time of the Eligibility Application. The ordinance or resolution pertaining to abandonment based on special circumstances must be validated by the County Board and a resolution from the County Board stating its approval of the special circumstances must also be filed at the time of the Eligibility Application.

The Assessor will make a final determination as to whether factors (1) through (5) exist within 60 days after receipt of the application and necessary supporting documentation. Certification of the project will lapse within one year if new construction, rehabilitation or reoccupation has not commenced.

Once new construction, rehabilitation, or reoccupation has been completed, the applicant must file an "Incentives Appeal Form" requesting that the property be reclassified to Class 7a. At the time of filing the appeal, an appeal fee of \$100.00 must be paid.

During the term of the Class 7a incentive classification, the Assessor will mail to Class 7a recipients, at the time of their triennial reassessments, affidavits. Recipients must attest to the use of the property and to the number of workers employed at the Class 7a site. The affidavit is to be signed, notarized and returned to the Assessor within three weeks. Failure to file the triennial affidavits within that time will result in the loss of the incentive.

**Questions about the Class 7a incentive program may be directed to the Incentives Department of the Cook County Assessor's Office, 118 N. Clark, 3<sup>rd</sup> Floor, Chicago, IL 60602, (312) 603-7529.**

**Lake Kagon**

**Application for Class 7 Cook County Tax Incentive**

**NICHOLAS J. PETROVSKI**  
npetrovski@robbins-schwartz.com

May 17, 2018

Tinley Park Village Board  
c/o Patrick Hoban  
Economic Development Manager  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
phoban@tinleypark.org

**VIA EMAIL  
PRIVILEGED AND CONFIDENTIAL**

**Re: Application for Class 7 Cook County Tax Incentive**

To the Village Board of Trustees:

Lake Kagon, LLC ("Lake Kagon") has asked our office to assist in their efforts to obtain a Class 7 real estate property tax incentive from the Cook County Assessor's Office (the "Assessor"). Lake Kagon requests support through a board resolution from the Village of Tinley Park (the "Village") for its Class 7 tax incentive. The tax incentive would allow Lake Kagon to substantially rehabilitate the property located at 17500 Harlem Ave., Tinley Park, IL 60477 (the "Property"). Lake Kagon would then lease the Property to CDE Collision Damage Experts ("CDE"), an auto body shop specializing in repair and refinishing work with similar ownership to Lake Kagon. Without this tax incentive, Lake Kagon would not be able to rehabilitate the Property for CDE and thus would need to find a different, less desirable from a positive economic impact perspective, lessee at great expense.

The purpose of the Class 7 tax incentive is to encourage commercial projects in areas determined to be in need of commercial development. In this instance, the Property is located in the Mental Health Center Redevelopment Project Area, an area designated as "blighted" by the Village. Should Lake Kagon receive the incentive, in part through the support of the Village, Lake Kagon would use the tax incentive to substantially rehabilitate and transform the Property. The redeveloped building would provide a strong example of economic growth and with the customer base who will use the facility become an economic incubator for other businesses, in an otherwise depressed area.

CDE has 15 successful stores throughout Illinois, Indiana, and Michigan including one already in Tinley Park. With the incentive, CDE could successfully rehabilitate the property at a great expense, while remaining economically viable over the long-term. Receiving this economic benefit would allow CDE to hire potentially fifteen (15) new employees to work at the Property. With the incentive, Lake Kagon and CDE would also be able to continue their green initiatives that include installing all LED Lights, continuing use of water-based paint on vehicles, and utilizing energy efficient booth filters to remove dust and air vapor.

The Assessor requires a resolution or ordinance from the Village where the property is located, that expressly states the five (5) eligibility factors which must be present to demonstrate that the area is in need of commercial development area are satisfied and the municipality consents to and supports the application. These five factors include: (1) designation of area as blighted; (2) real estate tax analysis demonstrating a causal link between depressed condition of the area and

# Robbins Schwartz

its real estate tax history; (3) viability and timeliness in that there is a reasonable expectation of the commercial development project is viable and likely to go forward if granted Class 7 designation and will therefore result in the economic enhancement of the area; (4) Necessity of the Class 7b designation, that but for this incentive, this commercial project would not go forward; and (5) increased tax revenue and employment.

In closing, we formally request the Village's support for this project through a board resolution. Our office, in coordination with Lake Kagon, has attached supporting documentation which supports these 5 factors.

If you have any questions or require additional information, please do not hesitate to contact Ken Florey or me.

Very truly yours,

**ROBBINS SCHWARTZ**

A handwritten signature in black ink, appearing to read "Nicholas J. Petrovski", written in a cursive style.

By: Nicholas J. Petrovski

cc: Ken Florey  
Chuck Freiberg  
Jon Kuyper  
Susan Reedy Williams

Section 74-65(a) of the Code of Ordinances, Cook County, Illinois (the “Code”) requires that in order for a commercial development project to qualify under Class 7a or 7b incentive, it is necessary that the project be located in an area in need of commercial development that satisfies the following five eligibility factors:

- Designation of Area;
- Real Estate Tax Analysis;
- Viability and Timeliness;
- Assistance and Necessity; and
- Increased Tax Revenue and Employment.

This application will show that all five eligibility factors have been met by Lake Kagon, LLC (“Lake Kagon”) and therefore should be eligible for the Class 7 incentive and its benefits. Lake Kagon’s application likely falls within the Class 7a distinction with total redevelopment costs below \$2 million. As a reminder, Class 7a is targeted for smaller projects in areas in need of substantial revitalization. The Assessor, in compliance with the Code to liberally construe the above requirement factors, will generally require less extensive documentation than required for larger projects (projects with total redevelopment costs greater than \$2 million). In accordance with the provisions of the Code, Lake Kagon submits the following documentation in support of their application.

## **1. DESIGNATION OF AREA**

Lake Kagon acquired two parcels within the Village of Tinley Park in 2018 (the “Village”). Both parcels (7220 Duvan Dr., and 17500 Harlem Ave.) (hereinafter together the “Property”) are located within a Tax Increment Financing District (“TIF District”). This TIF District falls within the requirement that the area has been designated within the last 10 years by a local agency as blighted or an area encompassing a redevelopment plan under 74-65(a)(1) of the Code.

Specifically, the Village, pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (the “Act”) designated the Mental Health Center Redevelopment Project area (“Redevelopment Area”) as a “redevelopment project area” under the Act. The Act provides a means for municipalities to assist blighted areas or conservation areas which are rapidly deteriorating and may soon become blighted areas if their decline is not checked. The two parcels were specifically identified as within the Redevelopment Area:

- PIN 27-36-204-021-0000 (7220 Duvan Dr.)
- PIN 27-36-204-022-0000 (17500 Harlem Ave.)

See Exhibit A, attached hereto as Mental Health Center Redevelopment Project Area, Redevelopment Plan and Project, March 2015.

Both parcels of the Property are identified in Exhibit A. On July 21, 2015, the Village passed Ordinance No. 2015-O-026, “An Ordinance Designating the Village of Tinley Park Mental Health Center Tax Increment Financing District Redevelopment Area.” As required by the Code, a certified copy of this Ordinance is attached hereto, see Exhibit B. The Village adopted the TIF District plan in a subsequent ordinance on July 21, 2015. See Exhibit C.

## 2. REAL ESTATE TAX ANALYSIS

Lake Kagon can show that the real estate taxes of the Property in question have declined, remained stagnant, or potential real estate taxes are not being fully realized due to the depressed condition of the area as required by Section 74-54(a) of the Code. Specifically, the real estate taxes of the Property have stagnated and are not being fully realized.

For instance, in the Mental Health Center Redevelopment Project Area Eligibility Report, March 2015, attached hereto as Exhibit D, the Village detailed the blighted area factors which applied directly to the Property. Both parcels of the Property were found to have qualifying obsolescence, deterioration, presence of structures below minimum code, inadequate utilities, excessive land coverage, lack of community planning, and lagging equalized assessed value ("EAV"). See Exhibit D, Attachment 4, Page 31.

The property taxes on the two parcels, as demonstrated in Exhibit E, are below or near their level of assessment from six years ago. Going back even further to 2006, it is clear that the Property values in this area are not being fully realized. The Village, in Exhibit A, concluded that though EAVs dropped throughout the country for a period after 2008 as a result of the economic recession, the measures indicated that the Redevelopment Project Area still compared unfavorably with the Village and the rest of the U.S. This causal link between the depressed condition of the area and the Property's real estate tax, exemplifies the need for private investment.



### 3. VIABILITY AND TIMELINESS

Lake Kagon can show that there is a reasonable expectation that the rehabilitation project is viable and likely to go forward on a timely basis if granted Class 7 designation and will therefore result in the economic enhancement of the area in accordance with Section 74-65 of the Code.

#### **Development Plan:**

The Development Plan is being finalized. Information about the development will be detailed during the presentation and supplemented as renderings are completed.

- See Exhibit F: Tinley Park Expected Improvement Costs
- See Exhibit G: Building Inspection Report
- See Exhibit H: Summary of Building Renovations for other locations

#### **Economic Feasibility:**

- See Exhibit I: Year 1 through Year 5 projections including with and without the incentive. Lake Kagon may supplement projections by providing additional years to the projection upon request.

#### **Financing:**

- See attached Exhibit J: Commitment Letter from Midwest Bank

#### **Owners, Developers, Prime Tenants and other Interested Parties:**

- See attached Exhibit K: Certificate of Designation Secretary of State
- See attached Exhibit L: Secretary of State Detail Report
- See attached Exhibit M: Lake Kagon 2017 Annual Meeting
- See attached Exhibit N: About CDE
- See attached Exhibit O: Supporting Documentation for CDE
- See attached Exhibit P: CDE Supporting Letters
- See attached Exhibit Q: Recycle Rides Program
- See attached Exhibit R: Together We Cope Program
- See attached Exhibit S: Rehabilitation of store at 5710 Western Ave, Chicago
- See attached Exhibit T: Rehabilitation of store in Buffalo Grove
- See attached Exhibit U: Rehabilitation of store in Canton
- See attached Exhibit V: Rehabilitation of store in Hammond
- See attached Exhibit W: Rehabilitation of store in Lynwood

#### **Development Schedule:**

- The Development Schedule is being finalized. The development schedule is dependent on the Village's support of the application for the Class 7 incentive. Lake Kagon would be happy to provide more detail upon request.

#### **4. ASSISTANCE AND NECESSITY**

Lake Kagon can show that there is a reasonable expectation that the Class 7 designation will materially assist the rehabilitation of the area and the project would not go forward without the full incentive in accordance with Section 74-65 of the Code.

- See Exhibit I: Year 1 through Year 5 projections including with and without incentive.
- See Exhibit A: Mental Health Center Redevelopment Project Area, Redevelopment Plan and Project, March 2015.

## **5. INCREASED TAX REVENUE AND EMPLOYMENT**

The Lake Kagon can show that there is a reasonable expectation that the Class 7 designation is reasonably expected to ultimately result in an increase in property tax revenue and employment opportunities in the area in accordance with Section 74-65 of the Code.

- See Exhibit I: Year 1 through Year 5 projections including with and without incentive.

### **Additional Exhibits in Support of Lake Kagon**

- Legal Description of Property – see Exhibit X
- Survey of Property – see Exhibit Y

# EXHIBIT A

## Tax Increment Finance Village of Tinley Park Mental Health Center Redevelopment Project Area

Redevelopment Plan and Project  
March 2015



Prepared by



**EHLERS**  
LEADERS IN PUBLIC FINANCE

# Tax Increment Finance Village of Tinley Park Mental Health Center Redevelopment Project Area Redevelopment Plan and Project

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# I. Introduction

## A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the “Act”)], the Village of Tinley Park, Illinois (the “Village”) anticipates designating the Mental Health Center Redevelopment Project Area as a “redevelopment project area” (the “Redevelopment Project Area”) under the Act, prior to which the Village shall have adopted and approved this “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Redevelopment Plan and Project, March 2015” as a “redevelopment plan” (the “Redevelopment Plan”) and “redevelopment project” (the “Redevelopment Project”) (both of which may be referred to collectively as the “Redevelopment Plan and Project” hereinafter) and the use of tax increment allocation financing (“TIF”) in connection with the payment of qualifying “Redevelopment Project Costs” (the “Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan and Redevelopment Project for the Redevelopment Project Area for twenty-three years after the year in which the Redevelopment Project Area is approved, but with the receipt of the 23<sup>rd</sup> year of incremental taxes in the 24<sup>th</sup> year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the Redevelopment Project Area, the Village engaged Ehlers and Associates, Inc. as its “tax increment Consultant” (the “Consultant”) to assist the Village in determining whether the Redevelopment Project Area qualifies under the Act as a "conservation redevelopment project area," a "blighted redevelopment project area," or a combination thereof and/or an “industrial conservation area”. In this case the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land.

## B. Village of Tinley Park

Development of the Village of Tinley Park started when the Chicago, Rock Island, and Pacific Railroad line was completed through this area in 1852. The "Village of Bremen" was platted on the path of the railroad in 1853 and marks the origins of what is today known as the Village of Tinley Park. The largely agriculturally based community served the trade and merchant needs of the region. In 1890, the local Post Office name was changed from New Bremen to Tinley Park to honor the community's first railroad station agent. The community incorporated as the Village of Tinley Park on June 27, 1892. The community's first factory was constructed in 1905, and the business community has continued to expand providing a number of local employment opportunities.

As its early success was the result of transportation, so too is the continuing success of the community. The Village is located approximately 30 miles southwest of downtown Chicago. The Village is situated along the I-80 corridor and is linked to I-57, I-355, I-55, I-90, I-294 and I-94 via I-80. These interstate highways provide easy access to the nation including Wisconsin to the north, Indiana to the east, and Iowa to the west, and downstate Illinois on the south. The present incorporated boundary covers approximately 16 square miles and

includes portions of Bremen, Orland, and Rich Townships in Cook County, and Frankfort Township in Will County.

There are two train stations located along the Metra Rock Island line, the 80<sup>th</sup> Avenue Station and the Oak Park Avenue Station. Both stations offer multiple stops daily between Joliet to Chicago's LaSalle Street station. Nearly 3,000 daily commuters take advantage of the Metra Rock Island Commuter Line to access jobs from the Village. (Approximately twelve freight railroads pass through the Village as well.) Pace Suburban Bus Service offers many local routes, making stops within the Village, including at the Metra stations.

Air travel is provided through Chicago Midway International Airport, located 13 miles from Tinley Park, and Chicago O'Hare International Airport, located 27 miles from Tinley Park.

According to the 2010 U.S. Census, the Village's population is 56,703 persons. The ESRI Executive Summary of the Village of Tinley Park estimates that for 2013, the Village's population is 56,717, comprised of 21,719 households, with a current median household income of \$75,618.

The Village is served by six elementary school districts (Community Consolidated School District 146, Kirby School District 140, Arbor Park School District 145, Mokena School District 159, Country Club Hills School District 160, and Summit Hill School District 161); four high school districts (Bremen High School District 228, High School District 230, Rich Township High School District 227, and Lincoln-Way Community High School District 210); and four junior college districts (Moraine Valley Community College District 524, South Suburban Community College District 510, Prairie State Community College District 515 and Joliet Junior College District 525). In addition, there are several parochial and private schools serving the community.

Several colleges, technical schools and universities are located in or are a short driving distance from Tinley Park, including DeVry University, Fox College, Lewis University, Governors State University, Illinois Institute of Art, Saint Xavier University, Robert Morris University, and University of Illinois Extension. Numerous other higher institutions are within a 45 minutes to one-hour drive, including University of Chicago, Northwestern University and University of Illinois.

Health care services are provided at a number of hospitals within a short distance of the community including Palos Community and Advocate South Suburban hospitals. Additional hospitals that serve the area include St. James Hospital, Ingalls Hospital, and Advocate Christ Hospital and Silver Cross Hospital. As with universities, the Village is 45 minutes to one hour to research hospitals that are renowned in the nation for their quality care and research. The Advocate Medical Group and Pronger Smith Medical Care provide extensive outpatient care services. Numerous health care professional offices are also found in Tinley Park.

Library services are provided by the Tinley Park Public Library.



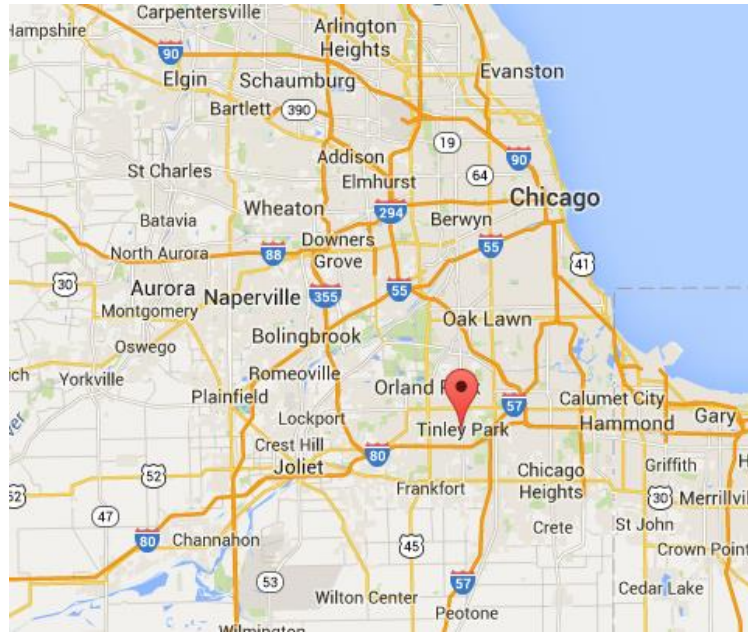
There are three park districts that provide recreational services to residents of the community. The majority of the Village is served by the Tinley Park Park District, which operates and maintains 40 parks, 33 ball fields and several facilities. The District's centerpiece facility is the Tony Bettenhausen Recreation Center, with amenities that include a fitness center, indoor playground, indoor jogging/walking track, gymnasium with three basketball courts and six volleyball courts, indoor pool, museum, meeting rooms, program rooms, arts & crafts room, Teen/Senior Drop-In Center and teaching kitchen. The Park District also operates Tinley Fitness, Landmark Museum & Church, McCarthy Recreation Building, Tinley Junction Miniature Golf & Batting Cages, Vogt Visual Arts Center, The Extreme Skate Park, White Water Canyon Water Park & Spray Ground and the Tinley Park Performing Arts Center.

With respect to public safety, the Village has contracted for local ambulance services since 1978. Fire protection and prevention services are provided by Tinley Park Fire Department (a department of the Village). There are four neighborhood stations that are staffed 24 hours a day, 365 days a year with a paid-on-call/paid-in-place staff of over 125. Three engine companies and one truck company are manned daily. The Village also provides policing services to the community.

Tinley Park has seen a rapid growth in its industrial parks that provide jobs for not only its residents, but also for many others living in the region.

Tinley Park is home to the Tinley Park Convention Center, the Chicago Southland region's largest convention venue, hosting a variety of large and small, public and private events throughout the year. A full service hotel is adjacent to the venue and other high-profile hotels are in the immediate area to provide overnight housing for visitors to the area.

The Village operates under the council-manager form of government, with a Mayor, Village Clerk, and six-member Board of Trustees, which are elected on overlapping four year terms. The Village has the following operating departments with professional staff: Village Clerk, Village Administration, Building, Code Compliance, Emergency Management, Finance, Fire, Economic Development, Planning, Police, and Public Works, among others. The Village Manager oversees the day-to-day operations of the Village. The Village automatically became a Home Rule unit of government in 1980 when its population exceeded 25,000 under the provisions of the Illinois Constitution.



Village of Tinley Park

### **C. Summary of the Challenges Associated with the Proposed Redevelopment Project Area**

#### General Development Context

The Village of Tinley Park is a community located about 30 miles southwest of Chicago in Cook and Will Counties on I-80 near the I-57 interchange. Its proximity to interstate roads yields outstanding access to the City of Chicago, Midway International Airport, and O'Hare International Airport. The Village is also easily traversed and connected to surrounding communities via arterial roadways including Harlem Avenue (IL 43), LaGrange Road (US Route 45), Oak Park Avenue, and 159<sup>th</sup> Street (US Route 6).

The Village has been successful in attracting a number of big box retailers and regional and national restaurant and retail establishments, most of which are concentrated along Harlem Avenue, LaGrange Road, Oak Park Avenue, and 159<sup>th</sup> Street. Newer shopping areas are interspersed with a number of aging strip commercial shopping centers and infrastructure.

Recognizing the challenges associated with aging commercial buildings, corridors, and infrastructure, the Village has been working consistently to attract and retain businesses and facilitate both public and private investment within the community. There are currently three active TIF Districts in place: the Main Street North TIF District; Main Street South TIF District; and the Oak Park Avenue (Convention Center) TIF District. The Village also completed the Downtown Legacy Plan in 2009 in an effort to guide and facilitate redevelopment. In an effort to capitalize on these investments and tools, the Village issued a Request for Proposals (RFQ) for the former Central Middle School site, a 3.3 acre site located in downtown Tinley Park and within the Main Street South TIF District. The

responses were due in early February and the target timeframe for developer selection is May 2015.

### Proposed Mental Health Center Redevelopment Project Area

The Redevelopment Project Area is comprised of approximately 565 acres. Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years with the last closing in 2012 and the nearly 280 acre property has since been vacant. Other significant properties within the Redevelopment Project Area include: the Village's Police Headquarters, Public Works Office and Garage, Fire Training Tower, Emergency Management Agency Garage, CRC Television Studio, Public Library, Freedom Park, and the newly constructed Metra train station, all in the vicinity of the southwest corner of the Redevelopment Project Area. It also includes a restricted use industrial park on the north side, some residential and wetland properties on the east side, and railroad right-of-way on the northeast side of the Redevelopment Project Area.

The TPMHC site is the single-largest master planning and development opportunity within the Village of Tinley Park, and in the southwest suburban area. Yet, even with the influence of the community's positive attributes, the proposed Redevelopment Project Area faces substantial challenges that must be addressed in order to unlock the value of the area's redevelopment potential. The property and its approximately 28 primary structures have numerous code and environmental issues, among other criteria cited in the Act, and will require significant environmental remediation and demolition before the site can be redeveloped. Preliminary cost estimates for the demolition and remediation total in excess of \$12 million.

The Consultant's eligibility findings as incorporated into this Redevelopment Plan and Project indicate that all three of the measurements of equalized assessed value ("EAV") for the entire area, within the improved parcels alone, and within the vacant parcels alone, respectively, indicate that EAV is lagging throughout the Redevelopment Project Area. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the Village and the rest of the U.S. They are also a strong indicator that the Redevelopment Project Area has not been subject to growth and private investment.

In addition, the area has not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area. (It should be noted that at that time the TPMHC was operational and there were no plans or indications that the facility would or could be closed. Therefore, it would not have been necessary to address any potential future uses for the site in 2000.)

In 2014, the Village engaged an outside planning and market analysis consultant team to prepare a redevelopment study and plan for the TPMHC. The report was issued in October 2014 and states that, among other things, the Village will need to establish a clear Master

Plan and a Regulatory framework in order to ensure that the vision is carried through consistently throughout the development phases. It also indicates that the redevelopment of the site will likely require Village assistance that could include General Obligation Bonds and a TIF District in order to fund the construction of infrastructure. These tools could also be used to fund costs associated with the remediation and demolition as described earlier in this section. TIF and G.O. Bonds are appropriate tools to consider in the context of this redevelopment in that they are authorized at the sole discretion of the Village and can be structured to fund eligible improvements as needed during a phased development period, which is the case for the proposed Redevelopment Project Area.

Similar to its activities to support its downtown redevelopment efforts, the Village could establish and implement the use of economic development tools such as TIF to fund eligible expenses associated with the proposed Mental Health Center Redevelopment Project Area.

#### **D. Tax Increment Financing**

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Tax Increment Allocation Redevelopment Act (the “Act”). This 1977 legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is now found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan and Redevelopment Project, designation of a Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “Redevelopment Project Costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the EAV of taxable real property within the Redevelopment Project Area over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted (“Initial EAV”). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and other sources.

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality’s redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area. Taxing districts benefit from the increased property tax base after Redevelopment

Project Costs and obligations are paid. If the taxing districts have buildings and structures in the Redevelopment Project Area, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan and Project.

## **E. The Redevelopment Project Area of the Village of Tinley Park**

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to in this Redevelopment Plan and Project as the Mental Health Center Redevelopment Project Area to document any eligibility factors that may exist within the Redevelopment Project Area. The Consultant documented these factors in an analysis entitled the “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Eligibility Report, March 2015” (the “Eligibility Report”), in **Attachment 4** to this Redevelopment Plan and Project. The Eligibility Report is made part of this Redevelopment Plan and Project by reference hereto. The Redevelopment Project Area and its existing conditions are briefly described below. For greater detail on these factors, refer to the Eligibility Report.

The Redevelopment Project Area is 565 acres in size. The improved land consists of institutional, industrial, residential, commercial, and public/recreational properties. The uses of the vacant land are open space, wetlands, parks/recreational use, railroad right-of-way, and surface parking.

There are 119 active property index numbers (PINs) in the Redevelopment Project Area, 65 of which are improved, and 54 are vacant. There are approximately 80 primary structures on the improved parcels. Of these primary structures, about 78% are over 35 years of age.

Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years, with the last closing in 2012, and since that time the nearly 280 acre property has been vacant. The property and its approximately 28 primary structures have numerous code and environmental issues, among other criteria cited in the Act, and will require significant remediation before they can be repurposed.

Other significant properties within the Redevelopment Project Area include: the Village’s Police Headquarters, Public Works Office and Garage, Fire Training Tower, Emergency Management Agency (EMA) Garage, CRC Television Studio, Public Library, Freedom Park, and the newly constructed Metra train station, all on the southwest corner of the Redevelopment Project Area. It also includes a restricted use industrial park on the north side and some residential and wetland properties and railroad right-of-way on the east side.

The Redevelopment Project Area is commonly known as the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the



This Redevelopment Plan and Project specifically describes the Redevelopment Project Area and sets forth the factors that qualify the Redevelopment Project Area for designation as a Redevelopment Project Area as defined in the Act.

Successful implementation of the Redevelopment Plan and Project requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. With a sound financial base, the Village will be better able to provide adequate services for its citizens and improve its future economic sustainability. Only through the implementation of this Redevelopment Plan and Project under the Act will the Redevelopment Project Area develop on a comprehensive and coordinated basis, thereby reducing the factors that have precluded substantial development of the Redevelopment Project Area by the private sector. Left on its own, the Redevelopment Project Area, without incentives authorized by the Act, will likely continue to experience the blight conditions or those conditions that will lead to blight. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the Redevelopment Project Area will become an environment that will attract private investment.

The use of Incremental Property Taxes by the Village to pay Redevelopment Project Costs will permit the Village to participate in and coordinate public and private improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all local governments serving the Redevelopment Project Area. The anticipated benefits include:

- Strengthened property tax base for all affected taxing districts.
- Increased sales tax revenues for the Village.
- Increased job opportunities.
- Reduced blighting conditions in the Redevelopment Project Area, as well as general physical improvement and upgrading of properties.
- Remediated environmental problems, as are present now or may develop.
- Enhanced visual appearance and landscaping within the Village.
- Increased commercial and business opportunities, including those for retail, office, industrial and mixed-uses.
- Improved residential opportunities, including a variety of housing types for various needs and income levels.
- Increased recreational and tourism opportunities.
- Improved community sustainability.
- Improved economic conditions.
- Stabilization of this portion of the community.

The following is a summary of the key recommendations for the Redevelopment Project Area to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the Redevelopment Project Area, the following steps should be taken as appropriate:

1. Acquire and prepare land for redevelopment.
2. Induce development, including commercial, industrial, residential, recreational/open space uses, mixed-uses, and tourism and hotel uses.
3. Create employment opportunities for the community and surrounding area.
4. Coordinate design within the Redevelopment Project Area.
5. Create public and private facilities and improvements.
6. Provide access and creation of necessary rights-of-way not currently present.
7. Implement landscape, streetscape, and signage plans.
8. Repair, remodel, rehabilitate, or replace obsolete and/or deteriorating structures.
9. Provide needed infrastructure improvements.
10. Address environmental problems that are or may be associated with properties.
11. Address flooding and drainage issues.
12. Provide adequate parking and loading facilities.
13. Provide financing assistance and interest subsidy for public and private development activities.
14. Provide financing assistance and interest subsidy according to the Act for affordable housing, including that needed for senior housing.
15. Provide for impacts on other taxing bodies, including any payments to other taxing districts according to the Act.
16. Assist redevelopment goals and objectives in adjacent Redevelopment Project Areas.



## II. Redevelopment Project Area Eligibility Conditions

The Redevelopment Project Area's "Blighted" conditions documented in this section are based on surveys and analyses completed by the Consultant in January and February 2015. As set forth in the Act, the Redevelopment Project Area qualifies as a "blighted area" for improved land and for vacant land.

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations deals with improved property. Two sets within the Blighted designation deal with vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented;
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area 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;
3. The property must equal or exceed 1½ acres; and
4. The Redevelopment Project Area must meet the "but for" requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.

The criteria presented are reasonably present to a meaningful extent and reasonably distributed in the improved and vacant portions of the Redevelopment Project Area.

The Redevelopment Project Area is 565 acres, in excess of the required 1½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

## Surveys and Analyses Conducted

The conditions summarized above are based upon initial surveys and analyses conducted by the Consultant in January and February 2015. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, 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.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (D), (F), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case ten (10) criteria have been met.

The following ten (10) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 4** in the Eligibility Report.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for one section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

It was determined that one criterion in the other section, chronic flooding, exists in certain areas within the Redevelopment Project Area, per Section 11-74.4-3 (a) (3) (C) of the Act. However, that condition is not reasonably present and distributed throughout the Redevelopment Project Area; therefore, this section does not apply.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been “commercially farmed” in the last five (5) years.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Tables 2 and 3** in the Eligibility Report (**Attachment 4** of this report) contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is 565 acres, in excess of the required 1½ acres.

Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in this Redevelopment Project Area.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

Based on these factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land 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.

### III. Redevelopment Plan and Project

#### A. Goals

Listed below are the general goals of this Redevelopment Plan and Project. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan and Project.

1. An improved quality of life in the Redevelopment Project Area and the Village.
2. An environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
3. An increased sales tax base for the Village and an increased property tax base for all local governments having jurisdiction overlapping the Redevelopment Project Area.
4. A strengthened economy of the Village and the larger community.
5. A stabilized business area for the Village.
6. An improved physical condition of the Redevelopment Project Area and the Village.
7. Sound economic development within the Redevelopment Project Area that is consistent with the comprehensive plan for the development of the Village as a whole.

#### B. Objectives

Listed below are objectives of this Redevelopment Plan and Project, which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan and Project.

1. Reduce or eliminate those conditions that are leading to or causing blight and qualify the Redevelopment Project Area as a “blighted area”. **Attachment 4** describes these conditions.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and Project and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the Eligibility Report, provide utilities, and create rights-of-way and access to the sites.

7. Provide needed incentives to encourage a broad range of improvements.
8. Provide for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law where these are a material impediment to the development or redevelopment of the Redevelopment Project Area.
9. Address flooding problems or stormwater management problems that exist and those that may develop as a result of redevelopment.
10. Improve the visual attractiveness of the Village through landscaping and coordination of design in the Redevelopment Project Area.
11. Enhance the sustainability of the community by improving its stature as a desirable place to live and work.
12. Improve opportunities for commercial, industrial, residential, recreational, open space, mixed-use, and tourism related development and redevelopment.

### **C. Program**

The Village may use any program element authorized by the Act including, but not limited to, those in the following listing. The Village proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan and Project for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan and Project.

2. Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, or long-term lease by private developers or the Village for the purpose of new development.

3. Land Preparation

The Village may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The Village may assist in rehabilitation, remodel, repair, and lease hold improvements.

## 6. Land Acquisition

The Village may purchase or write down the purchase of land.

## 7. Development Agreements

The Village may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan and Project. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan and Project.

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Tinley Park reserves the right to collect reimbursement for funds extended in accordance with the Act.

## 8. Provision of Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment Plan and Project. Public works and improvements may include, but are not limited to, the following:

### a. Streets, Sidewalks, Lighting, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan and Project. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.

### b. Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

### c. Stormwater Management

Facilities or improvements may be needed to be created to eliminate or reduce stormwater runoff.

### d. Sewage Treatment

Facilities and new or improved infrastructure may be needed to collect and treat sewage.

e. Water System

An adequate water supply may be provided, with facilities and new or improved infrastructure needed to accommodate a higher demand for water.

9. Construct, Acquire, Renovate or Rehabilitate Public Facilities

Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act.

10. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

11. Job Training

Improve job skills of those working in the Redevelopment Project Area.

12. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

13. Eminent Domain

Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan and Project.

14. Assist in Financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that may be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan and Project.

15. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district based on expenditures in this Redevelopment Project Area.

## **D. Policies**

The Village of Tinley Park proposes to undertake this Redevelopment Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Redevelopment Plan and Project and the activities specified.

The Village may employ the use of financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of



the key financial components for enabling the redevelopment of the Redevelopment Project Area. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan and Project.

## **E. Implementation Strategy**

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan and Project. These strategies and plans are under current development and will be implemented through this Redevelopment Plan and Project. In order to maximize program efficiency and to take advantage of development interest in the Redevelopment Project Area, and with full consideration of available funds, the Village intends to proceed in an expeditious manner.

A combination of public and private investments and public and private improvements is an essential element of this Redevelopment Plan and Project. In order to induce development, the Village may enter into agreements, including with private developers, proposing that TIF assistance may be provided, where deemed appropriate by the Village, to facilitate private projects and development. The Village may also contract with others to accomplish certain public and private projects as contained in this Redevelopment Plan and Project.

## IV. Agreement with Comprehensive Plan

The Village's Comprehensive Plan is entitled The Village of Tinley Park, Illinois, Comprehensive Plan, 2000.

The following goals and objectives in the comprehensive plan (pages 9-11) reflect goals in this Redevelopment Plan and Project:

### **Public Lands, Places and Structures**

- Provide the Community with facilities that are safe, efficient and well located.
  - Plan and purchase locations for future municipal facilities as early as possible to achieve investment economies and proper planning.
  - Plan facilities to provide sufficient capacities needed to accommodate long-term needs.

### **Housing**

- Encourage a variety of residential developments to provide a diverse selection of residential types and price ranges.
  - Maintain predominately low and medium density single-family neighborhoods.
  - Implement programs to induce increased investment in home expansion.

### **Economic Development**

- Encourage business investment and increase employment opportunities in a variety of businesses and industries.
  - Encourage steady growth of business and commercial activities in balance with anticipated population growth.
  - Encourage controlled growth of small business, light industry and office uses in order to diversify and strengthen the tax base and provide employment.
  - Provide sites and locations for growing businesses to remain in Tinley Park.
- In order to attract new business and industry, efforts are concentrated on the following areas: (1) retention of existing business and industry; (2) maintaining and improving public facilities; (3) providing tax abatement programs and other incentives to attract new prospects; (4) marketing. (Page 98)

### **Public Places and Utilities**

- Develop municipal facilities and services that economically and adequately service existing and anticipated growth.
  - Encourage development of "infill" parks.
  - Eliminate or reduce flooding hazards and install retention/detention areas where possible.
  - Require new developments to pay for capital improvements necessary to serve the new developments.

- Require that parks and recreational facilities be developed in new subdivisions with the cost paid for by developer.
- Plan and estimate costs for infrastructure necessary for new development, and require the new development to pay for those improvements.

### **Intergovernmental Cooperation**

- Continue and/or establish positive working relationships with all units of local, state and federal governments.
  - Establish effective communication with all units of government, utilizing those resources available from other government to further the goals and objectives of the community.

### **Major Projects**

- Train Station development plan
- Expand the bike and pedestrian system
- Bike to retail plan
- Infill park acquisition and development
- Landscape commercial areas
- Keep Village taxes low
- Stabilize and enhance existing neighborhoods

The Village's Future Land Use Map, as shown in **Attachment 3** of this report, shows properties in the Redevelopment Project Area as being designated for Mixed-Use Planned Unit Development, Residential, Commercial, Office/Restricted Industrial, Government/Schools/Open Space/Institution, and Metra Rock Island Railroad uses. This generally corresponds to the land uses outlined in this Redevelopment Plan and Project.

In summary, the above statements and objectives in the Village's Comprehensive Plan and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Redevelopment Plan and Project.

## V. Evidence Supporting the Need for the TIF

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

The core of the Redevelopment Project Area, the former Mental Health Center, was developed between the years of 1955 and 1971, and the residential area east of Harlem Avenue (unincorporated to the Village at the time) was developed starting in 1930, prior to the Village having a comprehensive plan in place. (The first plan was not adopted until 1967.) Since that time, the Mental Health Center has ceased operations, becoming a vacant property, and the Village's population has grown and evolved, as have the needs of residents and business owners in the community. The Village's public facilities within the Redevelopment Project Area are aging and no longer meet the functional needs of those departments.

Many of the buildings, particularly those in the Mental Health Center area, suffer from obsolescence, and deterioration. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to or nearby those deteriorated improved parcels of the Redevelopment Project Area. Many of the structures within the Redevelopment Project Area would benefit from some renovation at a minimum, and other structures, as those on the Mental Health Center parcel, will likely require demolition before redevelopment can occur. In addition to having been vacant for many years, significant renovations to TPMHC structures are required to meet current building, fire and electrical code standards. It would be very costly to adapt these buildings for another use. As buildings age, they generally require more upkeep and maintenance. Structures also likely suffer from interior deterioration not detectable through an exterior inspection. A number of the structures within the Redevelopment Project Area exhibited minor to more severe level defects in some aspect of their construction. Deterioration was also observed in paved areas in the improved (and adjacent to or nearby vacant) parcels of the Redevelopment Project Area.

Aging buildings often tend to become obsolete as well. If it is considered by current or future occupants too costly to adapt the structure for newer uses, vacancies can occur. This is certainly the case on the Mental Health Center property, and may become more significant within other portions of the Redevelopment Project Area. Substantial investment will be necessary to repair and renovate these buildings and parking areas. Demolition and land preparation costs for redevelopment may also be funded by the TIF. There are not adequate service and loading areas for some buildings, as well as other issues that make buildings and parcels obsolete for the current and future needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards and Village code requirements.

The former Mental Health Center property has several abandoned facilities (sewage, power, water treatment, and heating plants) and leaking underground gasoline and other petroleum storage tanks. Other environmental issues which must be remediated prior to redevelopment include: electrical transformers assumed to have polychlorinated biphenyls (PCBs), asbestos, lead, lime sludge, and mercury contamination, as well as stored drums of unidentified chemicals

and buried universal waste on the property. These hazards constitute a major presence of deleterious land use within the Redevelopment Project Area. There are also leaking underground storage tanks on two properties within the Duvan Drive industrial park.

The Redevelopment Project Area as a whole suffers from inadequate utilities. Stormwater management and, to a minor extent flooding issues, within the improved and vacant land are challenges. These issues are possibly amplified by excessive land coverage on the improved parcels. Significant upgrades, increased capacity, volume control, conversions to green infrastructure, and more outlets are needed. Sanitary sewer line upgrades and conversion of clay lines to newer materials will require costly work in the near future, not to mention work that may be required later in the life of the TIF District. The installation of all new water main, including fire hydrants and associated appurtenances is needed on the Mental Health Center property, as well as the residential area east of Harlem Avenue, which also requires work to existing wells.

Substantial improvements will be necessary to bring many of the properties within the Redevelopment Project Area into compliance with current code requirements. The Mental Health Center buildings have numerous building and fire code violations, including: flooded tunnels and buildings with asbestos and mold, no fire suppression systems or alarms, electrical systems that are below code requirements, and heating/ventilation/air conditions systems (HVAC) that are non-functional, in addition to environmental issues on the sight. There is currently no water service to any of the buildings and there are no storm water pollution prevention devices on the sight. The zoning for this area is Office & Restricted Industrial and would need to be rezoned to a mixed-use planned unit development (PUD). The Village's Public Works Garage and the Duvan Drive industrial park buildings have code deficiencies related to electrical, mechanical, fire sprinkler, and storm water management systems. Zoning violations include a lack of vehicular access to these properties and insufficient parking. There are currently legal non-conforming outside storage and screening issues, which would need to be addressed with any renovations or redevelopment. Obsolete platting of vacant parcels also entails costs for prospective redevelopers. This work will be necessary to accommodate existing development within the area, much less the needs of redevelopment, which will include more restrictive lending parameters and lower risk project requirements for potential developers.

Other improvements, such as electrical and data infrastructure, sidewalks, recreational pathways, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges to the Village and other utility providers, which means there will be extraordinary costs that may require some level of subsidy in order to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

There have been only a small number of building permits issued for new construction in the Redevelopment Project Area in the last ten years. Among these have been renovations to one single family residence and a few commercial/office structures. Public projects have included an addition to the Tinley Park Public Library, and the construction of the new Metra train station and the nearby Freedom Park. There has been a general lack of private investment, likely

influenced by the high cost and difficulty of securing financing since the recent economic recession. The Mental Health Center property offers an enormous redevelopment opportunity. While interest has been expressed by the private sector, with the enormous costs of addressing environmental and utility deficiencies, incentives and assistance will be needed.

Likewise, the higher tax rates imposed on taxpayers, including businesses, within Cook County make it challenging for the Village to attract and retain some businesses, given the near proximity of Will County to the Redevelopment Project Area and its lower rates. Further, Cook County's classified system of assessment creates a heavier tax burden for business property owners compared to Will County's system. These are factors that current and prospective Duvan Drive industrial businesses are challenged by as well. Tax increment revenue can provide funding to help level the playing field for businesses and projects within the Redevelopment Project Area during these negotiations with the Village.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S. All of the three measurements of EAV indicate that EAV is lagging throughout the Redevelopment Project Area as a whole, within the improved parcels alone, and within the vacant parcels alone. They are also a strong indicator that the Redevelopment Project Area has not been subject to growth and private investment.

As described in more detail in **Attachment 4** of this report, the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities. It is not reasonable to expect that the Redevelopment Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

## VI. Redevelopment Project Costs

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

### A. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan and Project. The activities and improvements and their estimated costs (2015 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this Redevelopment Plan and Project, are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan and Project, inclusion herein does not commit the Village to finance any or all of these costs with TIF funds.

(See also notes for additional information regarding Redevelopment Project Costs.)

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan and Project) of the Redevelopment Plan and Project including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5)..... \$5,000,000
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6)..... \$1,500,000
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not

limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).....	\$55,000,000
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).....	\$85,000,000
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(4).....	\$65,000,000
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).....	\$500,000
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).....	\$15,000,000
8. To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the Village may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).....	\$2,500,000
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).....	\$20,000,000



10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).....	\$5,000,000
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).....	\$750,000
12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).....	\$10,000,000
13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).....	\$15,000,000
14. Construction Costs for Affordable Housing, as provided for by 65 ILCS 5/11- 74.4-3(q)(11).....	\$5,000,000
15. Contributions to/incremental revenues transferred to contiguous redevelopment project areas, as provided for by 65 ILCS 5/11-74.4-4(q).....	\$15,000,000
<b>Total Estimated Redevelopment Project Costs .....</b>	<b>\$300,250,000</b>

Notes regarding Redevelopment Project Costs:

- a. All costs are in 2015 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.

- c. To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among the categories of eligible Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Redevelopment Project Budget, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- e. Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Budget.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Tinley Park reserves the right to collect reimbursement for funds extended in accordance with the Act.

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

## VII. Redevelopment Project Certifications

This section reviews the Redevelopment Plan and Project and provides appropriate responses to certifications required in the Act.

“Each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

### **A. An itemized list of estimated Redevelopment Project Costs.**

See **Section VI. Redevelopment Project Costs.**

### **B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.**

Evidence appears in **Section V. Evidence Supporting the Need for the TIF.**

### **C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.**

It is anticipated that Redevelopment Projects implemented, as part of the Redevelopment Plan and Project, may cause increased demand for services or capital improvements by some other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment. Capital funds will be available to assist in the development of public improvements. The Redevelopment Project Costs found in **Section VI** of this Redevelopment Plan and Project provides for significant amounts to pay taxing district capital costs and contributions to school districts in accordance with the TIF Act should impacts be greater than expected.

The following is an assessment of the impact on each individual taxing district. Some of these taxing districts only have right-of-way (“ROW Only”) within the Redevelopment Project Area:

#### County of Cook

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### County of Will (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Cook County Consolidated Elections

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Will County Public Building Commission (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Forest Preserve District of Cook County

There is expected to be minimal impact and minimal expected increase in demand for services.

#### Forest Preserve District of Will County (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Bremen Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Bremen Township General Assistance

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Bremen Township Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Frankfort Township (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Frankfort Township Road and Bridge (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Orland Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Orland Township General Assistance

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Orland Township Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Village of Tinley Park Road and Bridge (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Village of Tinley Park

There is expected to be an expected increase in demand for services, which will have a financial impact to the Village. Funds are available for capital projects undertaken by the Village within the Redevelopment Project Area.

#### Community Consolidated School District 146 (Tinley Park)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### School District 140 (Kirby)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### School District 161 (Summit Hill) (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Community High School District 210 (Lincoln-Way) (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Community High School District 228 (Bremen)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### Consolidated High School District 230

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### Community College District 510 (South Suburban)

There may be some impact and an expected increase in demand for services. Funds are also available for job training.

#### Community College District 524 (Moraine Valley)

There may be some impact and an expected increase in demand for services. Funds are also available for job training.

#### Community College District 525 (Joliet) (ROW Only)

As there is only right-of-way, that is located within the corporate limits of the taxing district, within the Redevelopment Project Area, there is expected to be no financial impact or expected increase in demand for services.

#### Tinley Park Public Library

There may be some impact and an expected increase in demand for services. However, if additional patrons result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### Tinley Park Park District

There is expected to be some financial impact and an expected increase in demand for services. Funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### Metropolitan Water Reclamation District of Greater Chicago

There may be some impact and an expected increase in demand for services due to the addition of new residential structures and other redevelopment.

#### South Cook County Mosquito Abatement District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Suburban Cook County Tuberculosis Sanitarium District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Cook County Health and Hospital System

There may be some impact and an expected increase in demand for services due to the addition of new residential structures and other redevelopment.

### **D. The sources of funds to pay costs.**

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous Redevelopment Project Areas. The Village of Tinley Park may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

### **E. The nature and term of obligations to be issued.**

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired by the end of the 24<sup>th</sup> year after the year of adoption of the initial ordinances approving the Redevelopment Project Area and Redevelopment Plan and Project.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the Redevelopment Project Area in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan and Project for the Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

**F. The most recent equalized assessed valuation of the Redevelopment Project Area.**

See **Table 1** for the most recent EAV of the Redevelopment Project Area, as well as a five year EAV history.

**G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.**

See **Table 2** for the estimated EAV after development that is made part of this document by reference hereto.

General land uses to apply within the Redevelopment Project Area are as shown in the Future Land Use Map (see **Attachment 3**).

**H. A commitment to fair employment practices and an affirmative action plan.**

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan and Project, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

**I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.**

This Redevelopment Plan and Project does not concern an Industrial Park Conservation Redevelopment Project Area.

**J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.**

Property within the Redevelopment Project Area is annexed to the municipality, or shall be prior to the adoption of the Redevelopment Project Area and Redevelopment Plan and Project.



## VIII. Findings

The Village of Tinley Park makes the following findings as described in the Act:

**A. According to the Act, the municipality must find that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.**

As described in **Section II.** of this Redevelopment Plan and Project and in more detail in the Eligibility Report (**Attachment 4** of this report), the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

There have been only a small number of building permits issued for new construction in the Redevelopment Project Area in the last ten years. Among these have been renovations to one single family residence and a few commercial/office structures. Public projects have included an addition to the Tinley Park Public Library, and the construction of the new Metra train station and the nearby Freedom Park. There has been a general lack of private investment, likely influenced by the high cost and difficulty of securing financing since the recent economic recession. The Mental Health Center property offers an enormous redevelopment opportunity. While interest has been expressed by the private sector, with the enormous costs of addressing environmental and utility deficiencies, incentives and assistance will be needed.

Likewise, the higher tax rates imposed on taxpayers, including businesses, within Cook County make it challenging for the Village to attract and retain some businesses, given the near proximity of Will County to the Redevelopment Project Area and its lower rates. Further, Cook County's classified system of assessment creates a heavier tax burden for business property owners compared to Will County's system. These are factors that current and prospective Duvan Drive industrial businesses are challenged by as well. Tax increment revenue can provide funding to help level the playing field for businesses and projects within the Redevelopment Project Area during these negotiations with the Village.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S. All of the three measurements of EAV indicate that EAV is lagging throughout the Redevelopment Project Area as a whole, within the improved parcels alone, and within the vacant parcels alone. Lagging EAVs are a strong indicator that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

The Village has made efforts to encourage investment by private enterprise, including the use of tax increment financing in other areas of the Village. Developer proposals demonstrate that redevelopment on properties in the Redevelopment Project Area continues to be a financial challenge for the private sector. Incentives are needed to finance the gaps in order for developers to make a reasonable rate of return on such projects.

Based on these factors, the Village of Tinley Park finds that the Redevelopment Project Area has not been subject to growth and development through private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan and Project. Private investment and redevelopment has not occurred to eliminate the blighted influences that currently exist. The Redevelopment Project is not reasonably expected to be implemented without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and Project and the application of Incremental Property Taxes to the Redevelopment Project Area under the Act and this Redevelopment Plan and Project.

In the absence of Village sponsored redevelopment initiatives, blighting conditions will continue to develop in the Redevelopment Project Area. Erosion or lack of appreciation of the assessed valuation of property in and near the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

**B. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.**

This Redevelopment Plan and Project conforms to the comprehensive plan for the development of the municipality as a whole. **Section IV** of this report describes how the specific goals and objectives in the Village's Comprehensive Plan for this area are reflected in the goals of the Redevelopment Plan and Project.

**C. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the latest date as December 31 of the 24<sup>th</sup> year after the year in which the ordinance approving the Redevelopment Project Area is approved.**

The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired by December 31, 2039, assuming this Redevelopment Plan and Project is adopted in 2015.

**D. According to the Act, the municipality must find, in the case of an Industrial Park Conservation Redevelopment Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.**

The Redevelopment Project Area is not an Industrial Park Conservation Redevelopment Project Area.

**E. According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.**

Based on the historical lack of private investment without assistance and the documented problems in the Redevelopment Project Area, the Village of Tinley Park finds that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under **Redevelopment Program Certification B.**

**F. According to the Act, the municipality must certify that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.**

The Village of Tinley Park hereby certifies that incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area or in a contiguous Redevelopment Project Area as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act. Incremental Property Taxes will be used according to the budget and estimated Redevelopment Project Area set forth in this Plan for the development of the Redevelopment Project Area.

**G. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.**

The Village of Tinley Park hereby certifies that this Redevelopment Plan and Project will not result in the displacement of residents from ten (10) or more inhabited residential units.

**H. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.**

The Village of Tinley Park hereby certifies that there are less than 75 occupied residential units in the Redevelopment Project Area.

**I. According to the Act, the municipality must incorporate the housing impact study if required.**

Because there are less than 75 occupied residential units within the Redevelopment Project Area and there will be less than ten housing relocations, no housing impact study is required.

**J. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.**

As certified in subsections G and H above, the Redevelopment Plan and Project does not require a housing impact study and, therefore, no relocation plan is required. As no relocation plan is required, no assistance plan is required.

**K. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.**

As certified, the Redevelopment Plan and Project does not require a housing impact study.

**L. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.**

As certified, the Redevelopment Plan and Project does not require a housing impact study.

**M. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.**

The map of the Redevelopment Project Area is **Attachment 2** and is made part of this document by reference hereto. It illustrates that all parcels in the Redevelopment Project Area are contiguous.

The Redevelopment Project Area was found to qualify as a Blighted Area according to the Act. The Redevelopment Project Area Program (**Section III. C.** of this report) and the Redevelopment Project Improvements as identified in the Redevelopment Area Program and Budget are specifically geared to remediation. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

**N. According to the Act, no Redevelopment Plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the Redevelopment Plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.**

The plan does not include the development of vacant land (i) with a golf course or (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the plan.

**O. According to the Act, no cost shall be a redevelopment project cost in a Redevelopment Project Area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. "Historic resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This item does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.**

This plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act. There are no historic resources currently existing within this Redevelopment Project Area, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Project during its term.

## IX. Provisions for Amending the Redevelopment Plan and Project

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

# Tables

**Table 1: Mental Health Center Redevelopment Project Area Most Recent EAV and Five Year EAV History**

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27361000100000	18,914	19,456	19,051	17,149	16,197	15,368
27361010050000	56,510	58,124	56,915	51,234	48,388	45,913
27361100030000	44,164	45,426	44,481	40,041	37,817	35,882
27361220010000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27361240150000	3	3	3	3	3	3
27362040020000	276,858	242,307	237,267	189,370	178,851	152,738
27362040030000	79,421	40,846	39,996	22,909	21,637	20,530
27362040060000	613,675	694,335	459,938	421,047	397,660	377,321
27362040120000	1,445,422	1,135,690	1,112,067	1,028,986	971,832	922,125
27362040130000	542,242	639,412	626,990	655,166	618,775	587,126
27362040140000	346,730	353,830	347,774	303,182	137,923	135,464
27362040150000	232,286	222,026	218,120	195,243	86,513	77,491
27362040210000	693,775	492,682	482,434	563,175	531,894	504,689
27362040220000	211,737	181,338	177,566	97,388	91,979	87,274
27362040230000	341,324	268,199	262,621	266,163	251,379	238,521
27362040240000	268,074	210,631	206,250	156,955	148,237	140,655
27362040280000	731,413	606,608	593,990	727,241	476,015	451,668
27362040290000	2,366,274	1,859,224	1,820,551	1,659,318	1,567,152	1,486,996
27362040310000	83,186	78,931	108,699	88,078	83,186	78,931
27362040330000	587,722	664,971	263,403	329,356	311,060	295,150
27362040340000	264,354	299,100	292,878	237,277	224,097	212,635
27362040360000	217,140	193,356	189,334	155,939	147,277	139,744
27362040370000	179,190	202,742	174,897	160,837	151,904	144,134
27362040380000	179,190	178,609	174,893	89,477	151,906	144,137
27362040390000	585,375	662,316	648,539	413,513	390,545	370,570
27362040400000	178,713	140,415	137,495	189,239	178,728	169,586
27362040411001	149,466	169,112	110,880	101,805	96,151	91,233
27362040411002	149,466	169,112	110,880	101,805	96,151	91,233
27362040411003	234,878	265,753	174,240	159,985	151,098	143,370
27362040440000	n/a	n/a	100,221	70,258	66,355	62,961
27362040450000	n/a	n/a	418,645	137,678	130,031	123,380
27362040460000	n/a	n/a	143,134	128,844	121,794	115,564
27362040470000	n/a	n/a	n/a	n/a	n/a	34,892
27362040480000	n/a	n/a	n/a	n/a	n/a	24,600
27362040490000	n/a	n/a	n/a	n/a	n/a	21,092
27362040500000	n/a	n/a	n/a	n/a	n/a	108,598
27362050110000	473,657	649,516	297,340	405,567	404,935	363,449
27362050130000	189,254	214,136	209,682	263,962	226,549	214,962
27362050140000	381,556	431,703	422,723	338,794	319,976	303,610
27362050150000	644,393	729,091	713,925	578,694	546,267	518,327
27362050160000	144,575	137,480	134,620	101,003	95,393	90,514
27362050170000	138,833	142,279	139,319	91,759	86,662	82,230
27362050180000	16,558	1,547	1,515	1,364	1,288	1,222
27362050200000	282,407	253,027	247,764	198,201	187,192	177,618
27362050210000	401,825	454,637	445,180	415,118	71,950	148,798
27362050220000	9,773	5,025	151,533	99,592	94,061	89,250
27362050240000	471,807	370,708	362,997	356,626	336,818	319,590
27362050250000	211,901	207,841	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27362050260000	661,955	748,968	733,389	343,844	324,745	308,135
27362050270000	712,987	608,033	443,827	396,982	374,932	355,755
27362050280000	323,744	366,303	358,684	215,285	203,327	192,928
27362050290000	535,263	605,620	411,484	373,455	352,712	334,671
27362050300000	571,388	646,490	438,484	372,599	351,904	333,905
27362050310000	436,538	493,918	368,151	447,197	285,517	270,914
27362050320000	83,422	42,901	42,009	24,065	22,728	21,566
27362050330000	78,459	425,718	416,863	375,252	354,409	189,116
27362050340000	605,841	514,813	504,105	447,886	423,009	413,373
27362050360000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020030000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020040000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020080000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020100000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020110000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27365000026001	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27365000026002	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28303140130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28305000050000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28311000160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010150000	66,143	66,121	64,746	55,922	52,815	43,315
28311010160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010170000	81,340	41,830	71,980	53,670	50,689	42,940
28311010180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010190000	127,663	101,009	65,799	52,996	43,052	40,492
28311030300000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030320000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030330000	29,905	41,614	46,208	36,744	39,199	46,009
28311030450000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030470000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040070000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040120000	115,495	91,384	22,371	20,138	19,019	18,046
28311040130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040140000	45,393	57,602	85,780	16,356	15,448	14,658
28311040150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040160000	39,401	52,119	80,411	62,567	59,092	56,069
28311040170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040180000	27,354	29,269	52,827	32,596	28,807	40,004
28311040190000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040200000	54,157	57,948	62,004	57,339	52,821	49,761
28311040210000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040220000	57,827	71,116	75,096	70,840	71,731	67,704
28311040230000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040250000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040260000	79,328	85,478	93,492	94,367	77,125	72,567
28311040270000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt



PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
28311040280000	49,637	53,263	52,031	58,646	54,055	35,226
28311040290000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050100000	37,533	28,956	28,354	55,301	52,229	49,558
28311050270000	14,914	15,819	15,490	13,944	13,169	12,496
28311050440000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050550000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050560000	49,826	53,314	57,046	37,071	33,678	31,598
28311050570000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050580000	8,677	15,951	15,619	14,060	13,279	12,600
28311050590000	3	31,227	30,578	27,526	25,997	24,667
28311050600000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050720000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050750000	42,320	21,764	21,311	19,184	18,119	17,192
28311140080000	20,409	12,025	11,774	10,599	10,010	9,498
28311140400000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28315000010000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27362040250000	126,632	97,490	n/a	n/a	n/a	n/a
27362040420000	455,309	158,644	694,469	163,624	538,765	n/a
27362040430000	302,340	228,560	n/a	n/a	n/a	n/a
<b>Total EAV of RPA</b>	<b>20,285,244</b>	<b>19,556,811</b>	<b>18,245,132</b>	<b>15,559,396</b>	<b>14,216,008</b>	<b>13,065,907</b>
<b>Percent Change</b>		<b>-3.59%</b>	<b>-6.71%</b>	<b>-14.72%</b>	<b>-8.63%</b>	<b>-8.09%</b>
<b>Village Wide EAV</b>	<b>1,761,707,602</b>	<b>1,796,096,943</b>	<b>1,812,100,741</b>	<b>1,607,962,763</b>	<b>1,492,117,188</b>	<b>1,398,312,558</b>
<b>Balance of Village Wide EAV</b>	<b>1,741,422,358</b>	<b>1,776,540,132</b>	<b>1,793,855,609</b>	<b>1,592,403,367</b>	<b>1,477,901,180</b>	<b>1,385,246,651</b>
<b>Percent Change</b>		<b>2.02%</b>	<b>0.97%</b>	<b>-11.23%</b>	<b>-7.19%</b>	<b>-6.27%</b>
<b>CPI</b>		<b>3.80%</b>	<b>-0.40%</b>	<b>1.60%</b>	<b>3.20%</b>	<b>2.10%</b>

EAV is subject to verification by the Cook County Clerk. After verification, a final value will be certified by the Cook County Clerk, which will establish the Certified Initial EAV of the Redevelopment Project Area.

**Table 2: Mental Health Center Redevelopment Project Area Projected EAV and Tax Increment**

Village of Tinley Park  
Mental Health Center Project Area

**Increment Projections - Redevelopment & Property Improvement Scenario**

Assumptions

Est. Base Value of Project Area <sup>1</sup>	\$ 13,065,907	Net Present Value Rate	6.0%
Annual Inflation Rate <sup>2</sup>	1.50%		
Triennial Inflation Rate <sup>3</sup>	4.57%		
Tax Rate <sup>4</sup>	12.8665%	% Revenue Collected	97%

					Projected Incremental Property Tax Revenues	Incremental Property Tax Revenues Collected
TIF Year <sup>5</sup>	Year Assessed	Project Area EAV <sup>6</sup>	Future Projects EAV <sup>7</sup>	Taxable EAV / Incremental Value <sup>8</sup>	(Year Received) <sup>9</sup>	(by 12/31) <sup>10</sup>
0	2014					
1	2015	\$ 13,065,907		\$ -		
2	2016	\$ 13,065,907		\$ -	\$ -	\$ -
3	2017	\$ 13,662,736		\$ 596,829	\$ -	\$ -
4	2018	\$ 13,662,736	\$ 2,700,000	\$ 3,296,829	\$ 76,791	\$ 74,487
5	2019	\$ 16,362,736	\$ 740,000	\$ 4,036,829	\$ 424,187	\$ 411,461
6	2020	\$ 17,808,435	\$ 3,600,000	\$ 8,342,528	\$ 519,399	\$ 503,817
7	2021	\$ 21,408,435	\$ 3,975,000	\$ 12,317,528	\$ 1,073,391	\$ 1,041,190
8	2022	\$ 25,383,435	\$ 3,600,000	\$ 15,917,528	\$ 1,584,835	\$ 1,537,290
9	2023	\$ 30,081,482	\$ 1,470,000	\$ 18,485,575	\$ 2,048,029	\$ 1,986,588
10	2024	\$ 31,551,482	\$ 2,150,000	\$ 20,635,575	\$ 2,378,447	\$ 2,307,093
11	2025	\$ 33,701,482	\$ 740,000	\$ 21,375,575	\$ 2,655,076	\$ 2,575,424
12	2026	\$ 35,947,687	\$ 2,700,000	\$ 25,581,780	\$ 2,750,288	\$ 2,667,780
13	2027	\$ 38,647,687	\$ 740,000	\$ 26,321,780	\$ 3,291,480	\$ 3,192,735
14	2028	\$ 39,387,687	\$ 2,150,000	\$ 28,471,780	\$ 3,386,692	\$ 3,285,091
15	2029	\$ 43,325,417	\$ 740,000	\$ 30,999,510	\$ 3,663,322	\$ 3,553,422
16	2030	\$ 44,065,417	\$ 1,375,000	\$ 32,374,510	\$ 3,988,552	\$ 3,868,895
17	2031	\$ 45,440,417	\$ 740,000	\$ 33,114,510	\$ 4,165,466	\$ 4,040,502
18	2032	\$ 48,234,813	\$ 1,375,000	\$ 36,543,906	\$ 4,260,678	\$ 4,132,858
19	2033	\$ 49,609,813	\$ 740,000	\$ 37,283,906	\$ 4,701,922	\$ 4,560,864
20	2034	\$ 50,349,813		\$ 37,283,906	\$ 4,797,134	\$ 4,653,220
21	2035	\$ 52,638,275		\$ 39,572,368	\$ 4,797,134	\$ 4,653,220
22	2036	\$ 52,638,275		\$ 39,572,368	\$ 5,091,579	\$ 4,938,831
23	2037	\$ 52,638,275		\$ 39,572,368	\$ 5,091,579	\$ 4,938,831
24	2038	Collection of Year 23 Increment			\$ 5,091,579	\$ 4,938,831
Total					\$ 65,837,557	\$ 63,862,431
Net Present Value					\$ 26,925,781	\$ 26,118,008

Assumptions:

<sup>1</sup> Estimated Base EAV (TY2013) of Project Area (subject to certification by Cook County).

<sup>2</sup> Estimated annual inflation rate.

<sup>3</sup> Estimated triennial inflation rate compounded.

<sup>4</sup> Average Tax Rate for Tax Year 2013 of Tax Code 13039 and 28013

<sup>5</sup> Assumes TIF Life of 23 Years.

<sup>6</sup> Estimated Base EAV plus Added Value of prior year projects, plus triennial inflation.

<sup>7</sup> Estimated increase in EAV of future improvements. These projections are based in part on general assumptions from the market study prepared by S.B. Friedman Development Advisors dated October 10, 2014 and included in the "Tinley Park Mental Health Center Campus Redevelopment Plan" by Farr Associates. Other assumptions include potential future redevelopment projects and property improvements/renovations interspersed throughout the RPA (yet to be defined) during the life of the TIF. Assumptions to be refined following input from Village and/or specific project proposals.

<sup>8</sup> Project Area Base EAV + Future Projects EAV

<sup>9</sup> Tax revenues are collected one year after the taxing year.

<sup>10</sup> Assumes a 97% collection rate.

# Attachments

## **Attachment 1: Mental Health Center Redevelopment Project Area Legal Description**

1. ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80<sup>TH</sup> AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;
3. THENCE SOUTH ALONG THE WEST LINE OF 80<sup>TH</sup> AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
4. THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80<sup>TH</sup> AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
5. THENCE SOUTH ALONG SAID CENTER LINE OF 80<sup>TH</sup> AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
6. THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80<sup>TH</sup> AVENUE;
7. THENCE SOUTH ALONG SAID WEST LINE OF 80<sup>TH</sup> AVENUE TO THE SOUTH LINE OF 183<sup>RD</sup> STREET;
8. THENCE EAST ALONG SAID SOUTH LINE OF 183<sup>RD</sup> STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;
9. THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183<sup>RD</sup> STREET;
10. THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183<sup>RD</sup> STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
11. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179<sup>TH</sup> STREET;
12. THENCE EAST ALONG SAID SOUTH LINE OF 179<sup>TH</sup> STREET TO THE EAST LINE OF SAYRE AVENUE;
13. THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

14. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;
15. THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;
16. THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;
17. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;
18. THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
19. THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
20. THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
21. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
22. THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
23. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
24. THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
25. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179<sup>TH</sup> STREET;
26. THENCE EAST ALONG SAID SOUTH LINE OF 179<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
27. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

28. THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
29. THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
30. THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
31. THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
32. THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
33. THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
34. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
35. THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
36. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178<sup>TH</sup> STREET;
37. THENCE EAST ALONG SAID SOUTH LINE OF 178<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
38. THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178<sup>TH</sup> STREET;
39. THENCE WEST ALONG SAID NORTH LINE OF 178<sup>TH</sup> STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
40. THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
41. THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST

- 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
42. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
43. THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;
44. THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;
45. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;
46. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;
47. THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
48. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177<sup>TH</sup> PLACE;
49. THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177<sup>TH</sup> PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);
50. THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;
51. THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;
52. THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK;
53. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;
54. THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

55. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175<sup>TH</sup> STREET;
56. THENCE EAST ALONG SAID SOUTH LINE OF 175<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK COUNTY, ILLINOIS;
57. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;
58. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;
59. THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69<sup>TH</sup> AVENUE;
60. THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69<sup>TH</sup> AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
61. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175<sup>TH</sup> STREET;
62. THENCE WEST ALONG SAID NORTH LINE OF 175<sup>TH</sup> STREET TO THE EAST LINE OF 71<sup>ST</sup> AVENUE;
63. THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
64. THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;
65. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
66. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175<sup>TH</sup> STREET;
67. THENCE WEST ALONG SAID NORTH LINE OF 175<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;

68. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;
69. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;
70. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;
71. THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;
72. THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175<sup>TH</sup> STREET;
73. THENCE WEST ALONG SAID NORTH LINE OF 175<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;
74. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;
75. THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;
76. THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;
77. THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;
78. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;
79. THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;
80. THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
81. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST



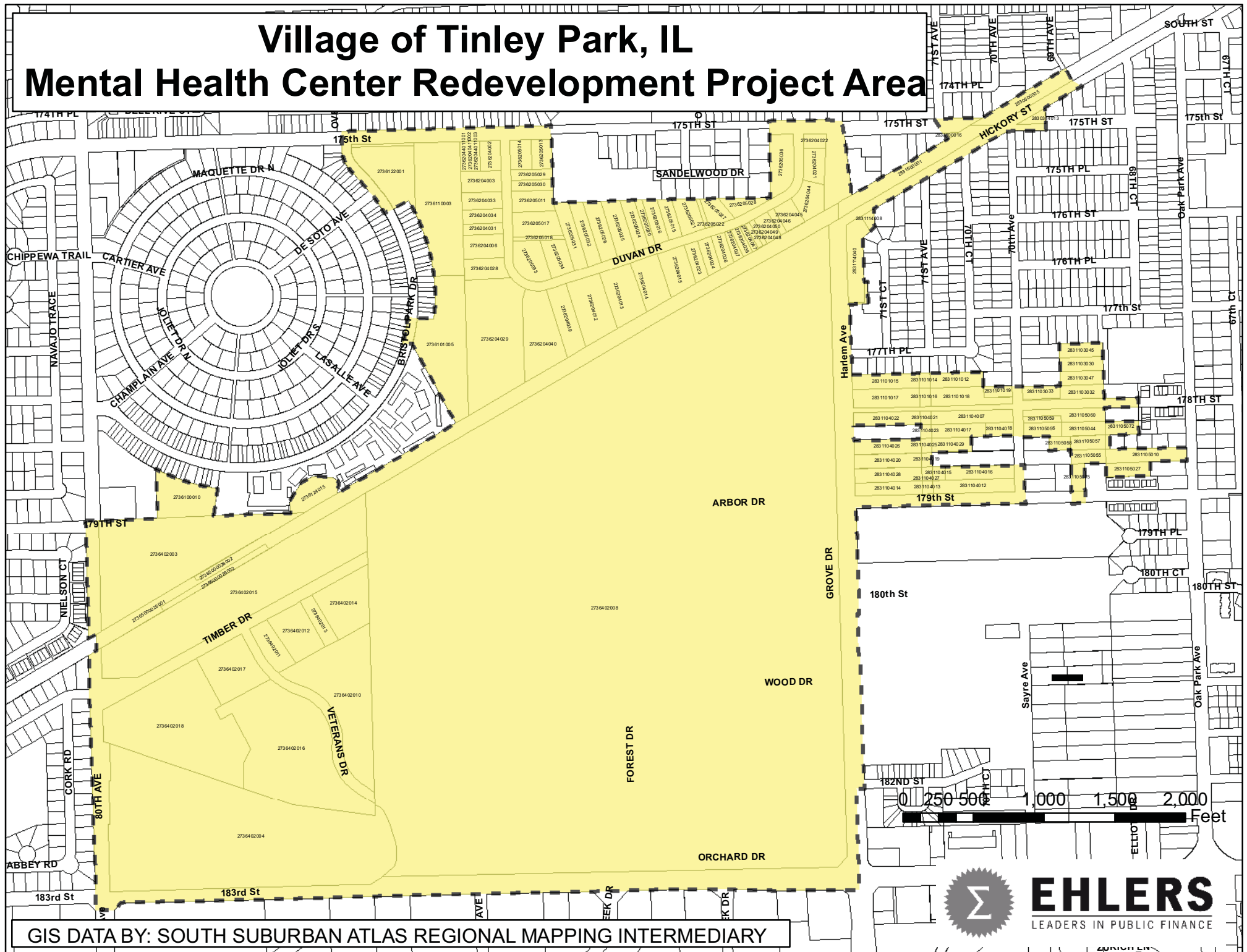
- CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A  
SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
82. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19  
AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE  
LAST DESCRIBED COURSE;
83. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND  
THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST  
DESCRIBED COURSE;
84. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE  
NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET  
NORTHWESTERLY OF THE LAST DESCRIBED COURSE;
85. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND  
THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED  
COURSE;
86. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND  
THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED  
COURSE;
87. THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE  
WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET  
SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
88. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND  
THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST  
DESCRIBED COURSE;
89. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND  
THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED  
COURSE;
90. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND  
THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED  
COURSE;
91. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE  
SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF  
GRAFTON PLACE OF BRISTOL PARK, , BEING ALSO THE SOUTH LINE OF  
THE NORTHWEST QUARTER OF SECTION 36;
92. THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF  
BRISTOL PARK , BEING ALSO THE SOUTH LINE OF THE NORTHWEST  
QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON  
PLACE OF BRISTOL PARK;
93. THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE  
OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN  
BRISTOL PARK UNIT 2;
94. THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 &  
232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS  
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 36;

95. THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;
96. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80<sup>TH</sup> AVENUE ;
97. ;
98. EXCEPTING THEREFROM
99. THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;
100. ALL IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

**Attachment 2:      Mental Health Center Redevelopment Project Area Map**

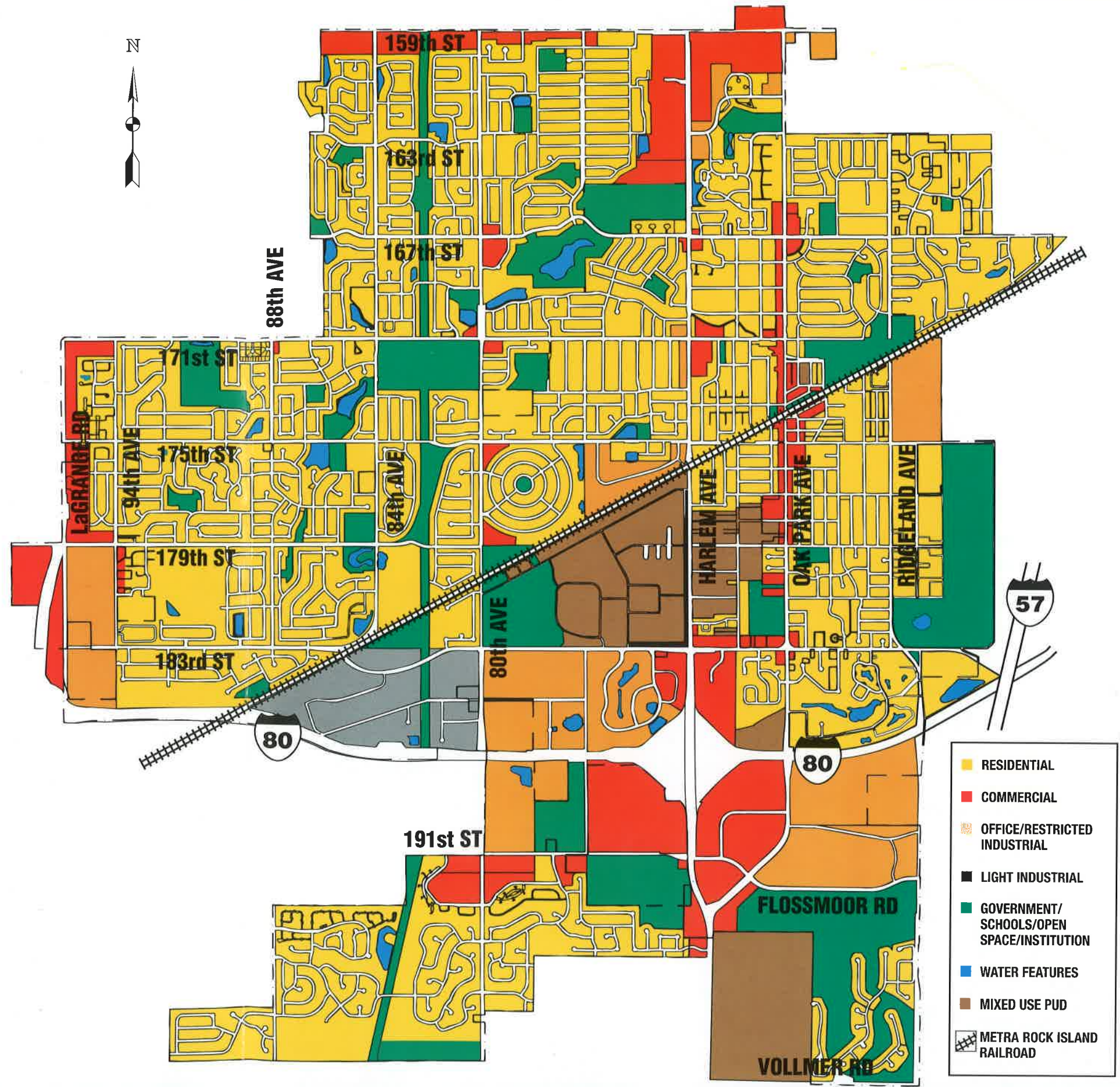
# Village of Tinley Park, IL

## Mental Health Center Redevelopment Project Area



## **Attachment 3:      Future Land Use Map**





- RESIDENTIAL
- COMMERCIAL
- OFFICE/RESTRICTED INDUSTRIAL
- LIGHT INDUSTRIAL
- GOVERNMENT/SCHOOLS/OPEN SPACE/INSTITUTION
- WATER FEATURES
- MIXED USE PUD
- METRA ROCK ISLAND RAILROAD

**Attachment 4:      Mental Health Center Redevelopment Project Area Eligibility Report**



# EXHIBIT B

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

## CLERK'S CERTIFICATE

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

**ORDINANCE NO. 2015-O-026**

**AN ORDINANCE DESIGNATING  
THE VILLAGE OF TINLEY PARK  
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA**

which Ordinance passed by the Board of Trustees of the Village of Tinley Park, at a special meeting held on the 21<sup>st</sup> day of July, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on they 21<sup>st</sup> day of July, 2015.

I FURTHER CERTIFY that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

**AYES:** Seaman, Maher, Grady, Younker

**NAYS:** Pannitto

**ABSENT:** Vandenberg

I DO FURTHER CERTIFY that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 21<sup>st</sup> day of July, 2015.

  
DAVID ORR  
COOK COUNTY CLERK  
JUL 21 2:35 PM  
VILLAGE CLERK  
MAP DEPARTMENT  
RECEIVED AND FILED



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

FILED  
2015 JUL 28 AM 10:57  
NANCY SCHULTZ VOOTS  
COUNTY CLERK  
WILL COUNTY, ILLINOIS

**CLERK'S CERTIFICATE**

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

**ORDINANCE NO. 2015-O-026**

**AN ORDINANCE DESIGNATING  
THE VILLAGE OF TINLEY PARK  
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA**

which Ordinance passed by the Board of Trustees of the Village of Tinley Park, at a special meeting held on the 21<sup>st</sup> day of July, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on they 21<sup>st</sup> day of July, 2015.

I FURTHER CERTIFY that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

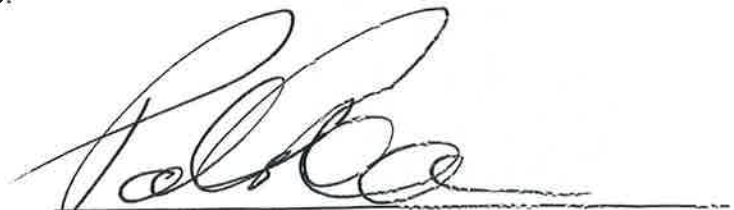
**AYES:** Seaman, Maher, Grady, Younker

**NAYS:** Pannitto

**ABSENT:** Vandenberg

I DO FURTHER CERTIFY that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 21<sup>st</sup> day of July, 2015.

  
VILLAGE CLERK

ORDINANCE NO. 2015-O-026

AN ORDINANCE DESIGNATING  
THE VILLAGE OF TINLEY PARK  
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Tinley Park (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's Mental Health Center Tax Increment Financing District (hereinafter referred to as the "MHC TIF District"); and

**WHEREAS**, on March 17, 2015, the Village announced the availability of the redevelopment plan and project for the MHC TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility report for the MHC TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said MHC TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

**WHEREAS**, the President and Board of Trustees of the Village have heretofore adopted and approved the TIF Plan, with respect to which a public hearing was held on June 16, 2015, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

**SECTION 1:** That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the

Redevelopment Project Area for the Village's Mental Health Center Tax Increment Financing District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

**SECTION 2:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 3:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 4:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED** this 21st day of July, 2015, pursuant to a roll call vote as follows:

AYES: Seaman, Maher, Grady, Younker

NAYS: Pannitto

ABSENT: Vandenberg

**APPROVED** by me this 21<sup>st</sup> day of July, 2015.

**ATTEST:**

  
Village Clerk

  
Village President

Published by me in pamphlet form this 21<sup>st</sup> day of July, 2015.

  
Village Clerk

## EXHIBIT A-1

### Redevelopment Project Area Description

#### **Village of Tinley Park Mental Health Center Tax Increment Financing District**

##### **Legal Description:**

ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;

THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;

THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3  
 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;  
 THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;  
 THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER  
 OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK  
 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION  
 THEREOF TO THE SOUTH LINE OF 179TH STREET;  
 THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY  
 EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2  
 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE  
 EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES  
 TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S  
 HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;  
 THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE  
 OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT  
 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE  
 NORTHWEST QUARTER OF SECTION 31;  
 THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO  
 THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN  
 BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE WEST LINE THEREOF;  
 THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM  
 AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;

THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;

THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY  
 EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE  
 SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT  
 COURT OF COOK COUNTY, ILLINOIS;  
 THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1  
 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE  
 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET  
 TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE  
 SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;  
 THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE  
 OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE  
 NORTHEASTERLY LINE OF 69TH AVENUE;  
 THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE  
 NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE  
 CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO,  
 ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF  
 71ST AVENUE;  
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A  
 RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART  
 OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID  
 POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;  
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE  
 CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY  
 OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO,  
 ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS  
 ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO  
 THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY  
 EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE  
 NORTHEAST QUARTER OF SECTION 36;  
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF  
 SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;  
 THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH  
 LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE  
 NORTHEAST QUARTER OF SECTION 36;  
 THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH  
 LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO.  
 2 IN THE NORTHEAST QUARTER OF SECTION 36;  
 THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE  
 THEREOF;  
 THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE  
 NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY  
 EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION

OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE  
 NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;  
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG  
 THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION  
 OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF  
 PART OF THE NORTHWEST QUARTER OF SECTION 36;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE  
 NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF  
 LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;  
 THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224  
 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229  
 AFORESAID;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND  
 THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK  
 DRIVE;  
 THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO  
 ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST  
 CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21  
 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;  
 THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON  
 PLACE OF BRISTOL PARK UNIT 2;  
 THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF  
 BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK  
 ISLAND & PACIFIC RAILWAY;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO,  
 ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST CORNER OF LOT 19 IN  
 GRAFTON PLACE OF BRISTOL PARK, A SUBDIVISION OF PART OF THE NORTHWEST  
 QUARTER OF SECTION 36;  
 THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19 AFORESAID TO A BEND  
 THEREIN, BEING 83.54 FEET NORTH FROM THE LAST DESCRIBED COURSE;  
 THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND THEREIN, BEING  
 22.78 FEET NORTHWESTERLY FROM THE LAST DESCRIBED COURSE;  
 THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF  
 LOT 19 AFORESAID, BEING 38.62 FEET NORTHWESTERLY OF THE LAST DESCRIBED  
 COURSE;  
 THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING  
 122.46 FEET WESTERLY OF THE LAST DESCRIBED COURSE;  
 THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 27.68  
 FEET WESTERLY OF THE LAST DESCRIBED COURSE;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE  
 OF LOT 19 AFORESAID, BEING 88.38 FEET SOUTHWESTERLY OF THE LAST DESCRIBED  
 COURSE;  
 THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING  
 148.04 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;  
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 23.23  
 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;  
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 32.86  
 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;



THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK; THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE;

EXCEPTING THEREFROM

THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;  
ALL IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.

**PINs:** 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015; 27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003; 27-36-204-044, -045, -046, -047, -048, -049 and -050; 27-36-205-011, -013, -014, -015, -016, -017, -018, -020, -021, -022, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034 and -036; 27-36-402-003, -004, -008, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 27-36-500-002-6001 and -6002; 28-30-314-013; 28-30-500-005; 28-31-100-016; 28-31-101-012, -014, -015, -016, -017, -018 and -019; 28-31-103-030, -032, -033, -045 and -047; 28-31-104-007, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -025, -026, -027, -028 and -029; 28-31-105-010, -027, -044, -055, -056, -057, -058, -059, -060, -072 and -075; 28-31-114-008 and -040; and 28-31-500-001.

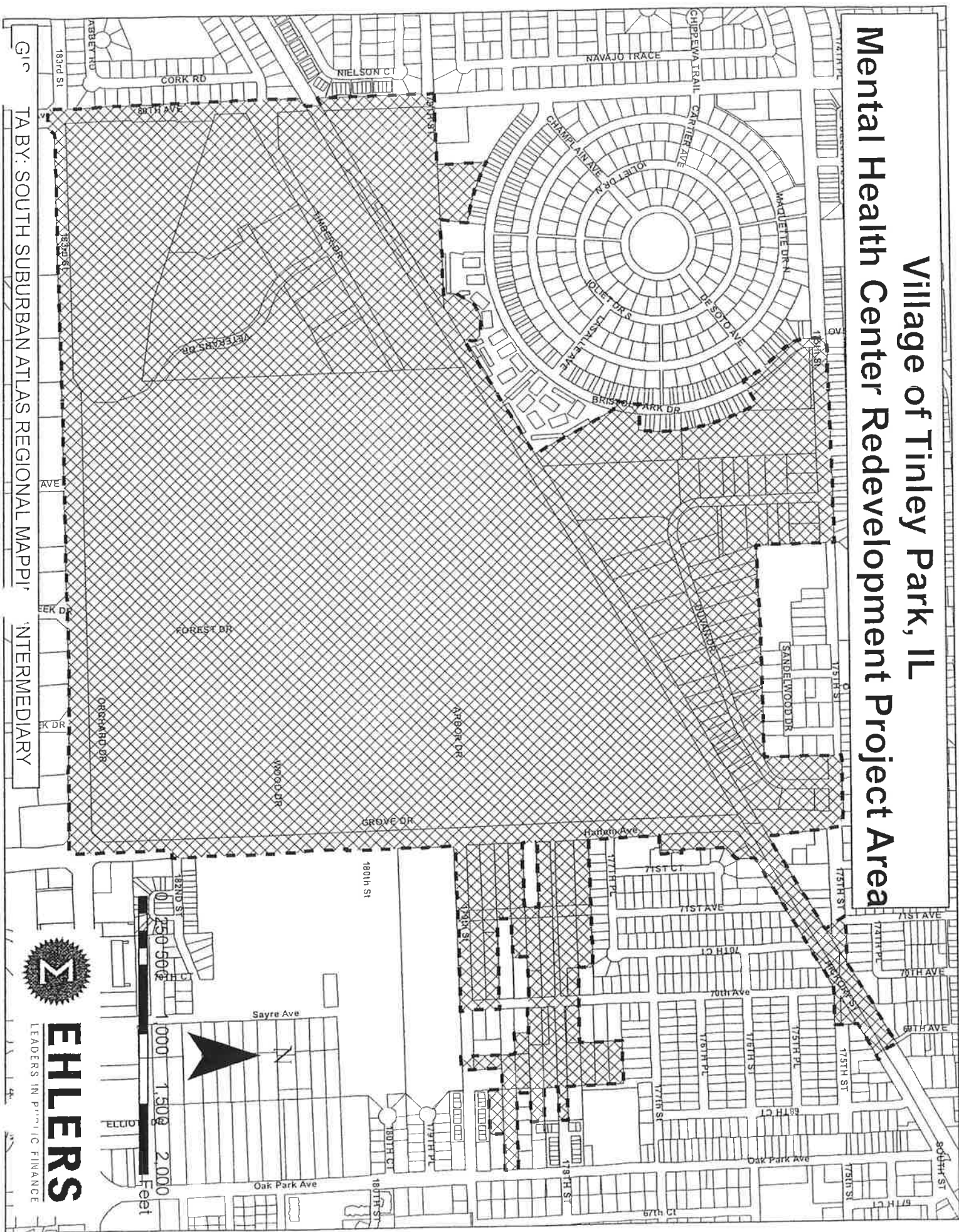
**Commonly known as** the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

**EXHIBIT A-2**

**Street Location Map**

(attached)

# Village of Tinley Park, IL Mental Health Center Redevelopment Project Area



GIC

TABBY: SOUTH SUBURBAN ATLAS REGIONAL MAPPI

INTERMEDIARY



**EHLERS**  
LEADERS IN PUBLIC FINANCE

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

**CLERK'S CERTIFICATE**

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

**ORDINANCE NO. 2015-O-028**

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR  
THE VILLAGE OF TINLEY PARK  
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT**

which Ordinance passed by the Board of Trustees of the Village of Tinley Park, at a special meeting held on the 21<sup>st</sup> day of July, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on they 21<sup>st</sup> day of July, 2015.

I FURTHER CERTIFY that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

**AYES: Seaman, Maher, Grady, Younker**

**NAYS: Pannitto**

**ABSENT: Vandenberg**

I DO FURTHER CERTIFY that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 21<sup>st</sup> day of July, 2015.

  
VILLAGE CLERK



**ORDINANCE NO. 2015-O-028**

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR  
THE VILLAGE OF TINLEY PARK  
MENTAL HEALTH CENTER TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Tinley Park (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's Mental Health Center Tax Increment Financing District (hereinafter referred to as the "MHC TIF District"); and

**WHEREAS**, on March 17, 2015, the Village announced the availability of the redevelopment plan and project for the MHC TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility report for the MHC TIF District, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said MHC TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

**WHEREAS**, the President and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

**WHEREAS**, the President and Board of Trustees of the Village have approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

**SECTION 1:** That tax increment financing is hereby adopted with respect to the MHC TIF District, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the President and Board of Trustees of the Village on July 21, 2015, and the Redevelopment Project Area in relation thereto, described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the President and Board of Trustees on July 21, 2015, with the initial equalized assessed valuation for said MHC TIF District being the 2014 equalized assessed valuation of the Redevelopment Project Area.

**SECTION 2:** That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (the 2014 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County

Collector and the Will County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (the 2014 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County Collector and the Will County Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Special Mental Health Center Tax Increment Allocation Fund" of the Village for the development of the TIF Plan.

**SECTION 3:** That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 5:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are,  
to the extent of such conflict, hereby repealed.

**ADOPTED** this 21st day of July, 2015, pursuant to a roll call vote as follows:

AYES: Seaman, Maher, Grady, Younker

NAYS: Pannitto

ABSENT: Vandenberg

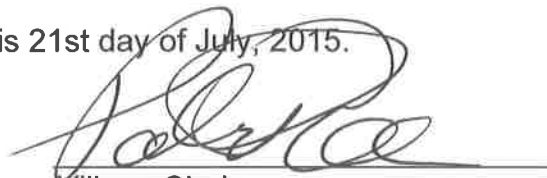
**APPROVED** by me this 21st day of July, 2015.

  
\_\_\_\_\_  
Village President

**ATTEST:**

  
\_\_\_\_\_  
Village Clerk

Published by me in pamphlet form this 21st day of July, 2015.

  
\_\_\_\_\_  
Village Clerk



## EXHIBIT A-1

### Redevelopment Project Area Description

#### **Village of Tinley Park Mental Health Center Tax Increment Financing District**

##### **Legal Description:**

ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80TH AVENUE, WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;

THENCE SOUTH ALONG THE WEST LINE OF 80TH AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE SOUTH ALONG SAID CENTER LINE OF 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 183RD STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;

THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);

THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE EAST LINE OF SAYRE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;

THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;

THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;  
THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;  
THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179TH STREET;  
THENCE EAST ALONG SAID SOUTH LINE OF 179TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;  
THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;  
THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE EAST ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;  
THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;  
THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178TH STREET;  
THENCE EAST ALONG SAID SOUTH LINE OF 178TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 178TH STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;  
 THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;  
 THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;  
 THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;  
 THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;  
 THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE;  
 THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177TH PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;  
 THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;  
 THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;  
 THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175TH STREET;  
 THENCE EAST ALONG SAID SOUTH LINE OF 175TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK AND WILL COUNTIES, ILLINOIS;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;  
 THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;  
 THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE;  
 THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST AVENUE;  
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;  
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;  
 THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);  
 THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;  
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;  
 THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;  
 THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;  
 THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;  
 THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175TH STREET;  
 THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;  
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;  
THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;  
THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;  
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;  
THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;  
THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;  
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;  
THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19 AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE LAST DESCRIBED COURSE;  
THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST DESCRIBED COURSE;  
THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET NORTHWESTERLY OF THE LAST DESCRIBED COURSE;  
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED COURSE;  
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED COURSE;  
THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;  
THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED COURSE;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;  
THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF BRISTOL PARK, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK;  
THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 & 232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80TH AVENUE;

EXCEPTING THEREFROM  
THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;  
ALL IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.

**PINs:** 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015; 27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003; 27-36-204-044, -045, -046, -047, -048, -049 and -050; 27-36-205-011, -013, -014, -015, -016, -017, -018, -020, -021, -022, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034 and -036; 27-36-402-003, -004, -008, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 27-36-500-002-6001 and -6002; 28-30-314-013; 28-30-500-005; 28-31-100-016; 28-31-101-012, -014, -015, -016, -017, -018 and -019; 28-31-103-030, -032, -033, -045 and -047; 28-31-104-007, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -025, -026, -027, -028 and -029; 28-31-105-010, -027, -044, -055, -056, -057, -058, -059, -060, -072 and -075; 28-31-114-008 and -040; and 28-31-500-001.

**Commonly known as** the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

**EXHIBIT A-2**

**Street Location Map**

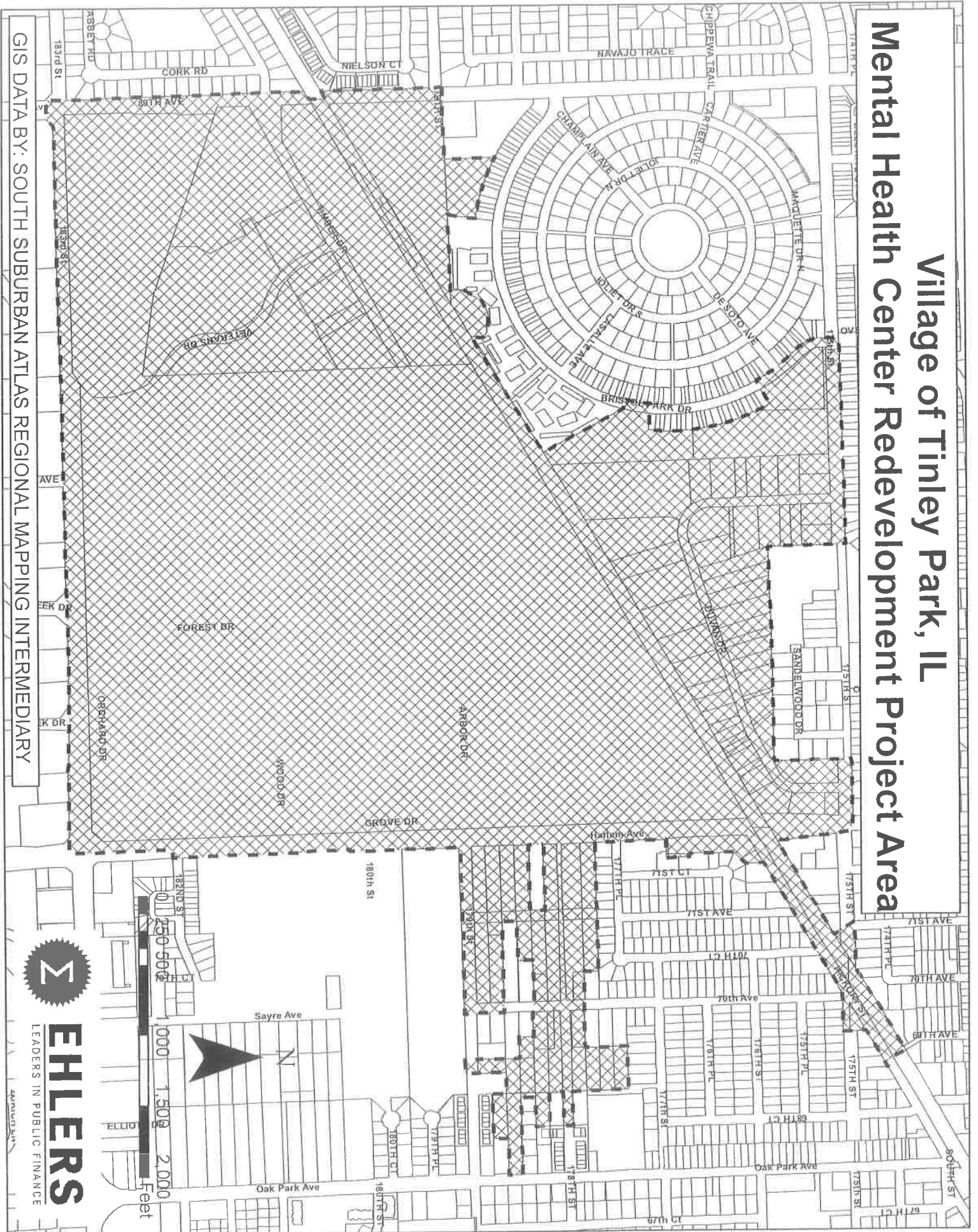
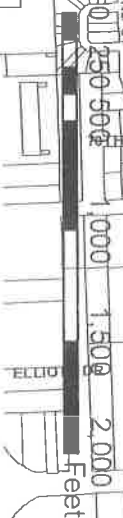
(attached)

# Village of Tinley Park, IL Mental Health Center Redevelopment Project Area

GIS DATA BY: SOUTH SUBURBAN ATLAS REGIONAL MAPPING INTERMEDIARY



**EHLERS**  
LEADERS IN PUBLIC FINANCE





# EXHIBIT D

## Tax Increment Finance Village of Tinley Park Mental Health Center Redevelopment Project Area

Eligibility Report  
March 2015



Prepared by



# Tax Increment Finance Village of Tinley Park Mental Health Center Redevelopment Project Area Eligibility Report

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# I. Executive Summary

This “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Eligibility Report, March 2015” (the “Eligibility Report”), among other things, documents the eligibility and qualifications of the Mental Health Center Redevelopment Project Area (the “Redevelopment Project Area”) in the Village of Tinley Park, Illinois (the “Village”) for designation as a “Blighted 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”).

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”) or a blighted area (“Blighted Area”) or a conservation area (“Conservation Area”), or a combination of both “Conservation Area” and “Blighted Area.” The definitions of each of these areas are in **Appendix A: Definitions**.

In determining whether the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village’s direction, Ehlers & Associates, Inc. (the “Consultant”) conducted research and field surveys prior to the completion of this Eligibility Report.

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land. The Blighted Area provisions apply separately to the improved land and to the vacant land in the Redevelopment Project Area. This Eligibility Report documents the relevant statutory requirements and how the Redevelopment Project Area meets the eligibility criteria.

## II. Basis for Redevelopment

### A. Statutory Findings

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

1. There exist in many municipalities within the State blighted and conservation areas.
2. 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 of 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 area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted Area and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in **Appendix A: Definitions**.

### B. Eligibility

Each Redevelopment Project Area must meet the requirements for designation as Blighted, Conservation, Blighted and Conservation or Industrial Park Conservation Area. The criteria for each of these requirements are listed in **Appendix B: Eligibility Categories**.

### C. Conclusions and Findings

1. The area must meet the criteria under one or more of three categories if it is determined to be blighted. One set of the criteria for both the Blighted Area and Conservation Area designation applies to developed property. Two sets of criteria within the blighted designation apply to vacant property. The minimum number of factors must be present in at least one of these categories and the presence of each must be documented.
2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area 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.
3. The property must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the “but for” requirements in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (D), (F), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case ten (10) criteria have been met.

The following ten (10) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 2**.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for one section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

It was determined that one criterion in the other section, chronic flooding, exists in certain areas within the Redevelopment Project Area, per Section 11-74.4-3 (a) (3) (C) of the Act. However, that condition is not reasonably present and distributed throughout the Redevelopment Project Area; therefore, this section does not apply.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been “commercially farmed” in the last five (5) years.

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 3**.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 4** and **Table 5** of this Eligibility Report contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 565 acres, in excess of the minimum 1½ acres required by the Act.

Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in this Redevelopment Project Area.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

### III. The Redevelopment Project Area

The Redevelopment Project Area is 565 acres in size. The improved land consists of institutional, industrial, residential, commercial, and public/recreational properties. The uses of the vacant land are open space, wetlands, parks/recreational use, railroad right-of-way, and surface parking.

There are 119 active property index numbers (PINs) in the Redevelopment Project Area, 65 of which are improved, and 54 are vacant. There are approximately 80 primary structures on the improved parcels. Of these primary structures, about 78% are over 35 years of age.

Almost half of the land in the center of the Redevelopment Project Area is comprised of the Tinley Park Mental Health Center (TPMHC) property formerly owned and operated by the State of Illinois. The facilities gradually ceased operations over a number of years, with the last closing in 2012, and since that time the nearly 280 acre property has been vacant. The property and its approximately 28 primary structures have numerous code and environmental issues, among other criteria cited in the Act, and will require significant remediation before they can be repurposed.

Other significant properties within the Redevelopment Project Area include: the Village's Police Headquarters, Public Works Office and Garage, Fire Training Tower, Emergency Management Agency (EMA) Garage, CRC Television Studio, Public Library, Freedom Park, and the newly constructed Metra train station, all on the southwest corner of the Redevelopment Project Area. It also includes a restricted use industrial park on the north side, some residential and wetland properties on the east side, and railroad right-of-way on the northeast side of the Redevelopment Project Area.

The Redevelopment Project Area is commonly known as the area generally bounded by 80th Avenue and the Southerly and Easterly border of the Bristol Park Subdivision on the West; 183rd Street on the South; 175th Street on the North; and Harlem Avenue on the East; along with Hickory Street, from Harlem Avenue to approximately 69th Avenue; parcels East of Harlem Avenue, between 177th Place on the North and 179th Street on the South; and the Southeast corner of Harlem Avenue and Hickory Street, on which is located the frontage road connecting Harlem Avenue and Hickory Street; all in Tinley Park, Illinois.

The boundaries contain all adjoining rights-of-ways.

**Attachment 1** is the legal description of the Redevelopment Project Area. **Attachment 2** is the Map of the Redevelopment Project Area. **Attachment 2** illustrates that all parcels in the Redevelopment Project Area are contiguous. Both **Attachment 1** and **Attachment 2** are made part of this document by reference hereto.

## IV. Analysis of Conditions in the Redevelopment Project Area

In determining whether the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village's direction, the Consultant conducted research and field surveys.

A survey and analysis of existing conditions within the Redevelopment Project Area was completed in January and February 2015 by the Consultant to document the extent to which each eligibility factor is present within the Redevelopment Project Area. Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building.
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites, if any.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, 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.

### 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 downspouts.

2. **Building Components Evaluated**

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 Structures

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 deterioration factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or required 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 dilapidation factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems.

## **B. 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 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.

## **C. Eligibility of a Blighted 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: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five (5) of thirteen (13) specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

The following is an analysis of the Blighted Area eligibility factors:

1. **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 (Blighted Area), each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

- a. **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of 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.

**Finding:** A visual survey of the structures in the Redevelopment Project Area did not indicate the presence of any structures that appeared to be in a dilapidated state. Therefore, an assessment of the structural state was not completed and this factor will not be used for qualification.

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

**Finding:** According to Cook County tax records, 78% of the primary structures (approximately 62 of 80) in the Redevelopment Project Area are more than 35 years of age. These buildings must be adapted to maintain their suitability for their occupants' needs and are in need of regular maintenance and repair, or renovation for them to meet modern day demands for commercial, industrial, governmental, and residential facilities.

With the exception of the Village's Public Library, new train station, and a few other commercial structures in the Redevelopment Project Area, most of the older buildings on the improved parcels meet this criterion to some extent due to the age of these buildings.

The earlier constructed Mental Health Center buildings (parcel number 27364020080000) were completed in 1958, with others following, including the Howe Development Center in 1971. In addition to having been vacant for many years, requiring significant renovations to meet current building, fire and electrical code standards, it would be very costly to adapt these buildings for another use. They will most likely be demolished and redeveloped for mixed-use purposes.

Other obsolete buildings, including the Village government buildings and those in the Duvan Drive industrial park require significant renovations to adapt them for optimal use by the current occupants or any new uses. These structures do not have the space or amenities of many newer such buildings. TIF funds could be used to incent rehabilitation of existing properties in this area and other sites within the Redevelopment Project Area, for demolition and site preparation for new structures.

The Village's Public Works garage was built in 1971 and is undersized to serve the larger community that Tinley Park has since become. The facility has structural issues and has a landfill to the east of it that requires remediation. The nearby Police Headquarters and EMA garage are also lacking in space and the functionality required for the Departments to meet the current demands of the community. The Fire Training Tower was built in 1997 and has some maintenance issues. More significantly however, the facility should be relocated as it no longer is appropriate at this site due to the growth and development of the community and surrounding properties.

The Duvan Drive Business Park was first developed in 1974. The park currently does not meet the Village's Design & Code standards for vehicular and pedestrian access, parking, landscaping and stormwater requirements. The heights of most of the buildings do not meet the industry standards for warehouse and distribution facilities, with over 50% of the buildings considered to be "Substandard" based on current Construction Codes.

**Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (51 of 65 improved parcels, or 79%).

- c. **Deterioration.** With respect to building 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.

**Finding:** Minor to severe levels of deterioration were found in certain components of most of the structures in the improved areas of the Redevelopment Project Area, particularly in the Mental Health Center structures. A number of other Village-owned, commercial and residential structures in the Redevelopment Project Area exhibited defects in roofing, siding, brick masonry, fascia, windows and window frames, gutters, downspouts, and door frames, as well as rusted heating and air conditioning equipment.

Given the age of structures in the Redevelopment Project Area, they likely suffer from interior deterioration as well. These are not unusual problems given the age of the buildings. Façade and other building improvements, both inside and out, would benefit many of these structures.

Deterioration was observed in the paved areas in both the improved and vacant portions of the Redevelopment Project Area. Streets, parking lots, drive lanes, and loading areas exhibited cracked pavement, some pot holes, loose pavement materials, and damaged curbs. Sidewalks and pathways were generally maintained but would need to be upgraded and expanded in some places for multi-purpose use with redevelopment. The Village may consider green infrastructure in its parking lots near the train station for sustainability purposes.

**Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (50 of 65 improved parcels, or 77%).

- 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.

**Finding:** The Mental Health Center buildings have numerous building and fire code violations, including: flooded tunnels and buildings with mold, no fire suppression systems or alarms, electrical systems that are below code requirements, and heating/ventilation/air conditioning systems (HVAC) that are non-functional. There is currently no water service to any of the buildings and there are no storm water pollution prevention devices on the site. The zoning for this area is Office & Restricted Industrial and would need to be rezoned to a mixed-use planned unit development (PUD). All of the buildings have asbestos insulation and lead paint, and there are possible mercury issues in some of the buildings, among other environmental issues on the site.

The Village's Public Works Garage has building code deficiencies related to electrical, reduced pressure zone (RPZ) (i.e., backflow prevention devices), HVAC, and sprinkler systems.

The Duvan Drive industrial park buildings with the same ownership and use since 2006 have code deficiencies related to electrical, mechanical, fire sprinkler, and storm water management systems. Zoning violations include a lack of vehicular access to these properties and insufficient parking. There are currently legal non-conforming outside storage and screening issues, which would need to be addressed with any renovations or redevelopment.

**Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (44 of 65 improved parcels, or 68%).

- 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.

**Finding:** No illegal use of individual structures was apparent. Therefore, this factor does not apply.

- 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.

**Finding:** At the time this study was completed, approximately 8 non-residential improved parcels were observed to have vacancies present. However, one of the 8 parcels contains the approximately 28 Mental Health Center primary buildings (all on parcel number 27364020080000) that are all completely vacant. Given the size and significance of this parcel with respect to the overall Redevelopment Project Area (approximately half of the acreage and 35% of the primary buildings), and the duration of these vacancies, this factor is significant

within the Redevelopment Project Area as a whole and will be used as a qualifying factor.

Further, given the number of buildings that are considered to be obsolete within the Redevelopment Project Area, the number of vacancies will likely increase as buildings age and become increasingly obsolete. Actions taken to prevent building obsolescence will also discourage vacancies within these buildings.

**Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (8 of 65 improved parcels, or 12%, but more relevantly, 28 of 80 primary structures, or 35%, and half of the land within the Redevelopment Project 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 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.

**Finding:** Lack of ventilation, light, or sanitary facilities was not apparent during the exterior survey of properties (although interior inspections of the Mental Health Center properties, which were not undertaken, may have revealed such issues). Therefore, this factor does not apply.

- 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.

**Finding:** A report from the Village's Engineer indicates that the Redevelopment Project Area suffers from inadequate utilities throughout (see **Attachment 3**).

Storm water management needs to be upgraded throughout the Redevelopment Project Area. Depending upon the specific sector within the Redevelopment Project Area, upgrades may be needed to bring the sector in compliance with current standards. In other sectors, increased capacity and outlets are required. Green infrastructure for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance is required in other sectors to improve water quality before discharge.

In the area near the train station, Village Facilities, and Mental Health Center, the Post 9 sanitary lift station requires significant upgrades and possible replacement to bring it up to Village standards. Other sections of the Redevelopment Project

Area have sanitary sewer lines that are made of clay and must be lined or replaced to reduce inflow and infiltration.

The Mental Health Center property requires the installation of all new water main, including fire hydrants and associated appurtenances. The hydraulics of the existing water main network on the property are inadequate because they are dependent upon the existing elevated tank, which is to be demolished due to lack of maintenance and the fact that it is not at the same hydraulic grade as the Village of Tinley Park distribution system. In addition, sampling of the water main done back in the early 2000's showed the main is unlined cast iron pipe with scaling on the interior. The residential area east of Harlem Avenue and the Duvan Drive area also require all new water main including fire hydrants and associated appurtenances. In addition, existing wells in the residential area will need to be cut and capped in accordance with the Illinois Plumbing Code and the Cook County Health Department Standards.

Properties within the Redevelopment Project Area east of Harlem Avenue, on the west side of Duvan Drive and near the train station and Village Facilities are wetlands areas. While these areas would remain wetlands when redevelopment occurs in this area, the areas can be upgraded to provide improved storm water quality and passive recreational uses for the community.

Street lighting, traffic signalization, and electrical and data capacity improvements, consistent with the requirements of redevelopment, would need to be included throughout the improved areas of the Redevelopment Project Area. The Village has an extensive fiber optic network used for communication in municipal buildings. Existing Village facilities within the Redevelopment Project Area are recommended to be connected to this network.

There are likely to be other significant capital infrastructure needs within the Redevelopment Project Area during the life of the TIF District.

This factor is reasonably present within all of the improved parcels of the Redevelopment Project Area, as reflected in **Table 2**.

- 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.

**Finding:** There are buildings that are improperly situated on parcels, buildings that are located on parcels of inadequate size or shape, and multiple buildings on a single parcel in the improved portions of the Redevelopment Project Area. A notable exception is the Mental Health Center property, which has sufficient open space and a relatively non-intensive use of property from a situational perspective. However, with respect to the industrial properties on Duvan Drive and the residential area east of Harlem Avenue, some buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. The subdivision (in the industrial areas) or consolidation of parcels (in the residential areas) may need to occur prior to any redevelopment. There are inadequate loading and service areas for some existing uses, as well as any new uses. There may also be a lack of on-site parking to accommodate any significant redevelopment within the Redevelopment Project Area.

**Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (40 of 65 improved parcels, or 62%).

- 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.

**Finding:** The currently vacant and contaminated Mental Health Center property is located on a key site right in the center of the Redevelopment Project Area, surrounded by several of the Village's public facilities, its new train station, newer commercial and residential uses, and the Tinley Park Convention Center. The property will require significant environmental remediation before redevelopment can occur (see detail below under "k. Environmental clean-up"). The land use relationships that currently exist between the majority of the buildings in the Redevelopment Project Area are incompatible and unsuitable within the present and future land use context of the Mental Health Center property.

Further, the Fire Training Tower, EMA Garage, Public Works Office and Garage, and CRC Television Studio have become incompatible in their land use relationships with the surrounding properties since the time they were built. They are unsuitable for this location at the present time.

Therefore, this factor applies as a qualifying criterion. **Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (1 of 65 improved parcels, or 2%, but more relevantly, 28 of 80 primary structures, or 35%, and half of the land within the Redevelopment Project Area).

- k. **Environmental clean-up.** The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law,

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

**Finding:** The former Tinley Park Mental Health Center property (on parcel 27364020080000) has several abandoned facilities (sewage, power, water treatment, and heating plants) and leaking underground gasoline and other petroleum storage tanks. As a result, the property is listed by the Illinois Environmental Protection Agency (ILEPA) as having Leaking Underground Storage Tanks (L.U.S.T. IEMA Incidents #941705, #951781, and #952428) (see **Attachment 4** for ILEPA documentation). Additionally, the property has five state owned electrical transformers which must be removed. A report (**Attachment 5**) provided by an environmental consultant to the Village indicates that the transformers are assumed to have polychlorinated biphenyls (PCBs), which must be confirmed by testing. There is also asbestos, lead, lime sludge, and mercury contamination, as well as stored drums of unidentified chemicals and buried universal waste, on the property. The report estimates that there are over \$12 million in current dollar value costs to remediate the various issues which must be addressed before redevelopment can occur on the property. This dollar amount will likely escalate as other issues are identified and inflation and staged project work forces costs to rise over the term of the TIF.

Two of the properties on Duvan Drive (parcels 27362040450000 and 27362050160000) are also listed by the Illinois Environmental Protection Agency as having Leaking Underground Storage Tanks (L.U.S.T. IEMA Incidents #910328 and #990540).

While it is not an IEPA listed property, there is also a landfill on Village property to the east of the Public Works Garage.

Funds are included within the Redevelopment Project Costs section of the Redevelopment Plan and Project to assist in the remediation costs of these and any other environmental hazards encountered during the term of the TIF.

**Table 2** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (4 of 65 improved parcels, or 6%, but more relevantly, 31 of 80 primary structures, or 39%, and more than half of the land within the Redevelopment Project Area).

1. **Lack of community planning.** The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Finding:** The Mental Health Center property and the residential area east of Harlem Avenue in the Redevelopment Project Area were developed before the



Village's first comprehensive plan (adopted in 1967) and without the benefit or guidance of any type of planning standards commonly used after that time.

The Redevelopment Project Area has not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area. In 2014, the Village engaged an outside planning and market analysis consultant team to prepare a redevelopment study and plan for the TPMHC (a Phase 1 Guiding Principal Plan). The report was issued in October 2014 and states that, among other things, the Village will need to establish a clear Master Plan and a Regulatory framework in order to ensure that the vision is carried through consistently throughout the development phases. It also indicates that the redevelopment of the site will likely require Village assistance that could include General Obligation Bonds and a TIF District in order to fund the construction of infrastructure.

The environmental hazards produced by activities within the Mental Health Center property qualify this property as having incompatible land-use relationships with the properties currently surrounding it, both inside and outside of the Redevelopment Project Area. The Village's Future Land Use Map, last updated in 2000, indicates that this property is to be Mixed-Use PUD, which is not consistent with its current institutional use.

Parcels are of an inadequate shape and size to meet contemporary development standards and access to service and loading areas is challenged (as described in the descriptions for prior criteria) in the Redevelopment Project Area. Some parcels may need to be consolidated, particularly in the Duvan Drive and residential area east of Harlem Avenue, and others sub-divided to accommodate redevelopment requirements. There is inadequate street layout within the Mental Health Center and the residential area for future land uses. The currently residential area near Harlem Avenue is also inconsistent with the Village's planned future land use, which is to be Mixed-Use PUD.

This factor is reasonably present throughout the Redevelopment Project Area, as reflected in **Table 2**.

- 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 municipality 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.

**Finding:** The Equalized Assessed Value (EAV) for the improved parcels in the Redevelopment Project Area is shown in the table below. The data in the table indicates that the total equalized assessed value of the proposed Redevelopment Project Area has declined for five (5) of the last five (5) calendar years. It also

indicates that the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for five (5) of the last five (5) calendar years. Further, the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the improved parcels of the Redevelopment Project Area. Therefore, this criterion applies.

EAV Trend for Blighted Improved Parcels within the Redevelopment Project Area

	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
Total EAV of Improved Parcels	19,257,330	18,693,596	17,432,850	14,874,267	13,568,935	12,451,931
Percent Change		-2.93%	-6.74%	-14.68%	-8.78%	-8.23%
Village Wide EAV	1,761,707,602	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558
Balance of Village Wide EAV	1,742,450,272	1,777,403,347	1,794,667,891	1,593,088,496	1,478,548,253	1,385,860,627
Percent Change		2.01%	0.97%	-11.23%	-7.19%	-6.27%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

The EAV for the entire Redevelopment Project Area is shown in **Table 1**.

**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 a 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:

- 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.

**Finding:** The platting of the vacant land within the Redevelopment Project Area is obsolete. The size of some parcels of vacant land is not compatible with contemporary standards and requirements. Some vacant parcels, particularly in the residential area east of Harlem Avenue, but also near the train station and on Duvan Drive, are of irregular size or shape and would be difficult to develop on a planned basis. In some cases, platting failed to create rights-of-way for streets, alleys or other rights-of-way. There is insufficient east-west and north-south right-of-way in the Harlem Avenue area as well. Easements will likely be needed for the utility work (See IV. C. 1. (h), Inadequate utilities) that is needed in the Redevelopment Project Area. Vacant land properties may need to be vacated, consolidated, and re-subdivided to accommodate future uses or allow for the expansion of existing uses.

**Table 3** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (43 of 54 parcels, or 80%).

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

**Finding:** Approximately 26% of the parcels of vacant land (14 of 54) have different owners. This factor is present to a minor extent, but is not considered a major factor within the Redevelopment Project Area and will not be used to qualify the Redevelopment Project Area.

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

**Finding:** This factor is not significant within the Redevelopment Project Area and will not be used to qualify the Redevelopment Project Area.

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

**Finding:** There is a sufficient number of vacant parcels in neighboring areas adjacent to structures exhibiting signs of deterioration in the Redevelopment Project Area to apply this factor as a qualification for eligibility. Structures and facilities surrounding these parcels were found to have deterioration. Section IV. C. 1. (c) of this Eligibility Report describes this deterioration.

**Table 3** lists the parcels in the Redevelopment Project Area in which this factor is reasonably present (31 of 54 vacant parcels, or 57%).

- 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.

**Finding:** There is no evidence that vacant properties within the Redevelopment Project Area have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency. Therefore, this factor does not apply to the vacant parcels. Funds are included within the Redevelopment Project Costs section of the Redevelopment Plan and Project should they be needed to remediate any environmental hazards.

- 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 municipality 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.

**Finding:** The Equalized Assessed Value (EAV) for the vacant parcels in the Redevelopment Project Area is shown in the table below. It indicates that the total EAV of the vacant parcels has declined for five (5) of the last five (5) calendar years. It also indicates that the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for three (3) of the last five (5) calendar years. Further, the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the vacant parcels of the Redevelopment Project Area. Therefore, this criterion applies to all of the vacant parcels, as reflected in **Table 3**.

EAV Trend for Vacant Parcels within the Redevelopment Project Area

	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
Total EAV of Vacant Parcels	1,027,914	863,215	812,282	685,129	647,073	613,976
Percent Change		-16.02%	-5.90%	-15.65%	-5.55%	-5.11%
Village Wide EAV	1,761,707,602	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558
Balance of Village Wide EAV	1,760,679,688	1,795,233,728	1,811,288,459	1,607,277,634	1,491,470,115	1,397,698,582
Percent Change		1.96%	0.89%	-11.26%	-7.21%	-6.29%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

The EAV for the entire Redevelopment Project Area is shown in **Table 1**.

**3. If vacant,** the sound growth of the Redevelopment Project Area is impaired by one (1) of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) 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.**

**Finding:** There are no quarries, mines, or strip mine ponds in the Redevelopment Project Area. Therefore, this factor does not apply.

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

**Finding:** There are parcels with rail tracks and right-of-way in the Redevelopment Project Area, but they are currently active. There are no unused rail yards, rail tracks or rights-of-way. Therefore, this factor does not apply.

**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.**

**Finding:** There are properties within the Redevelopment Project Area that are prone to chronic flooding, namely the area between the Village Public Works facility and the Library just east of 80<sup>th</sup> Avenue, and the properties east of Harlem Avenue. These areas are wetlands, as well as being identified in the Federal Emergency Management Agency (FEMA) flood zone maps in **Attachment 6**.

Stormwater management must be addressed within the Redevelopment Project Area as a whole. However, because the areas considered to be in a flood zone are intended to remain as wetlands and are not intended to be converted for other purposes prior to any redevelopment, nor is this factor reasonably present and distributed throughout the Redevelopment Project Area, this factor will not be applied as a qualifying criterion.

- 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.

**Finding:** No unused or illegal disposal sites in the Redevelopment Project Area were found on vacant land during the survey of the area or in the course of any research. (Universal waste was buried within the former Mental Health Center property and there is a landfill area near the Public Works Garage; however, those parcels are improved parcels.) Therefore, this factor does not apply.

- e. **Prior to November 1, 1999, the area is not less than fifty (50), nor more than one hundred (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.**

**Finding:** This factor does not apply.

- 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.

**Finding:** This factor does not apply.

#### **D. Eligibility of 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 (3) or more of the conservation factors as defined in the Act is detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

**Finding:** The improved portion of the Redevelopment Project Area meets the age criteria (78% of the structures have an age of 35 years or more) and ten (10) of the Conservation Area eligibility factors apply as defined in the Act. However, the area is being defined as a Blighted Area, in that it can be defined as such in its present state.

#### **E. Eligibility of an Industrial Park Conservation Area**

“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 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned 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.

**Finding:** The Redevelopment Project Area does not qualify as an Industrial Park Conservation Area.

## V. Eligibility Conclusions

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

The improved portion of the Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (D), (F), (H), (I), (J), (K), (L) and (M) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land five (5) criteria are to be met, and in this case ten (10) criteria have been met.

The following ten (10) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning
- Lagging EAV

The parcels constituting improved land in the Redevelopment Project Area are listed in **Table 2**.

The vacant portion of the Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. Two or more of the criteria in one section are required to be met. In the other section, one or more of the criteria is required to be met. In this case, the vacant land meets the requirements for one section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area. In this case, three (3) criteria have been met.

The following three (3) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging EAV

It was determined that one criterion in the other section, chronic flooding, exists in certain areas within the Redevelopment Project Area, per Section 11-74.4-3 (a) (3) (C) of the Act. However, that condition is not reasonably present and distributed throughout the Redevelopment Project Area; therefore, this section does not apply.

These parcels meet the definition of vacant land under the Act in Section 11-74.4-3 (v), as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. The vacant land has not been “commercially farmed” in the last five (5) years.

The parcels constituting vacant land in the Redevelopment Project Area are listed in **Table 3**.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 4** and **Table 5** of this Eligibility Report contain the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 565 acres, in excess of the minimum 1½ acres required by the Act.

In addressing the challenges of redeveloping the Redevelopment Project Area, there are many problems which must be overcome.

The core of the Redevelopment Project Area, the former Mental Health Center, was developed between the years of 1955 and 1971, and the residential area east of Harlem Avenue (unincorporated to the Village at the time) was developed starting in 1930, prior to the Village having a comprehensive plan in place. (The first plan was not adopted until 1967.) Since that time, the Mental Health Center has ceased operations, becoming a vacant property, and the Village’s population has grown and evolved, as have the needs of residents and business owners in the community. The Village’s public facilities within the Redevelopment Project Area are aging and no longer meet the functional needs of those departments..

Many of the buildings, particularly those in the Mental Health Center area, suffer from obsolescence, and deterioration. Field surveys found deterioration present in both the improved areas and vacant parcels adjacent to or nearby those deteriorated improved parcels of the Redevelopment Project Area. Many of the structures within the Redevelopment Project Area would benefit from some renovation at a minimum, and some structures, as those on the Mental Health Center parcel, will likely require demolition before redevelopment can occur. In addition to having been vacant for many years, significant renovations to TPMHC structures are



required to meet current building, fire and electrical code standards. It would be very costly to adapt these buildings for another use. As buildings age, they generally require more upkeep and maintenance. Structures also likely suffer from interior deterioration not detectable through an exterior inspection. A number of the structures within the Redevelopment Project Area exhibited minor to more severe level defects in some aspect of their construction. Deterioration was also observed in paved areas in the improved (and adjacent to or nearby vacant) parcels of the Redevelopment Project Area.

Aging buildings often tend to become obsolete as well. If it is considered by current or future occupants too costly to adapt the structure for newer uses, vacancies can occur. This is certainly the case on the Mental Health Center property, and may become more significant within other portions of the Redevelopment Project Area. Substantial investment will be necessary to repair and renovate these buildings and parking areas. Demolition and land preparation costs for redevelopment may also be funded by the TIF. There are not adequate service and loading areas for some buildings, as well as other issues that make buildings and parcels obsolete for the current and future needs and uses of occupants. Additional expenses will be necessary to remedy parking and loading issues, as well as to upgrade or redevelop properties to meet modern day standards and Village code requirements.

The former Mental Health Center property has several abandoned facilities (sewage, power, water treatment, and heating plants) and leaking underground gasoline and other petroleum storage tanks. Other environmental issues which must be remediated prior to redevelopment include: electrical transformers assumed to have polychlorinated biphenyls (PCBs), asbestos, lead, lime sludge, and mercury contamination, as well as stored drums of unidentified chemicals and buried universal waste on the property. These hazards constitute a major presence of deleterious land use within the Redevelopment Project Area. There are also leaking underground storage tanks on two properties within the Duvan Drive industrial park.

The Redevelopment Project Area as a whole suffers from inadequate utilities. Stormwater management and, to a minor extent flooding issues, within the improved and vacant land are challenges. These issues are possibly amplified by excessive land coverage on the improved parcels. Significant upgrades, increased capacity, volume control, conversions to green infrastructure, and more outlets are needed. Sanitary sewer line upgrades and conversion of clay lines to newer materials will require costly work in the near future, not to mention work that may be required later in the life of the TIF District. The installation of all new water main, including fire hydrants and associated appurtenances is needed on the Mental Health Center property, as well as the residential area east of Harlem Avenue, which also requires work to existing wells.

Substantial improvements will be necessary to bring many of the properties within the Redevelopment Project Area into compliance with current code requirements. The Mental Health Center buildings have numerous building and fire code violations, including: flooded tunnels and buildings with asbestos and mold, no fire suppression systems or alarms, electrical systems that are below code requirements, and heating/ventilation/air conditions systems (HVAC) that are non-functional, in addition to environmental issues on the site. There is currently no water service to any of the buildings and there are no storm water pollution

prevention devices on the site. The zoning for this area is Office & Restricted Industrial and would need to be rezoned to a mixed-use planned unit development (PUD). The Village's Public Works Garage and the Duvan Drive industrial park buildings have code deficiencies related to electrical, mechanical, fire sprinkler, and storm water management systems. Zoning violations include a lack of vehicular access to these properties and insufficient parking. There are currently legal non-conforming outside storage and screening issues, which would need to be addressed with any renovations or redevelopment. Obsolete platting of vacant parcels also entails costs for prospective redevelopers. This work will be necessary to accommodate existing development within the area, much less the needs of redevelopment, which will include more restrictive lending parameters and lower risk project requirements for potential developers.

Other improvements, such as electrical and data infrastructure, sidewalks, recreational pathways, street lighting, and street and alley repairs and upgrades may be needed within the Redevelopment Project Area as well. These factors present extraordinary challenges to the Village and other utility providers, which means there will be extraordinary costs that may require some level of subsidy in order to make redevelopment possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

There have been only a small number of building permits issued for new construction in the Redevelopment Project Area in the last ten years. Among these have been renovations to one single family residence and a few commercial/office structures. Public projects have included an addition to the Tinley Park Public Library, and the construction of the new Metra train station and the nearby Freedom Park. There has been a general lack of private investment, likely influenced by the high cost and difficulty of securing financing since the recent economic recession. The Mental Health Center property offers an enormous redevelopment opportunity. While interest has been expressed by the private sector, with the enormous costs of addressing environmental and utility deficiencies, incentives and assistance will be needed.

Likewise, the higher tax rates imposed on taxpayers, including businesses, within Cook County make it challenging for the Village to attract and retain some businesses, given the near proximity of Will County to the Redevelopment Project Area and its lower rates. Further, Cook County's classified system of assessment creates a heavier tax burden for business property owners compared to Will County's system. These are factors that current and prospective Duvan Drive industrial businesses are challenged by as well. Tax increment revenue can provide funding to help level the playing field for businesses and projects within the Redevelopment Project Area during these negotiations with the Village.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, these measures indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S. All of the three measurements of EAV indicate that EAV is lagging throughout the Redevelopment Project Area as a whole, within the improved parcels alone, and within the vacant parcels alone. They are also a strong indicator that the Redevelopment Project Area has not been subject to growth and private investment.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs and TIF funds will be necessary to assist with infrastructure, blighted property improvements, and other TIF eligible costs. There has been a lack of growth and development through investment by private enterprise. But for the designation of the TIF district and the use of tax increment financing, there is unlikely to be any significant redevelopment within this Redevelopment Project Area.

Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in this Redevelopment Project Area.

This report concludes that the Mental Health Center Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Blighted Area for improved land and for vacant land.

Based on all of the above factors, the Consultant recommends that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land 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.

# Tables

**Table 1: Mental Health Center Redevelopment Project Area Parcel Numbers and Five Year EAV History**

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27361000100000	18,914	19,456	19,051	17,149	16,197	15,368
27361010050000	56,510	58,124	56,915	51,234	48,388	45,913
27361100030000	44,164	45,426	44,481	40,041	37,817	35,882
27361220010000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27361240150000	3	3	3	3	3	3
27362040020000	276,858	242,307	237,267	189,370	178,851	152,738
27362040030000	79,421	40,846	39,996	22,909	21,637	20,530
27362040060000	613,675	694,335	459,938	421,047	397,660	377,321
27362040120000	1,445,422	1,135,690	1,112,067	1,028,986	971,832	922,125
27362040130000	542,242	639,412	626,990	655,166	618,775	587,126
27362040140000	346,730	353,830	347,774	303,182	137,923	135,464
27362040150000	232,286	222,026	218,120	195,243	86,513	77,491
27362040210000	693,775	492,682	482,434	563,175	531,894	504,689
27362040220000	211,737	181,338	177,566	97,388	91,979	87,274
27362040230000	341,324	268,199	262,621	266,163	251,379	238,521
27362040240000	268,074	210,631	206,250	156,955	148,237	140,655
27362040280000	731,413	606,608	593,990	727,241	476,015	451,668
27362040290000	2,366,274	1,859,224	1,820,551	1,659,318	1,567,152	1,486,996
27362040310000	83,186	78,931	108,699	88,078	83,186	78,931
27362040330000	587,722	664,971	263,403	329,356	311,060	295,150
27362040340000	264,354	299,100	292,878	237,277	224,097	212,635
27362040360000	217,140	193,356	189,334	155,939	147,277	139,744
27362040370000	179,190	202,742	174,897	160,837	151,904	144,134
27362040380000	179,190	178,609	174,893	89,477	151,906	144,137
27362040390000	585,375	662,316	648,539	413,513	390,545	370,570
27362040400000	178,713	140,415	137,495	189,239	178,728	169,586
27362040411001	149,466	169,112	110,880	101,805	96,151	91,233
27362040411002	149,466	169,112	110,880	101,805	96,151	91,233
27362040411003	234,878	265,753	174,240	159,985	151,098	143,370
27362040440000	n/a	n/a	100,221	70,258	66,355	62,961
27362040450000	n/a	n/a	418,645	137,678	130,031	123,380
27362040460000	n/a	n/a	143,134	128,844	121,794	115,564
27362040470000	n/a	n/a	n/a	n/a	n/a	34,892
27362040480000	n/a	n/a	n/a	n/a	n/a	24,600
27362040490000	n/a	n/a	n/a	n/a	n/a	21,092
27362040500000	n/a	n/a	n/a	n/a	n/a	108,598
27362050110000	473,657	649,516	297,340	405,567	404,935	363,449
27362050130000	189,254	214,136	209,682	263,962	226,549	214,962
27362050140000	381,556	431,703	422,723	338,794	319,976	303,610
27362050150000	644,393	729,091	713,925	578,694	546,267	518,327
27362050160000	144,575	137,480	134,620	101,003	95,393	90,514
27362050170000	138,833	142,279	139,319	91,759	86,662	82,230
27362050180000	16,558	1,547	1,515	1,364	1,288	1,222
27362050200000	282,407	253,027	247,764	198,201	187,192	177,618
27362050210000	401,825	454,637	445,180	415,118	71,950	148,798
27362050220000	9,773	5,025	151,533	99,592	94,061	89,250
27362050240000	471,807	370,708	362,997	356,626	336,818	319,590
27362050250000	211,901	207,841	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
27362050260000	661,955	748,968	733,389	343,844	324,745	308,135
27362050270000	712,987	608,033	443,827	396,982	374,932	355,755
27362050280000	323,744	366,303	358,684	215,285	203,327	192,928
27362050290000	535,263	605,620	411,484	373,455	352,712	334,671
27362050300000	571,388	646,490	438,484	372,599	351,904	333,905
27362050310000	436,538	493,918	368,151	447,197	285,517	270,914
27362050320000	83,422	42,901	42,009	24,065	22,728	21,566
27362050330000	78,459	425,718	416,863	375,252	354,409	189,116
27362050340000	605,841	514,813	504,105	447,886	423,009	413,373
27362050360000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020030000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020040000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020080000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020100000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020110000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27364020180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
27365000026001	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27365000026002	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28303140130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28305000050000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
28311000160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010120000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010140000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010150000	66,143	66,121	64,746	55,922	52,815	43,315
28311010160000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010170000	81,340	41,830	71,980	53,670	50,689	42,940
28311010180000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311010190000	127,663	101,009	65,799	52,996	43,052	40,492
28311030300000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030320000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030330000	29,905	41,614	46,208	36,744	39,199	46,009
28311030450000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311030470000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040070000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040120000	115,495	91,384	22,371	20,138	19,019	18,046
28311040130000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040140000	45,393	57,602	85,780	16,356	15,448	14,658
28311040150000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040160000	39,401	52,119	80,411	62,567	59,092	56,069
28311040170000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040180000	27,354	29,269	52,827	32,596	28,807	40,004
28311040190000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040200000	54,157	57,948	62,004	57,339	52,821	49,761
28311040210000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040220000	57,827	71,116	75,096	70,840	71,731	67,704
28311040230000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040250000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311040260000	79,328	85,478	93,492	94,367	77,125	72,567
28311040270000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt

PIN Number	EAV BY TAX YEAR					
	2008	2009	2010	2011	2012	2013
28311040280000	49,637	53,263	52,031	58,646	54,055	35,226
28311040290000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050100000	37,533	28,956	28,354	55,301	52,229	49,558
28311050270000	14,914	15,819	15,490	13,944	13,169	12,496
28311050440000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050550000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050560000	49,826	53,314	57,046	37,071	33,678	31,598
28311050570000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050580000	8,677	15,951	15,619	14,060	13,279	12,600
28311050590000	3	31,227	30,578	27,526	25,997	24,667
28311050600000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050720000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28311050750000	42,320	21,764	21,311	19,184	18,119	17,192
28311140080000	20,409	12,025	11,774	10,599	10,010	9,498
28311140400000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28315000010000	Railroad	Railroad	Railroad	Railroad	Railroad	Railroad
27362040250000	126,632	97,490	n/a	n/a	n/a	n/a
27362040420000	455,309	158,644	694,469	163,624	538,765	n/a
27362040430000	302,340	228,560	n/a	n/a	n/a	n/a
<b>Total EAV of RPA</b>	<b>20,285,244</b>	<b>19,556,811</b>	<b>18,245,132</b>	<b>15,559,396</b>	<b>14,216,008</b>	<b>13,065,907</b>
<b>Percent Change</b>		<b>-3.59%</b>	<b>-6.71%</b>	<b>-14.72%</b>	<b>-8.63%</b>	<b>-8.09%</b>
<b>Village Wide EAV</b>	<b>1,761,707,602</b>	<b>1,796,096,943</b>	<b>1,812,100,741</b>	<b>1,607,962,763</b>	<b>1,492,117,188</b>	<b>1,398,312,558</b>
<b>Balance of Village Wide EAV</b>	<b>1,741,422,358</b>	<b>1,776,540,132</b>	<b>1,793,855,609</b>	<b>1,592,403,367</b>	<b>1,477,901,180</b>	<b>1,385,246,651</b>
<b>Percent Change</b>		<b>2.02%</b>	<b>0.97%</b>	<b>-11.23%</b>	<b>-7.19%</b>	<b>-6.27%</b>
<b>CPI</b>		<b>3.80%</b>	<b>-0.40%</b>	<b>1.60%</b>	<b>3.20%</b>	<b>2.10%</b>

EAV is subject to verification by the Cook County Clerk. After verification, a final value will be certified by the Cook County Clerk, which will establish the Certified Initial EAV of the Redevelopment Project Area.

**Table 2: Improved Parcels**

IMPROVED PARCELS			
27362040020000	27362040380000	27362050210000	27364020160000
27362040060000	27362040390000	27362050220000	27364020180000
27362040120000	27362040411001	27362050240000	28311010150000
27362040130000	27362040411002	27362050250000	28311010170000
27362040140000	27362040411003	27362050260000	28311010190000
27362040150000	27362040450000	27362050270000	28311030330000
27362040210000	27362040460000	27362050280000	28311040160000
27362040220000	27362040470000	27362050290000	28311040180000
27362040230000	27362040480000	27362050300000	28311040200000
27362040240000	27362040490000	27362050310000	28311040220000
27362040280000	27362040500000	27362050330000	28311040260000
27362040290000	27362050110000	27362050340000	28311040280000
27362040310000	27362050130000	27362050360000	28311050560000
27362040330000	27362050140000	27364020040000	28311140400000
27362040340000	27362050150000	27364020080000	
27362040360000	27362050160000	27364020120000	
27362040370000	27362050200000	27364020150000	

**Table 3: Vacant Parcels**

<b>VACANT PARCELS</b>			
27361010050000	27364020130000	28311030450000	28311050100000
27361000100000	27364020140000	28311030470000	28311050270000
27361100030000	27364020170000	28311040070000	28311050440000
27361220010000	27365000026001	28311040120000	28311050550000
27361240150000	27365000026002	28311040130000	28311050570000
27362040030000	28303140130000	28311040140000	28311050580000
27362040400000	28305000050000	28311040150000	28311050590000
27362040440000	28311000160000	28311040170000	28311050600000
27362050170000	28311010120000	28311040190000	28311050720000
27362050180000	28311010140000	28311040210000	28311050750000
27362050320000	28311010160000	28311040230000	28311140080000
27364020030000	28311010180000	28311040250000	28315000010000
27364020100000	28311030300000	28311040270000	
27364020110000	28311030320000	28311040290000	



**Table 4: Conditions Survey of Improved Parcels**

The table below indicates the parcels in the Redevelopment Project Area in which a reasonable presence of and distribution of Blighted Area qualifying factors apply to the improved parcels at the time of this report.

PIN	Improved Parcels - Blighted Area Qualifying Factors									
	B Obsolescenc e	C Deterioratio n	D Presence of Structures Below Minimum Code	F Excessive Vacancies	H Inadequate Utilities	I Excessive Land Coverage	J Deleterious Land Use or Layout	K Environmen tal Clean-up	L Lack of Community Planning	M Lagging EAV
27362040020000					X	X			X	X
27362040060000	X	X	X		X	X			X	X
27362040120000	X	X	X		X				X	X
27362040130000	X	X	X		X	X			X	X
27362040140000	X	X	X		X	X			X	X
27362040150000	X	X	X		X	X			X	X
27362040210000	X	X	X		X	X			X	X
27362040220000	X	X	X		X	X			X	X
27362040230000	X	X	X		X	X			X	X
27362040240000	X	X	X		X	X			X	X
27362040280000	X	X	X		X	X			X	X
27362040290000	X	X	X		X				X	X
27362040310000	X	X	X		X				X	X
27362040330000	X	X	X		X	X			X	X
27362040340000	X	X	X	X	X				X	X
27362040360000	X	X	X		X	X			X	X
27362040370000	X	X	X		X	X			X	X
27362040380000	X	X	X		X	X			X	X
27362040390000	X	X	X		X				X	X
27362040411001					X	X			X	X
27362040411002					X	X			X	X
27362040411003					X	X			X	X
27362040450000	X	X	X		X	X		X	X	X
27362040460000	X	X	X		X	X			X	X
27362040470000	X	X	X		X	X			X	X
27362040480000	X	X	X		X	X			X	X
27362040490000	X	X	X		X	X			X	X
27362040500000	X	X	X		X	X			X	X
27362050110000	X	X	X		X	X			X	X
27362050130000	X		X		X	X			X	X
27362050140000	X	X	X		X	X			X	X
27362050150000	X	X	X	X	X	X			X	X
27362050160000	X	X	X		X	X		X	X	X
27362050200000	X	X	X		X	X			X	X
27362050210000	X	X	X		X				X	X
27362050220000			X		X	X			X	X
27362050240000			X		X	X			X	X
27362050250000	X	X	X		X	X			X	X
27362050260000	X	X	X		X	X			X	X
27362050270000			X		X	X			X	X
27362050280000			X		X				X	X
27362050290000	X	X	X	X	X	X			X	X

	Improved Parcels - Blighted Area Qualifying Factors									
	B	C	D	F	H	I	J	K	L	M
PIN	Obsolescence	Deterioration	Presence of Structures Below Minimum Code	Excessive Vacancies	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use or Layout	Environmental Clean-up	Lack of Community Planning	Lagging EAV
27362050300000	X	X	X	X	X	X			X	X
27362050310000	X	X	X	X	X				X	X
27362050330000					X	X			X	X
27362050340000	X	X	X	X	X	X			X	X
27362050360000	X	X	X	X	X	X			X	X
27364020040000	X	X	X		X			X	X	X
27364020080000	X	X	X	X	X		X	X	X	X
27364020120000	X	X			X				X	X
27364020150000					X	X			X	X
27364020160000					X				X	X
27364020180000					X				X	X
28311010150000	X	X			X				X	X
28311010170000	X	X			X				X	X
28311010190000	X	X			X				X	X
28311030330000	X	X			X				X	X
28311040160000	X	X			X				X	X
28311040180000	X	X			X				X	X
28311040200000	X	X			X				X	X
28311040220000					X				X	X
28311040260000	X	X			X				X	X
28311040280000	X	X			X				X	X
28311050560000	X	X			X				X	X
28311140400000					X				X	X

\* Lagging EAV is measured as a whole rather than by parcel. The data in the table indicates that the total equalized assessed value of the proposed Redevelopment Project Area has declined for five (5) of the last five (5) calendar years. It also indicates that the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for five (5) of the last five (5) calendar years. Further, the total EAV of the improved parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the improved parcels of the Redevelopment Project Area. Therefore, this criterion applies to all of the improved parcels.

**Table 5: Conditions Survey of Vacant Parcels**

The table below indicates the parcels in the Redevelopment Project Area in which a reasonable presence of and distribution of Blighted Area qualifying factors apply to the vacant parcels at the time of this report.

PIN	Vacant Parcels - Blighted Area Qualifying Factors				
	2A Obsolete Platting	2B Diversity of Ownership	2D Deterioration of Nearby Structures	2F Lagging EAV	3C Flooding
27361000100000	X	X		X	
27361010050000	X		X	X	
27361100030000		X	X	X	
27361220010000		X		X	
27361240150000	X	X		X	
27362040030000		X	X	X	
27362040400000	X	X	X	X	
27362040440000	X	X	X	X	
27362050170000		X	X	X	
27362050180000	X		X	X	
27362050320000	X	X	X	X	
27364020030000				X	
27364020100000	X		X	X	
27364020110000			X	X	
27364020130000	X		X	X	
27364020140000	X		X	X	
27364020170000				X	
27365000026001				X	
27365000026002				X	
28303140130000	X			X	
28305000050000				X	
28311000160000	X		X	X	
28311010120000	X		X	X	X
28311010140000	X		X	X	X
28311010160000	X		X	X	X
28311010180000	X		X	X	X
28311030300000	X		X	X	X
28311030320000	X		X	X	X
28311030450000	X		X	X	X
28311030470000	X		X	X	X

PIN	Vacant Parcels - Blighted Area Qualifying Factors				
	2A Obsolete Platting	2B Diversity of Ownership	2D Deterioration of Nearby Structures	2F Lagging EAV	3C Flooding
28311040070000	X		X	X	X
28311040120000	X	X	X	X	
28311040130000	X		X	X	
28311040140000	X	X	X	X	
28311040150000	X			X	
28311040170000	X		X	X	X
28311040190000	X		X	X	
28311040210000	X		X	X	X
28311040230000	X			X	X
28311040250000	X		X	X	X
28311040270000	X		X	X	
28311040290000	X		X	X	X
28311050100000	X	X		X	
28311050270000	X			X	
28311050440000	X			X	X
28311050550000	X			X	X
28311050570000	X			X	X
28311050580000	X			X	X
28311050590000	X			X	X
28311050600000	X			X	X
28311050720000	X			X	X
28311050750000	X	X		X	
28311140080000	X	X		X	
28315000010000				X	

\* Lagging EAV is measured as a whole rather than by parcel. The Equalized Assessed Value (EAV) for the vacant parcels in the Redevelopment Project Area is shown in the table below. It indicates that the total EAV of the vacant parcels has declined for five (5) of the last five (5) calendar years. It also indicates that the total EAV of the vacant parcels in the Redevelopment Project Area increased at an annual rate that is less than the balance of the Village wide EAV for three (3) of the last five (5) calendar years. Further, the total EAV of the vacant land in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV indicate that EAV is lagging in the vacant land of the Redevelopment Project Area. Therefore, this criterion applies to all of the vacant parcels.

# Attachments

## **Attachment 1: Mental Health Center Redevelopment Project Area Legal Description**

1. ALL THAT PART OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 30 AND 31 IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 80<sup>TH</sup> AVENUE , WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND RUNNING;
3. THENCE SOUTH ALONG THE WEST LINE OF 80<sup>TH</sup> AVENUE, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
4. THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE CENTER LINE OF 80<sup>TH</sup> AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
5. THENCE SOUTH ALONG SAID CENTER LINE OF 80<sup>TH</sup> AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TO THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
6. THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80<sup>TH</sup> AVENUE;
7. THENCE SOUTH ALONG SAID WEST LINE OF 80<sup>TH</sup> AVENUE TO THE SOUTH LINE OF 183<sup>RD</sup> STREET;
8. THENCE EAST ALONG SAID SOUTH LINE OF 183<sup>RD</sup> STREET, TO THE CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31;
9. THENCE NORTH ALONG SAID CENTER LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43), BEING ALSO THE WEST LINE OF SECTION 31, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 183<sup>RD</sup> STREET;
10. THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183<sup>RD</sup> STREET TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
11. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF 179<sup>TH</sup> STREET;
12. THENCE EAST ALONG SAID SOUTH LINE OF 179<sup>TH</sup> STREET TO THE EAST LINE OF SAYRE AVENUE;
13. THENCE NORTH ALONG SAID EAST LINE OF SAYRE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION OF THE WEST HALF OF SECTION 31;

14. THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES, TO THE WEST LINE THEREOF;
15. THENCE NORTH ALONG SAID WEST LINE OF LOT 4 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES;
16. THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE EAST LINE OF THE WEST 285 FEET THEREOF;
17. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 285 FEET OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE THEREOF;
18. THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF SAYRE AVENUE;
19. THENCE EAST TO THE EAST LINE OF SAYRE AVENUE AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
20. THENCE EAST ALONG THE NORTH LINE OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 400 FEET THEREOF;
21. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 400 FEET OF LOT 10 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
22. THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 250 FEET THEREOF;
23. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 250 FEET OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE THEREOF;
24. THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
25. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 255 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF 179<sup>TH</sup> STREET;
26. THENCE EAST ALONG SAID SOUTH LINE OF 179<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
27. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 150 FEET OF LOTS 7 AND 8 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;

28. THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
29. THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF OAK PARK AVENUE;
30. THENCE NORTH ALONG SAID WEST LINE OF OAK PARK AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
31. THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION OF LOT 3 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31;
32. THENCE NORTH ALONG SAID WEST LINE OF LOT 5 IN THERESE'S RESUBDIVISION TO THE SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
33. THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
34. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
35. THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE THEREOF;
36. THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF 178<sup>TH</sup> STREET;
37. THENCE EAST ALONG SAID SOUTH LINE OF 178<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES;
38. THENCE NORTH ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 330 FEET OF LOTS 1 AND 2 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF 178<sup>TH</sup> STREET;
39. THENCE WEST ALONG SAID NORTH LINE OF 178<sup>TH</sup> STREET TO THE WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
40. THENCE NORTH ALONG SAID WEST LINE OF LOTS 7 THRU 10, INCLUSIVE, IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
41. THENCE WEST ALONG SAID NORTH LINE OF LOT 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE WEST LINE OF THE EAST

- 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
42. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 310 FEET OF LOTS 8, 9 & 10 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES TO THE SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES;
43. THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 IN BLOCK 1 IN ELMORE'S HARLEM AVENUE ESTATES AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SAYRE AVENUE;
44. THENCE NORTH ALONG SAID WEST LINE OF SAYRE AVENUE TO THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION OF SECTION 31;
45. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 100 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF THE WEST 958 FEET THEREOF;
46. THENCE NORTH ALONG SAID EAST LINE OF THE WEST 958 FEET OF LOT 7 IN CIRCUIT COURT PARTITION TO THE NORTH LINE THEREOF;
47. THENCE WEST ALONG SAID NORTH LINE OF LOT 7 IN CIRCUIT COURT PARTITION TO THE EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
48. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177<sup>TH</sup> PLACE;
49. THENCE EAST ALONG SAID SOUTH LINE OF THE 14 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, NORTH OF 177<sup>TH</sup> PLACE TO THE EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE(ILLINOIS ROUTE 43);
50. THENCE NORTH ALONG SAID EAST LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE NORTH LINE THEREOF;
51. THENCE WEST ALONG SAID NORTH LINE OF THE 24 FOOT ALLEY, TAKEN FOR HARLEM AVENUE, EAST OF HARLEM AVENUE TO THE EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK, A SUBDIVISION OF PART OF LOT 6 IN CIRCUIT COURT PARTITION OF SECTION 31;
52. THENCE NORTH ALONG SAID EAST LINE OF LOTS 90 THRU 94, INCLUSIVE, IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK;
53. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK TO THE EAST LINE OF LOT 87 AFORESAID;
54. THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4<sup>TH</sup> ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF HICKORY STREET;



55. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE SOUTH LINE OF 175<sup>TH</sup> STREET;
56. THENCE EAST ALONG SAID SOUTH LINE OF 175<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 CIRCUIT COURT OF COOK COUNTY, ILLINOIS;
57. THENCE NORTH ALONG SAID WEST LINE OF THE EAST 200 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560 TO THE SOUTHEASTERLY LINE OF HICKORY STREET;
58. THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF HICKORY STREET TO THE WEST LINE OF THE EAST 102.75 FEET OF THE WEST 1 ACRE IN THE SOUTHWEST CORNER OF TRACT OF 10.46 ACRES SET OFF IN CASE 108560;
59. THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF HICKORY STREET WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69<sup>TH</sup> AVENUE;
60. THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69<sup>TH</sup> AVENUE TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
61. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE NORTH LINE OF 175<sup>TH</sup> STREET;
62. THENCE WEST ALONG SAID NORTH LINE OF 175<sup>TH</sup> STREET TO THE EAST LINE OF 71<sup>ST</sup> AVENUE;
63. THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 3 IN H.M.R., A RESUBDIVISION OF BLOCK 4 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1 TO 4 OF PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 31, SAID POINT BEING 121.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
64. THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY AT A POINT 173.5 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 3 IN H.M.R. RESUBDIVISION;
65. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43);
66. THENCE NORTH ALONG SAID EAST LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43) TO THE NORTH LINE OF 175<sup>TH</sup> STREET;
67. THENCE WEST ALONG SAID NORTH LINE OF 175<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SANDALWOOD UNIT NO. 1, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36;

68. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;
69. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;
70. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 2 TO THE SOUTH LINE OF LAKE SANDALWOOD, A SUBDIVISION LYING WEST OF SANDALWOOD UNIT NO. 2 IN THE NORTHEAST QUARTER OF SECTION 36;
71. THENCE WEST ALONG SAID SOUTH LINE OF LAKE SANDALWOOD TO THE WEST LINE THEREOF;
72. THENCE NORTH ALONG SAID WEST LINE OF LAKE SANDALWOOD AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 175<sup>TH</sup> STREET;
73. THENCE WEST ALONG SAID NORTH LINE OF 175<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 198 IN BRISTOL PARK UNIT 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER IN SECTION 36, BEING ALSO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BRISTOL PARK DRIVE;
74. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SOUTHEASTERLY ALONG THE WESTERLY LINE OF BRISTOL PARK DRIVE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36;
75. THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 224 IN BRISTOL PARK UNIT 2 TO THE EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, IN BRISTOL PARK UNIT 2;
76. THENCE SOUTHEASTERLY AND SOUTH ALONG SAID EASTERLY LINE OF LOTS 224 THRU 229, INCLUSIVE, BRISTOL PARK UNIT 2 TO THE SOUTH LINE OF LOT 229 AFORESAID;
77. THENCE WEST ALONG SAID SOUTH LINE OF LOT 229 IN BRISTOL PARK UNIT 2 AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF BRISTOL PARK DRIVE;
78. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF BRISTOL PARK DRIVE TO ITS INTERSECTION WITH A RADIAL LINE DRAWN THROUGH THE NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2, A RESUBDIVISION OF LOT 21 IN GRAFTON PLACE OF BRISTOL PARK IN THE NORTHWEST QUARTER OF SECTION 36;
79. THENCE EASTERLY ALONG SAID RADIAL LINE TO NORTH MOST CORNER OF GRAFTON PLACE OF BRISTOL PARK UNIT 2;
80. THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF GRAFTON PLACE OF BRISTOL PARK UNIT 2 TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY;
81. THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE SOUTHEAST

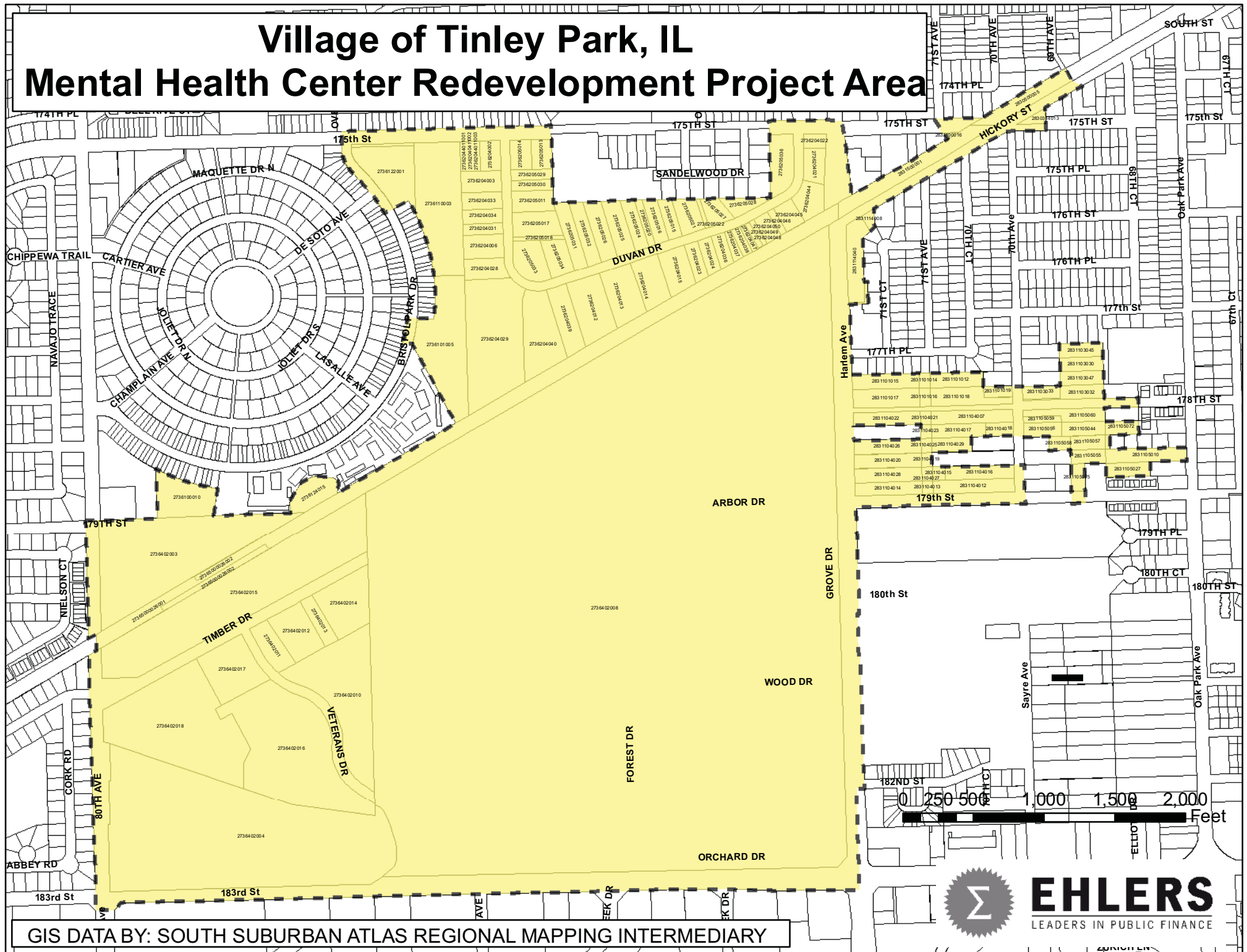
- CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A  
SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
82. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19  
AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE  
LAST DESCRIBED COURSE;
83. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A BEND  
THEREIN, BEING 22.78 FEET NORTHWESTERLY FROM THE LAST  
DESCRIBED COURSE;
84. THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE  
NORTHERLY LINE OF LOT 19 AFORESAID, BEING 38.62 FEET  
NORTHWESTERLY OF THE LAST DESCRIBED COURSE;
85. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND  
THEREIN, BEING 122.46 FEET WESTERLY OF THE LAST DESCRIBED  
COURSE;
86. THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A BEND  
THEREIN, BEING 27.68 FEET WESTERLY OF THE LAST DESCRIBED  
COURSE;
87. THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE  
WESTERLY LINE OF LOT 19 AFORESAID, BEING 88.38 FEET  
SOUTHWESTERLY OF THE LAST DESCRIBED COURSE;
88. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO A BEND  
THEREIN, BEING 148.04 FEET SOUTHWESTERLY OF THE LAST  
DESCRIBED COURSE;
89. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND  
THEREIN, BEING 23.23 FEET SOUTHERLY FROM THE LAST DESCRIBED  
COURSE;
90. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO A BEND  
THEREIN, BEING 32.86 FEET SOUTHERLY FROM THE LAST DESCRIBED  
COURSE;
91. THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE  
SOUTHWEST CORNER OF LOT 19 AFORESAID, AND THE SOUTH LINE OF  
GRAFTON PLACE OF BRISTOL PARK, , BEING ALSO THE SOUTH LINE OF  
THE NORTHWEST QUARTER OF SECTION 36;
92. THENCE WEST ALONG SAID SOUTH LINE OF GRAFTON PLACE OF  
BRISTOL PARK , BEING ALSO THE SOUTH LINE OF THE NORTHWEST  
QUARTER OF SECTION 36, TO THE WEST LINE OF LOT 20 IN GRAFTON  
PLACE OF BRISTOL PARK;
93. THENCE NORTH ALONG SAID WEST LINE OF LOT 20 IN GRAFTON PLACE  
OF BRISTOL PARK TO THE SOUTHERLY LINE OF LOTS 230, 231 & 232 IN  
BRISTOL PARK UNIT 2;
94. THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOTS 230, 231 &  
232 IN BRISTOL PARK UNIT 2 TO THE EAST LINE OF TINLEY CORNERS  
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 36;

95. THENCE SOUTH ALONG SAID EAST LINE OF TINLEY CORNERS SUBDIVISION TO THE SOUTH LINE THEREOF, BEING ALSO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;
96. THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36 AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF BEGINNING AT THE WEST LINE OF 80<sup>TH</sup> AVENUE ;
97. ;
98. EXCEPTING THEREFROM
99. THE WEST 478 FEET OF LOT 11 IN BLOCK 3 IN ELMORE'S HARLEM AVENUE ESTATES IN THE WEST HALF OF SAID SECTION 31;
100. ALL IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

## **Attachment 2: Mental Health Center Redevelopment Project Area Map**

# Village of Tinley Park, IL

## Mental Health Center Redevelopment Project Area



### **Attachment 3: Engineer's Report on Utility Issues**

To: Michael Mertens, Assistant Village Manager  
From: Jennifer S. Prinz, PE, Village Engineer

Date: February 12, 2015

Project/Subject: Proposed TIF areas- TPMHC, Sayre Avenue and Duvan Drive Project No: 15-055

The areas highlighted on the exhibit as presented by Farr and Associates are proposed to be created into tax increment financing (TIF) districts. From an engineering perspective, the following infrastructure improvements are needed to support development/re-development of these areas.

### 1) 80<sup>th</sup> Avenue Train Station and Parking Lots, Tinley Park Library, Women's Crisis Center of South Suburbia and Freedom Park (Area 1)

**Sanitary Sewer:** The Post 9 sanitary lift station needs significant upgrades and possible replacement to bring it up to the Village standards. Minimal upgrades have occurred over the years in anticipation of the redevelopment of the TPMHC property.

**Storm Water:** The storm water management on the site should be upgraded to include green infrastructure for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance. In addition, the existing storm water basins planting schemes should be modified so that the basins are more attractive, provide increased storm water quality and passive recreation for the community.

**Streets:** Depending on the final land plan, Timber Drive may need to be widened to accommodate the traffic from any redevelopment of the adjacent areas. Streetlights should be upgraded to match Veteran's Parkway. **A traffic signal should be installed at Timber Drive.**

**Pavement:** All three existing Metra lots are in need of resurfacing. In addition, the lack of green infrastructure in these parking lots should be evaluated for sustainability purposes.

**Pedestrian Access:** Sidewalks or multi use paths should be provided in this area to encourage foot and bicycle traffic.

**Wetlands:** There are existing wetlands on the site that should be upgraded to provide passive recreation for the community.

**Fiber Optic Network:** The Village has an extensive fiber optic network used for communication for municipal buildings. The addition of the existing municipal buildings to this network as well as any proposed municipal buildings in this area is recommended.

**Women's Crisis Center of South Suburbia:** Built in 1990, the building is in need of remodeling and expansion to meet the current needs of staffing and service their growing customer base.



## 2) Public Works Garage, Police Headquarters, Fire Training Tower and EMA Garage (Area 2)

**Sanitary Sewer:** The Post 9 sanitary lift station needs significant upgrades and/or replacement to bring it up to the Village standards. Minimal upgrades have occurred over the years in order to maintain service in anticipation of the redevelopment of the TPMHC property.

**Storm Water:** The storm water management on these sites should be upgraded to current standards and increased to address current rainfall data. Storm sewers in the parking lots should be upgraded to current standards in relation to sizing and material. Storm water management basins with adequate outlets should be constructed. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance and should be incorporated for storm water quality improvement before discharge.

**Streets:** Improved, combined access for both parcels should be considered off 183<sup>rd</sup> Street including a connector road between the parcels in order to consolidate access.

**Pavement:** All three existing parking lots are in need of reconstruction. In addition, the lack of green infrastructure in these parking lots should be evaluated for sustainability purposes.

**Pedestrian Access:** Sidewalks or a multi-use path along 80<sup>th</sup> Avenue and 183<sup>rd</sup> Street as well as upgrades to the traffic signal at 183<sup>rd</sup> Street and 80<sup>th</sup> Avenue to increase the safety of pedestrian access should be included.

**Wetlands:** There are existing wetlands on the site that should be upgraded to provide passive recreation for the community.

**Public Works Garage:** The facility was built in 1971 when Tinley Park had a population of 12,382 to a current population of 56,703. The facility has structural problems with its west wall and is approximately 75,000 Sf undersized for the communities needs. Additionally there is a landfill adjacent to the site dating back to the 1970s that will require remediation.

**Police Headquarters:** The facility was built in 1998 when the population was 46,702 and our population has increased by 10,000 more citizens. Due to its block internal construction design, remodeling and expansion remain difficult. The facility needs to be expanded to meet the current needs of the community and for future growth in our Village.

**Fire Training Tower & EMA Garage:** Built in 1997 the tower serves a growing population of fire staffing since the Village moved from a paid on call department to a full 24 hour staffed department. The training area needs to be replaced due to its age and the EMA garage is undersized by approximately 15,000 Sf.

### 3) Tinley Park Mental Health Center (Areas 3, 4, 5 and 6)

**Water:** Installation of all new water main including fire hydrants and associated appurtenances. The hydraulics of the existing watermain network on the property is inadequate because it is dependent upon the existing elevated tank. This legged tank will be demolished due to lack of maintenance and the fact that it is not at the same hydraulic grade as the Village of Tinley Park distribution system. In addition, sampling of the watermain done back in the early 2000's showed the main is unlined cast iron pipe with scaling on the interior.

**Sanitary Sewer:** Installation of all new sanitary sewer network and associated appurtenances. The existing sanitary network is clay and must be replaced with PVC in order to reduce Inflow and infiltration. In addition to the demolition of the remaining portions of the old wastewater treatment plant, the Post 9 sanitary lift station needs significant upgrades and possible replacement to bring it up to the Village standards. Minimal upgrades have occurred over the years in anticipation of the redevelopment of the TPMHC property.

**Storm Water:** The storm water management on the site will need to be upgraded to current standards and increased to address current rainfall data as well as the increased impervious area associated with the re-development. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

**Streets:** In addition to the internal network of streets, upgrades will likely need to occur on Harlem Avenue and 183<sup>rd</sup> Street for an entrance to this site including work on Harlem Avenue and 183<sup>rd</sup> Street for channelization and turning access. Based on the final land plan, at least one new signalized entrance off Harlem Avenue and 183<sup>rd</sup> Street may be required. **Timber Drive, if it remains will need to be upgraded and the street lights matching Veteran's Parkway should be installed.**

**Pedestrian Access:** In addition to the interior sidewalk network required by the final land plan, sidewalks along Harlem Avenue and 183<sup>rd</sup> Street as well as upgrades to the traffic signal at 183<sup>rd</sup> Street and Harlem to increase the safety of pedestrian access should be included.

**Wetlands:** There are wetlands on the site that will impair development. If the land plan is developed around these wetlands, the wetlands should be upgraded to provide passive recreation for the community. If they need to be relocated, wetland-banking mitigation will be required.

### 7) Sayre Avenue Homes (Area 7)

**Water:** Installation of all new water main including fire hydrants and associated appurtenances. In addition any existing wells will need to be cut and capped in accordance with the Illinois Plumbing Code and the Cook County Health Department Standards.

**Sanitary Sewer:** Installation of all new sanitary sewer network and associated appurtenances. . In addition any existing septic fields and tanks will need to be abandoned in accordance with the Illinois Plumbing Code and the Cook County Health Department Standards.

**Storm Water:** The storm water management on the site will need to be upgraded to current standards and the infrastructure put in place to transport the storm water to Settler's Pond. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

**Streets:** In addition to the internal network of streets, upgrades will likely need to occur on Harlem Avenue and 179<sup>th</sup> Street for an entrance to this site including the potential for work on Harlem Avenue for channelization and turning access.

**Pavement:** A parking lot for Settler's Pond should be included in the land plan for community enjoyment of this amenity.

**Pedestrian Access:** In addition to the interior sidewalk network required by the final land plan, sidewalks or a multi-use path along Harlem Avenue should be included. In addition a multi-use path should be provided along the Settler's Pond frontage.

## 8) State of Illinois Pumping Station and Hickory Street (Area 8)

**Sanitary Sewer:** The existing sanitary network is clay and should be lined in order to reduce Inflow and infiltration. In addition, the manholes should all be rehabilitated.

**Storm Water:** The storm water management in the right of way may need to be upgraded or enclosed in areas in order to accommodate pedestrian access. Storm sewers would need to be provided for the roadway of the cross section is changed.

**Streets:** The existing road cross section is a rural cross section that does not fit with the character of the downtown area. The roadway could be upgraded with a curb and gutter cross section. Access at Harlem Avenue should be improved and the roadway alignment evaluated as it is a connector to Downtown and the commuter parking lots. Street lighting should be provided where there is none.

**Pedestrian Access:** Sidewalks or a multi-use path along Hickory Street should be provided. A pedestrian bridge adjacent to the Metra tracks has been discussed.

## 9) Duval Industrial Drive (Area 9)

**Water:** Installation of all new water main including fire hydrants and associated appurtenances. The existing watermain network on the property has experienced several main breaks over the years and may be undersized for the redevelopment of this property.

**Sanitary Sewer:** The existing sanitary network is clay and should be rehabilitated in order to reduce Inflow and infiltration. In addition, the manholes should all be rehabilitated.

**Storm Water:** The storm water management on the site will need to be upgraded to current standards and increased to address current rainfall data as well as the increased impervious area associated with any re-development. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

**Pedestrian Access:** Sidewalks or a multi-use path along Duvan Drive should be provided.

**Wetlands:** There are wetlands on the western boundary of the site that could be upgraded to provide increased storm water quality and passive recreation for the community.

Duvan Drive: The Business Park was first developed in 1974. The park currently does not meet our Village Design & Code standards for vehicular and pedestrian access, parking, landscaping and stormwater requirements. The heights of most of the building do not meet the industry standards for warehouse and distribution facilities with over 50 percent of the buildings are "Substandard" based on current Construction Codes.

The Duvan Industrial Area is the only designated Cook County Class 8 "economic stagnation" area in all of Orland Township. The Class 8 real estate tax incentive established by the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is designed to encourage industrial and commercial development in areas of the County experiencing "severe economic stagnation." It was designated in 2008 and re-certified in 2013, providing for significant property tax reductions for industrial and commercial development.

As per the Cook County Ordinance: Duvan Industrial Park is an area no less than 10 contiguous acres or more than 1 contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors, as defined in the rules and regulations as promulgated by the Office of the Cook County Assessor, among others, as (a) substantial unemployment; (b) a low level of median family income; (c) aggravated abandonment, deterioration, and underutilization of properties; (d) a lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and unemployment conditions in the area; (e) a clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition; (f) a manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement; and (g) other factors which evidence an imminent threat to public health, welfare and safety." [74-62]

## **Attachment 4: Illinois EPA Documentation**


# Illinois EPA Documentation

← epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=910328 ↻ Google 🔍 ☆ 📁 ⬇️ 🏠

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## L.U.S.T. Incident Details







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<b>IEMA #</b> 910328	<b>LPC #</b> 0314915044	<b>IEMA Date:</b> 2/8/1991
<b>Site:</b> Benchmark Enterprises	<b>Address:</b> 7221 Duvan Dr. Tinley Park, IL. 60477	<b>County:</b> Cook
<b>Regulated by:</b> 731	<b>Products:</b>	
<b>20 Day Rpt:</b> 6/6/2001	<b>45 Day Rpt:</b> 6/6/2001	<b>NFR Date:</b> 8/1/2001
		<b>Recorded:</b> 9/25/2001
<b>Project Manager:</b> Matthew Campbell	<b>Phone:</b> (217) 782-6762	<b>Email:</b> 


[Tank Operator](#) [General](#) [Title XVI](#) [TACO](#) [Claims](#)

Source: IEPA website search on 2/24/2015

# Illinois EPA Documentation


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## L.U.S.T. Incident Details

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<b>IEMA #</b>	941705	<b>LPC #</b>	0314915075	<b>IEMA Date:</b>	8/1/1994
<b>Site:</b>	Mental Health Center	<b>Address:</b>	80th Ave., Abandoned Sewage Plant Tinley Park, IL. 60477	<b>County:</b>	Cook
<b>Regulated by:</b>	732	<b>Products:</b>	Fuel Oil		
<b>20 Day Rpt:</b>	9/6/1994	<b>45 Day Rpt:</b>	2/8/1995	<b>NFR Date:</b>	5/8/1995
<b>Project Manager:</b>	Lambert, Tara	<b>Phone:</b>		<b>Email:</b>	

[Tank Operator](#) [General](#) [Title XVI](#) [TACO](#) [Claims](#)

Source: IEPA website search on 2/24/2015


# Illinois EPA Documentation

Source: IEPA website search on 2/24/2015

[←](#) [epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=951781](#) [Google](#) [☆](#) [📁](#) [↓](#) [🏠](#)

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L.U.S.T. Incident Details

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IEMA #	951781	LPC #	0314915027	IEMA Date:	8/22/1995
Site:	Tinley Park Mental Health Ctr.	Address:	7600 West 183rd St. Tinley Park, IL. 60477	County:	Cook
Regulated by:	732	Products:	Gasoline		
20 Day Rpt:	9/22/1995	45 Day Rpt:	2/8/1996		
Project Manager:	Harry Chappel	Phone:	(217) 785-3913	Email:	<a href="mailto:Harry.A.Chappel@illinois.gov">Harry.A.Chappel@illinois.gov</a>
<a href="#">Tank Operator</a>	<a href="#">General</a>	<a href="#">Title XVI</a>	<a href="#">TACO</a>	<a href="#">Claims</a>	

Source: IEPA website search on 2/24/2015



# Illinois EPA Documentation

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## L.U.S.T. Incident Details


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<b>IEMA #</b>	952428	<b>LPC #</b>	0314915027	<b>IEMA Date:</b>	11/30/1995
<b>Site:</b>	Tinley Park Mental Health Ctr.	<b>Address:</b>	7600 West 183rd St. Tinley Park, IL. 60477	<b>County:</b>	Cook
<b>Regulated by:</b>	732	<b>Products:</b>	Diesel, Other Petroleum		
<b>20 Day Rpt:</b>	12/21/1995	<b>45 Day Rpt:</b>	1/17/1996		
<b>Project Manager:</b>	Harry Chappel	<b>Phone:</b>	(217) 785-3913	<b>Email:</b>	<a href="mailto:Harry.A.Chappel@illinois.gov">Harry.A.Chappel@illinois.gov</a>


[Tank Operator](#) [General](#) [Title XVI](#) [TACO](#) [Claims](#)

Source: IEPA website search on 2/24/2015

# Illinois EPA Documentation


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## L.U.S.T. Incident Details

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<b>IEMA #</b>	990540	<b>LPC #</b>	0314915004	<b>IEMA Date:</b>	3/5/1999
<b>Site:</b>	Harris Bank, Trust #2801	<b>Address:</b>	7350 Duvan Dr. Tinley Park, IL. 60477	<b>County:</b>	Cook
<b>Regulated by:</b>	732	<b>Products:</b>	Diesel		
<b>20 Day Rpt:</b>	3/25/1999	<b>45 Day Rpt:</b>	4/29/1999	<b>NFR Date:</b>	8/22/2008
				<b>Recorded:</b>	9/4/2008
<b>Project Manager:</b>	Bob Harlow	<b>Phone:</b>	(217) 524-7650	<b>Email:</b>	<a href="mailto:Robert.Harlow@illinois.gov">Robert.Harlow@illinois.gov</a> 

[Tank Operator](#) [General](#) [Title XVI](#) [TACO](#) [Claims](#)

Source: IEPA website search on 2/24/2015

## **Attachment 5: TPMHC Environmental Report and Map**

<b>Cost Item Summary</b>			
<b>Cost Item</b>	<b>Base Cost</b>	<b>Description</b>	<b>Assumptions</b>
<b>Contractor Cost Items – Base Costs</b>			
1. Demolition	\$ 6,404,250	Demolition of all buildings, demolition of in-ground tunnels, reservoir; removal of hazardous materials; backfilling of open areas with gravel; includes per building demolition permits.	Roadways and sidewalks not included. Caisson removal not included.  Direct contracting between Village and demolition contractor.
2. Asbestos Abatement	\$ 3,130,000	Removal and disposal of asbestos containing building material (ACBM)	Assumes direct contracting between Village and demolition and abatement contractor.  Does not include 3 <sup>rd</sup> Party Oversight, air monitoring
3. State-owned Transformer Removal	\$ 132,825	Removal of 5 transformers, presumed to contain polychlorinated biphenyls (PCB) at less than 500 parts per million.	Assumes PCBs are present in all 5 transformers, which would have to be confirmed by testing of PCB fluids.  If PCBs are present at higher concentrations (greater than 500 milligrams per kilogram), incineration may be required and result in higher costs.  Costs may also be lower if further testing indicates that PCBs are not present.
4. Soccer Field Area	\$ 581,597	Upper 1 foot of material (topsoil) will be stripped and reused; fill material is about 4.2 feet in average thickness over 600,000-square-foot area; all material can be salvaged through screening and testing and reuse. Rubble and asphalt will be segregated, crushed, and reused.	Assumes that all material can be used on site.  Would require implementation of site closure under Illinois Site Remediation Program (SRP), and implementation of a soil management plan.
5. Power House Debris	\$ 175,000	Material will be removed and disposed of off site as non-special waste.	Cost assumes 25,000-square-foot area with 3-foot average thickness. Possibly, costs could be reduced if concrete and asphalt could be separated and reused.
6. Mercury-contaminated Soil Removal (Cedar Hall)	\$ 13,833	Material will be removed and disposed of as special waste.	Assumes that material is present in 2500-square-foot area to depth of 1 foot.



7. Lime Sludge Pit	\$ 65,158	Material will be removed by vendor and beneficially reused.	Assumes that material is present to depth of 5 feet and volume is about 10,900 cubic yards (CY). Also assumes that material can be removed and beneficially reused.
8. Underground Storage Tank (UST) Removal (Maintenance Building and Power House)	\$ 34,820	Three USTs, piping, and contaminated backfill will be removed by licensed contractor. Soil will be disposed of as special waste.	Assumes minor contamination (based on Phase II sampling), and that deep contamination, if present, can be managed in place.
9. Lead in Soil (Power House, Water Treatment Plant, Water Tower, and Gas House)	\$ 30,667	Soil in areas surrounding painted areas of buildings will be removed and disposed of as non-special waste.	None.
10. Cleanup of soil in Outside Container Accumulation Area North of Power House	\$ 13,600	Removal of oily stained material to depth of 6 feet in 400-square-foot area, with offsite disposal.	Assumes 133 tons of soil disposed of as non-special waste.
11. Aboveground Storage Tank (AST) Removal	\$ 16,500	Removal of ASTs and contents	
Subtotal Cost	\$ 10,598,000		
Contingency @ 5%	\$ 530,000		
Engineering Oversight @6% <sup>1</sup>	\$ 667,690		
<b>SUBTOTAL</b>			<b>\$ 11,795,690</b>
<b>Environmental Consulting and Site Closure</b>			
<b>Cost Item</b>	<b>Base Cost</b>	<b>Description</b>	<b>Assumptions</b>
1. Wetland Assessment and Mitigation	\$ 165,600	21.3 acres of wetlands identified in 7 areas; assumes that wetlands will be managed in place and protected; that consultation and mitigation plan will be enacted.	If wetlands are to be destroyed, mitigation options include wetland banking at \$35,000 to \$60,000 per acre. <sup>2</sup>
2. Leaking Underground Storage Tank (LUST) Incidents	\$ 30,000.00	Closure of open incidents, which includes testing of four UST areas after completion of demolition.	None.
3. Large Fill Area West of Power House <sup>3</sup>	\$ 00.00	Soil would be managed in place under soil management plan or used as fill on site.	Included in soil management plan for site.
4. Site Remediation Program Closure	\$ 135,140	Assumes comprehensive No Further Remediation Letter	None
5. Third Party Asbestos Abatement Oversight	\$ 265,400	Clearance sampling and monitoring of removal; management of plans and specifications.	None
Subtotal	\$ 596,140		
<b>TOTAL COST ESTIMATE</b>			<b>\$ 12,392,000</b>

Notes:

- <sup>1</sup> Engineering costs for bid and specifications preparation and oversight—excluding ACBM management.
- <sup>2</sup> If wetland areas will be removed and not restored, mitigation would include additional costs to purchase wetland credits at cost indicated per acre.
- <sup>3</sup> Test pitting, ground penetrating radar, and analytical testing in this area did not identify suspect fill; possibly, undiscovered fill is present which could require management and/or removal, similar to that applied to material in Soccer Field Area.



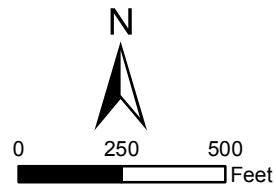


**Legend**

- Approximate Outline of Suspected Fill Area
- Approximate Site Boundary
- Approximate Tunnel Location
- Live Electric Line
- Live Gas Line
- Live Water Line
- Text** Building structure or significant site feature
- Text** Recognized Environmental Concern or other potential environmental concern

**Notes:**

- Other issues - Asbestos, Universal Waste, and Hazardous Materials, Aboveground Storage Tanks within Buildings and Tunnels not shown.
- Specific Transformers and Aboveground Storage Tank locations are not shown.
- Potential lead in soil concerns not shown on this figure



FORMER TINLEY MENTAL  
HEALTH CENTER  
TINLEY PARK, ILLINOIS

**FIGURE 2**  
RECOGNIZED ENVIRONMENTAL  
CONCERNS / ENVIRONMENTAL ISSUES

**TETRA TECH**

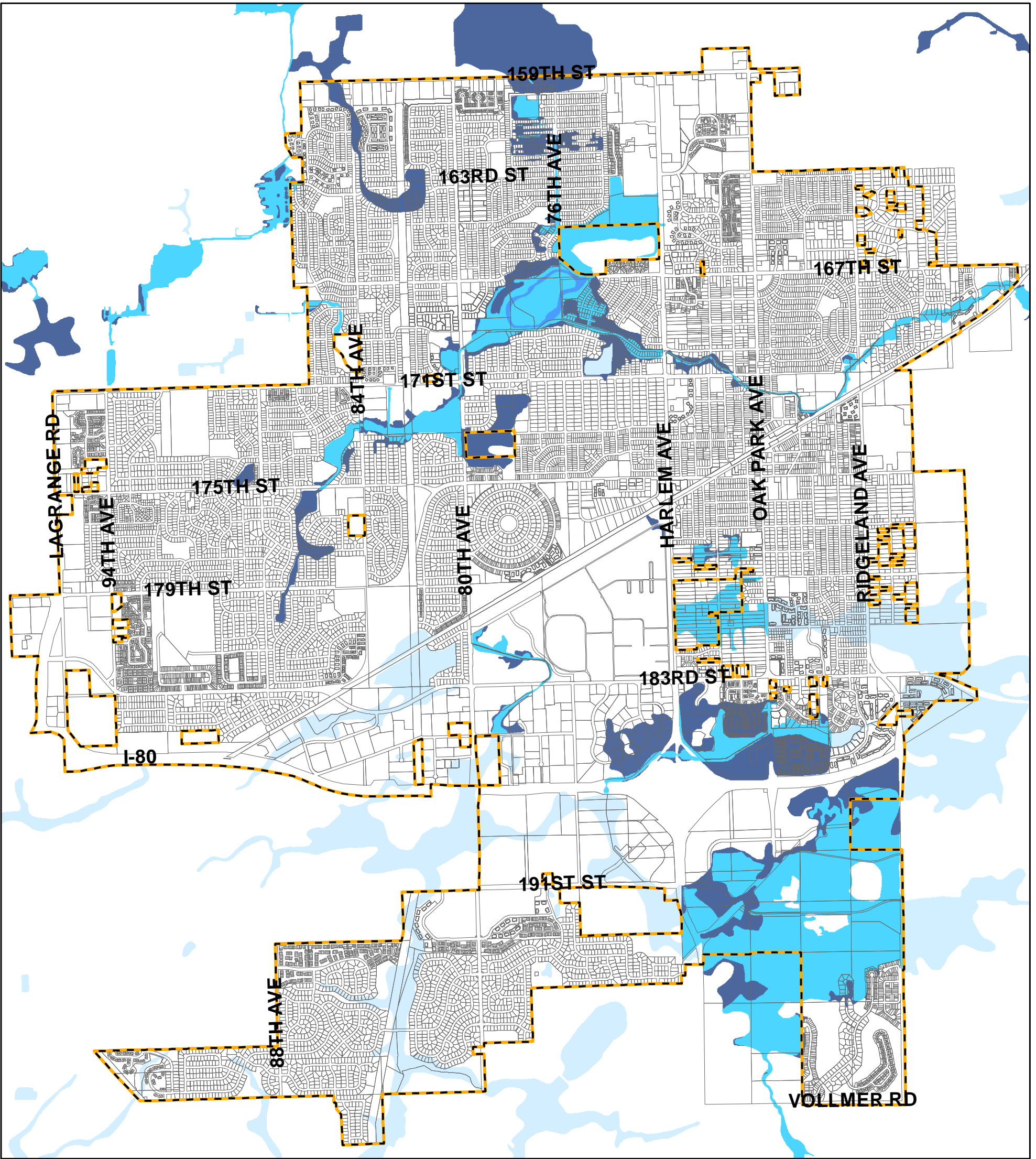


## **Attachment 6: FEMA Flood Zone Map**



# ***Village of Tinley Park***

## ***Flood Zone Boundary Map***



The map displays the Village of Oak Grove, outlined in yellow, situated within the FEMA Floodplain. The floodplain is divided into four distinct flood zones: Zone A (light blue), Zone AE (medium blue), Zone AO (dark blue), and the 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (darkest blue). A legend in the top left corner defines these symbols and colors. A north arrow and a scale bar indicating 1 inch equals 0.5 miles are located in the top right corner. The Robinson Engineering logo is positioned in the bottom right corner.

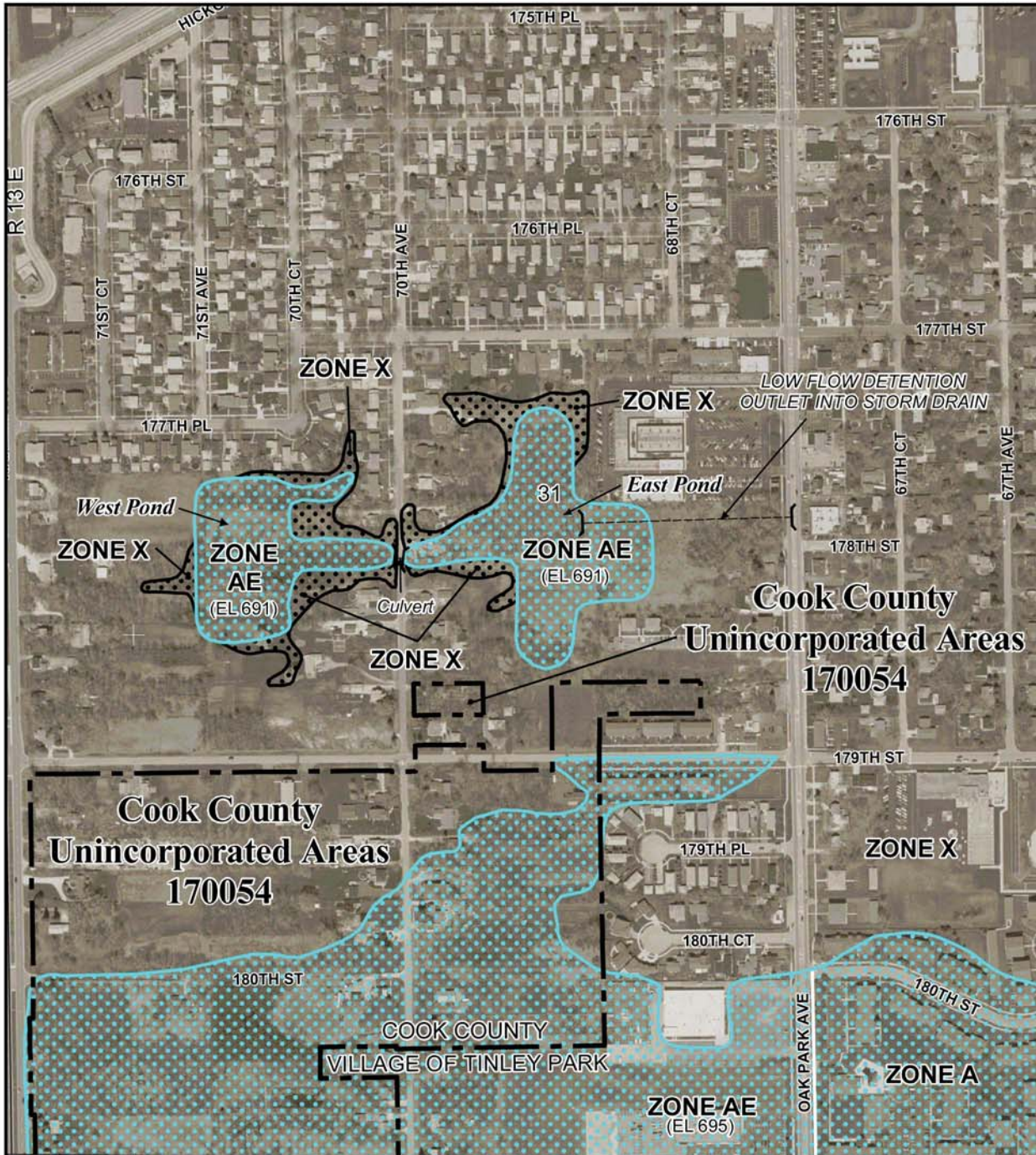
**Legend**

- VILLAGE LIMITS
- FEMA Floodplain**
- FLOOD ZONES**
  - A
  - AE
  - AO
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

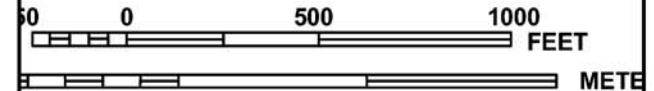
1 in = 0.5 miles

**Robinson**  
ENGINEERING





MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0708J

**FIRM**

**FLOOD INSURANCE RATE MAP  
COOK COUNTY,  
ILLINOIS  
AND INCORPORATED AREAS**

**PANEL 708 OF 832**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0708	J
TINLEY PARK, VILLAGE OF	170169	0708	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
17031C0708J**

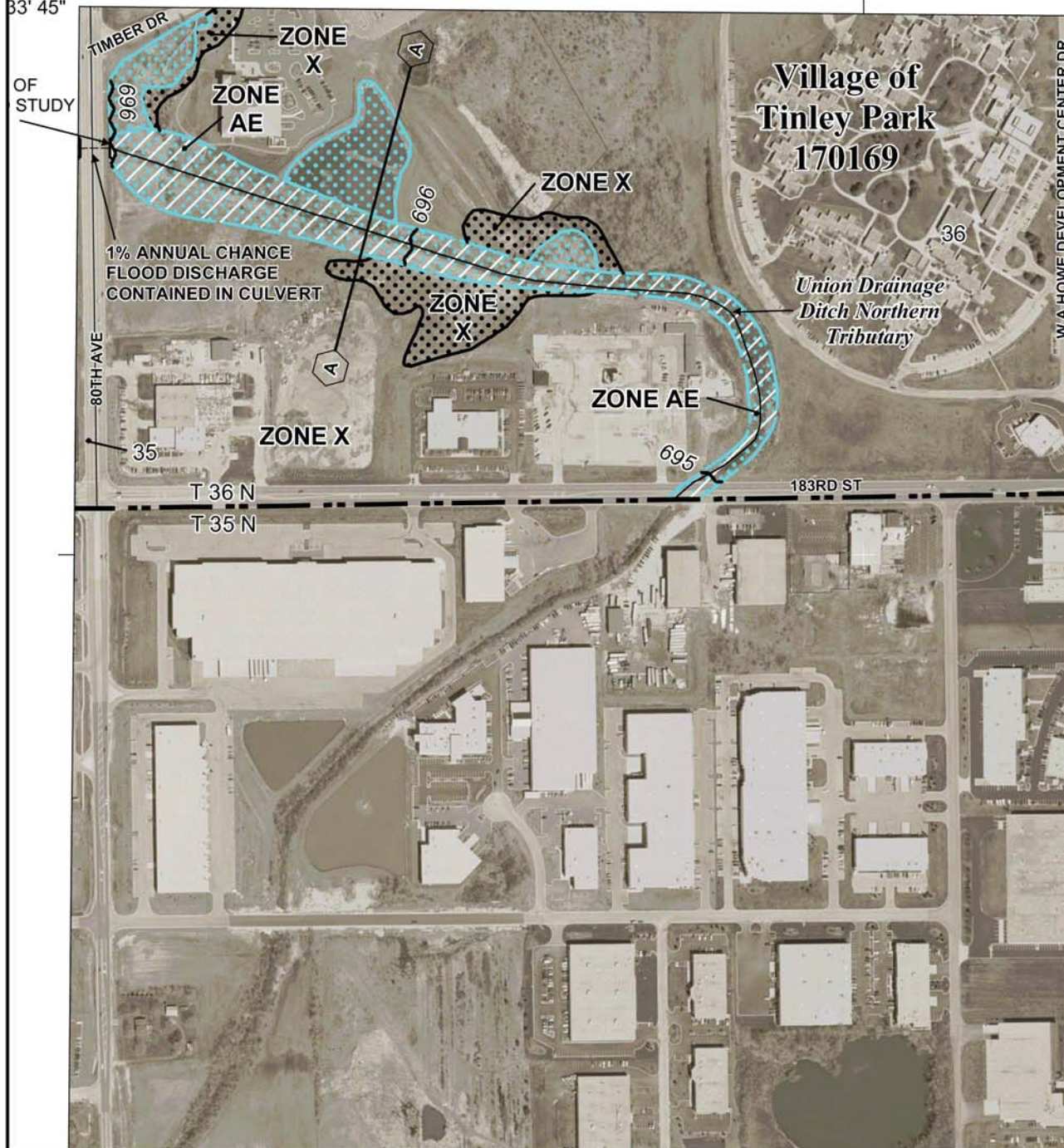
**MAP REVISED  
AUGUST 19, 2008**

**Federal Emergency Management Agency**

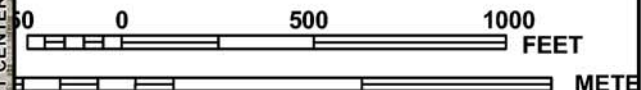
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



## OF STUDY



**MAP SCALE 1" = 500'**



NFIP

# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0716J

**FIRM**  
FLOOD INSURANCE RATE MAP  
**COOK COUNTY,**  
**ILLINOIS**  
AND INCORPORATED AREAS

PANEL 716 OF 832

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

## COMMUNITY

NUMBER	PANEL	SUFFIX
--------	-------	--------

COOK COUNTY

170054 0716 J

TINLEY PARK, VILLAGE OF

170169	0716	J
--------	------	---

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
17031C0716J

MAP REVISED  
AUGUST 19, 2008

**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



## Attachment 7: Photographs Representative of Conditions in Mental Health Center Redevelopment Project Area

The photographs below are graphic examples of the Blighted Area qualifying factors found in Mental Health Center Redevelopment Project Area at the time of this report.





















# Appendices

## **Appendix A: Definitions**

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: if improved, 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. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

As defined in the Act “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of thirteen specific factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

As defined in the Act “[i]ndustrial 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.”



## Appendix B: Eligibility Categories

### Eligibility of a Blighted Area

There are three categories under which an area can be determined to meet the “Blighted area” criteria. The area must meet the criteria under one of the following three categories.

“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
- EPA remediation finding
- Lack of community planning
- Lagging EAV

*OR*

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 a 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:

- Obsolete platting
- Diversity of ownership

- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- EPA remediation finding
- Lagging EAV

*OR*

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 municipality 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:
  - The area consists of one or more unused quarries, mines or strip mine ponds.
  - 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.
  - 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.
  - Prior to November 1, 1999, the area is not less than fifty (50), nor more than one hundred (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 qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding.

### **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 (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:

- 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
- Lagging EAV

### **Eligibility of an Industrial Park Conservation Area**

“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 area if the area is annexed to the municipality; which area is zoned 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.

# EXHIBIT E

## 7220 Duvan Dr.

PIN 27-36-204-021 EAV	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Market Value	\$956,804	\$956,804	\$931,652	\$584,768	\$584,768	\$758,332	\$758,332	\$758,332	\$834,448	\$834,448	\$834,448
Level of Assessment	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Assessed Value	\$239,201	\$239,201	\$232,913	\$146,192	\$146,192	\$189,583	\$189,583	\$189,583	\$208,612	\$208,612	\$208,612

## 17500 Harlem Ave.

PIN 27-36-204-022 EAV	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Market Value	\$164,192	\$164,192	\$287,224	\$215,232	\$215,232	\$131,136	\$131,136	\$131,136	\$141,512	\$141,512	\$141,512
Level of Assessment	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Assessed Value	\$41,048	\$41,048	\$71,806	\$53,808	\$53,808	\$32,784	\$32,784	\$32,784	\$35,378	\$35,378	\$35,378

# EXHIBIT F

## 17500 Harlem Improvement Costs

---

2 BATHROOM MATERIALS	3,100.00
AC SUPERIOR CONF	6,154.40
AC UNITS SUPERIOR	27,370.00
BUILDING PERMIT	6,000.00
COMPRESSOR	25,000.00
COMPUTERS	9,600.00
CONST FEE	8,200.00
CTD ELECTRICAL	2,544.03
DEMOLITION	10,800.00
DESIGN STUDY	3,991.14
DESINE ENG EQUIP	2,028.75
DHI EQUIPMENT	36,855.90
ELECTRICAL	60,000.00
ELECTRICAL 2 AC UNITS	2,025.74
ENGINEERIING DESINE	1,891.46
ENGINEERING INSPECTION	9,202.00
EQUIPMENT	107,000.00
EQUIPMENT (PAINT BOOTH NEW)	113,337.00
Building façade / improvements	400,000.00
FLOORING	24,000.00
HVAC DESIGN AND ENGINEER	9,350.00
INTERIOR FRAMING	75,000.00
LEASEHOLD IMPROV	33,000.00
LIGHTING	7,700.00
PAINTING	70,000.00
NEW ROOF	100,960.00
NEW ROOF TOP	32,370.00
OFFICE FURNITURE	12,672.00
OFFICE SUPPLIES	2,548.86
OVERHEAD DOORS	20,000.00
OX STUDIO	3,605.85
Parking Lot / drainage project	641,281.00
PERMITS	5,000.00
PLUMBING	30,000.00
RETILE BATHROOM	2,434.35
SHOP EQUIPMENT	8,000.00
SIGNAGE NEW	27,210.00
SPRAY BOOTH MIS ROOM	56,668.50
WATER PRESSURE WASHER	1,546.13
	<hr/>
	1,998,447.11
	<hr/>



## EXHIBIT G



# Property Assessment

**Lake Kagon, LLC  
Charles E. Freiberg**

**Property Address:  
17500 Harlem Avenue  
Tinley Park IL 60477**



**General Property Inspections**

**Bob Valan 450.000441**  
**P.O. Box 732**  
**Palos Park, IL 60464**  
**630.330.6978**

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[Immediate Costs Summary](#)

[Short Term Summary 1-5 Years](#)

[Attachments](#)

<b>Date:</b> 1/15/2018	<b>Time:</b> 08:30 AM	<b>Report ID:</b> 1152018C
<b>Property:</b> 17500 Harlem Avenue Tinley Park IL 60477	<b>Customer:</b> Lake Kagon, LLC Charles E. Freiberg	<b>Real Estate Professional:</b> Deborah Weaver

### Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

This report will include short-term cost estimates, opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.

The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

**Deviations from the Guide:** Section 7 - Document Reviews and Interviews (Section 7 in its entirety and all related subsections), subsection 8.4.8 -Vertical Transportation and Section 9 - Opinions of Probable Costs (Section 9 in its entirety and all related subsections), which are excluded from this Walk-Through Survey and PCR.

**Recommendations:** It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

This property and subsequent building (s) has been inspected by **General Property Inspections.**

**Building Use:**  
Retail

**Construction Type:**  
Frame and Brick

**Number of floors/stories:**  
1- Story

**Approximate building size:**  
25,000+ square feet

**Age Of building:**  
Over 50 Years

**Apparent occupancy status:**  
100%

**Client Is Present:**  
No

**Weather:**  
Cloudy, Snow

**Rain in last 3 days:**  
Snow

3/20/2018

17500 Harlem Avenue / General Property Inspections / Bob Valan

**Temperature:**

Below 32

1. General Physical Condition



Styles & Materials

<b>General Topography:</b> Flat and Sloped	<b>Storm Water Drainage:</b> Municipal Drains nearby	<b>Access and Egress:</b> City Street
<b>Paving Curbing Parking:</b> Asphalt Parking Lot	<b>Number of Parking levels:</b> One	<b>Number of parking spaces:</b> 30
<b>Number of Handicaped Spaces:</b> One	<b>Method used to determine parking spaces:</b> estimated roughly	

Items

A. Topography

The grounds are generally level around the building with positive drainage away from the structure.



A. Item 1(Picture)

B. Storm Water Drainage

Storm water run-off is disposed of through the municipal drains at the street. There were no evidence to suggest standing water or problems in removing water. Downspouts from roof draining was noted at the buildings east side that appear to discharge to the grade adjacent the building. The area was snow covered and when inspector walked across area a small puddle was found in a small ditch or swale noted. Consider adding drain tile to divert the runoff away from the building and grounds to municipal drains.



B. Item 1(Picture) standing water areas



B. Item 2(Picture)



B. Item 3(Picture)

### C. Access and Egress

The main entrance to the building is accessible by driveway off the city street.



C. Item 1(Picture) Access 1 of 2



C. Item 2(Picture)

#### D. Paving, Curbing and Parking

The parking lot and paving could not be assessed due to complete snow covering.





D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

**E. Flatwork (sidewalks, plazas, patios)**

A minor concrete entrance pad was noted at the main entrance. Limited observation possible due to snow covering.



E. Item 1(Picture)

#### F. Landscaping and Appurtenances

Grass parkways with what appears to be village provided trees around the village sign at the northwest parkway. Grass could not be seen due to snow covering.



F. Item 1(Picture)



F. Item 2(Picture)

#### G. Recreational Facilities

No recreational facilities were found at the subject property.

2. Utilities

Styles & Materials

Water Source:

Public

Electric source:

Power company

Gas supply:

Natural Gas

Sanitary Sewer:

Metropolitan Sewage District MSD

Storm Sewer:

Public

Items

A. Water

The water source is the public utility company.



A. Item 1(Picture)

B. Electricity

The source for electricity is the public utility company.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

### C. Natural gas

The fuel source is natural gas and is supplied by the public utility company.



C. Item 1(Picture)

**D. Sanitary Sewer**

Sanitary waste discharges into the municipal sewer at the street.

**E. Storm Sewer**

The storm sewer is provided by municipal services at the streets.

**F. Special Utility Systems**

No special utility systems were found at the subject property, no back up generator for example was found.

**Out of Scope Issues:**

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

### 3. Structural Frame and Building Envelope



#### Styles & Materials

**Foundation:**

Slab  
Limited visibility

**Method used to observe Crawlspace**
**Cellars or Basement:**

No Crawlspce  
No Basement  
No Cellar

**Building Type:**

Masonry Block  
Brick  
Metal

**Roof-Type:**

Flat

**Roof Structure:**

Steel trusses

**Method used to observe attic:**

No attic

**Attic Insulation:**

Unknown

**Ventilation:**

Passive  
None found

**Exterior Entry Doors:**

Steel  
Aluminum Commercaill Units

**Window Types:**

Single pane  
Commercial thermal insulated fixed units

**Siding Style:**

Brick

**Siding Material:**

Brick veneer

**Roof Covering:**

Snow covered -  
Extra Info : No access to roof due to  
snow covering

**Viewed roof covering from:**

Ground  
Extra Info : No access to roof due to  
snow - unsafe to access

#### Items

#### A. Building Foundation



The foundation was not highly viewable; however, it appears to be a concrete floor slab on grade and likely a masonry grade beam supported on concrete footing. No indicators such as a differential settlement or other concerns were identified at the site building. Foundation could not be viewed from exterior due to snow covering at base walls.



A. Item 1(Picture) Snow covering

## B. Building Frame

Steel supported CMU supporting walls were found for the buildings frame. Rust noted at various locations in the steel support at the exterior lateral support ties. See sidewall system section D for additional information for repairs.

## C. Facades or Curtain Wall (The principal face of the building)

The curtain wall of the subject property resembles much of the same styling of the subject property. Aged and deteriorated, awnings were found at these locations. Recommend repairs to prevent further deterioration of these systems. Brick work in this area is also found damaged and deteriorated with damaged mortar joints and damaged bricks. Recommend repairs as needed by licensed mason as needed.



C. Item 1(Picture)



C. Item 2(Picture) Deteriorated bricks at entrance



C. Item 3(Picture) Awning support

#### D. Sidewall System (exterior wall cladding and components)

The brick sidewalls were found with areas of bowing and leaning bricks. Damaged mortar joints with cracks present and moisture penetration to interior as noted by signs of rust and efflorescence at interior walls at same location as visible signs at exterior. Recommend repairs by licensed mason as needed. Previous repairs also noted.





D. Item 1(Picture) Cracked mortar joint



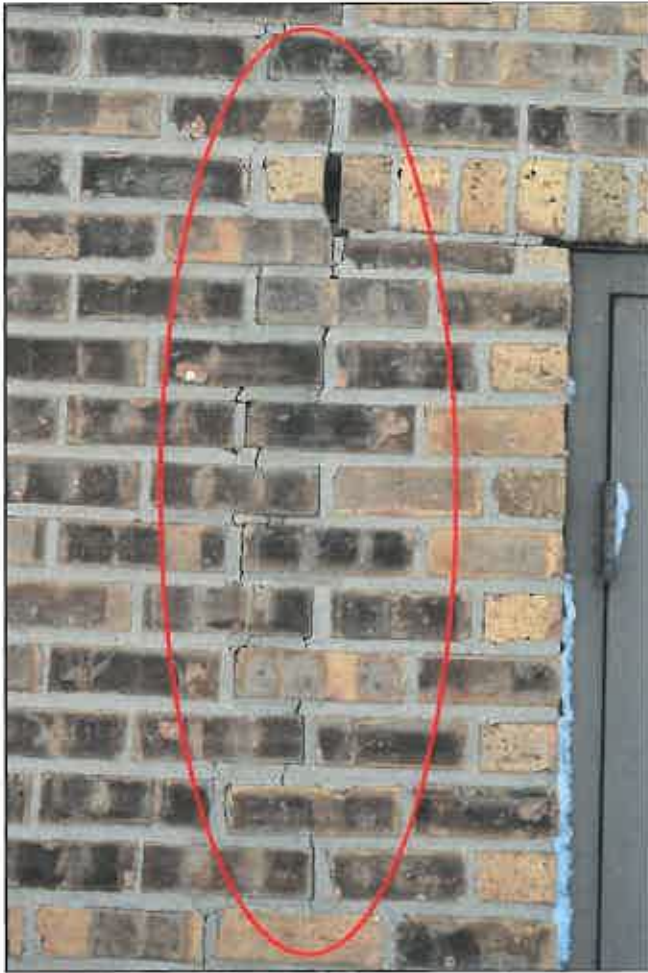
D. Item 2(Picture) West wall damage



D. Item 3(Picture) West wall leaning



D. Item 4(Picture) West wall leaning



D. Item 5(Picture) Cracks in brick west wall



D. Item 6(Picture) Cracks west



D. Item 7(Picture) Previous repairs



D. Item 8(Picture)



D. Item 9(Picture) Cracks and deterioration south wall



D. Item 10(Picture) South wall



D. Item 11(Picture) East wall top

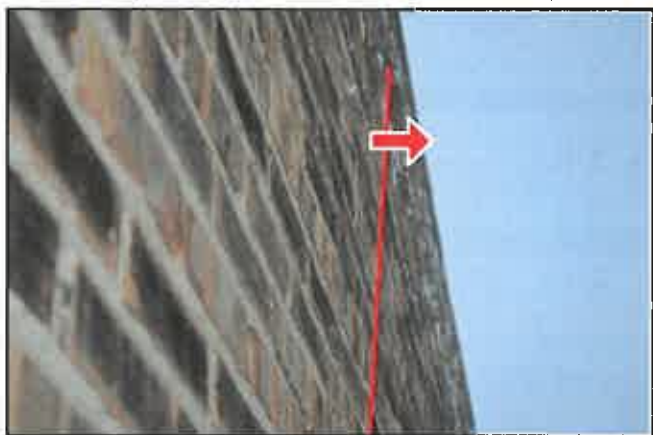




D. Item 12(Picture)



D. Item 13(Picture)



D. Item 14(Picture)



D. Item 15(Picture)

**E. Fenestration System (i.e. windows, openings, doors etc.)**

(1) Aged commercial window units were noted at the west, east and north walls. Damaged caulking and gaps were found from the brick to window transition and spaces noted in the glass to frame transition at the door and windows. The south wall was found with single pane window units with rust and deterioration. The overhead doors at the west were found rusted and damaged. One overhead door was accessing the showroom and was locked out by the display. Recommend repairs as needed by licensed commercial window and door contractor.



E. Item 1(Picture) Gaps in frame



E. Item 2(Picture) Gap



E. Item 3(Picture) Side entrance door



E. Item 4(Picture) Gap at frame



E. Item 5(Picture) Locked out door



E. Item 6(Picture) Side egress





E. Item 7(Picture) Rust at overhead door



E. Item 8(Picture) Rust at rear window



E. Item 9(Picture) Damaged bollard



E. Item 10(Picture) Denting and misaligned door





E. Item 11(Picture) Damage at door base



E. Item 12(Picture) Bare wood



E. Item 13(Picture) Rust noted west door



E. Item 14(Picture) Damaged seal at west door

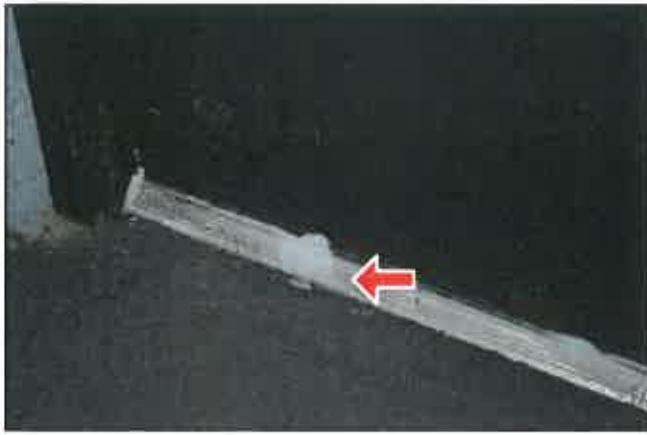


E. Item 15(Picture) Blocked east door

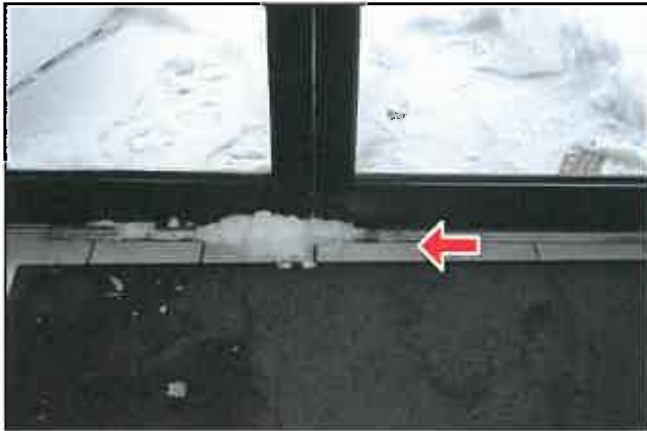


E. Item 16(Picture) Blocked west overhead door

(2) Door seals were found leaking at most all door areas, with snow noted at interior base of doors. Repair doors or weather stripping as needed.



E. Item 17(Picture)



E. Item 18(Picture)



E. Item 19(Picture)

**F. Parapets (protective wall barriers at balcony, roof etc.)**

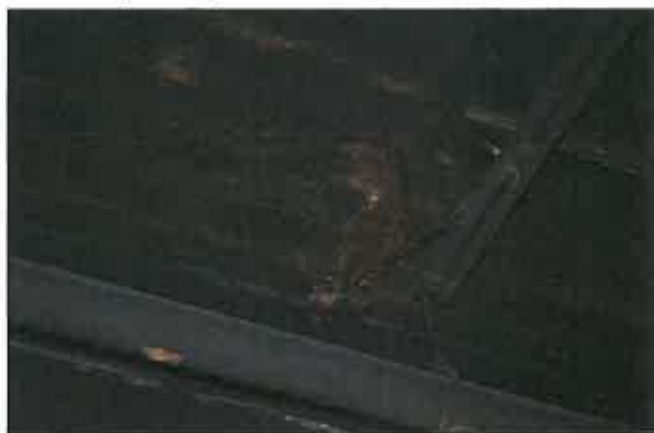
No access to roofing or parapets was possible due to snow.

**G. Roofing**

The roofing was not accessible due to snow, per interview with current owner no repairs or replacement have been made to the roof in over 20+ years. Rust and moisture stains noted at interior decking. Denting noted at decking from interior warehouse area. Recommend roofing be certified by licensed commercial roofing contractor.



G. Item 1(Picture) Rust at roof deck



G. Item 2(Picture) Rust at roof deck



G. Item 3(Picture) Rust at roof deck



G. Item 4(Picture)



G. Item 5(Picture) Dented decking

#### H. Refuse Area

No designated refuse area was found, two dumpsters were noted at the west driveway area.



H. Item 1(Picture)

#### I. Fencing

No fencing noted at subject property.

#### J. Signage

A building mounted and free standing sign were noted at the subject property.





J. Item 1(Picture)



J. Item 2(Picture)



J. Item 3(Picture)

## K. Exterior lighting

Exterior building and ground mounted lighting was found at the subject property. The lighting was not on at the time of the assessment. The lighting found is aged and updates should be considered. We recommend updating the exterior lighting to energy efficient lighting when possible for proper power consumption.



K. Item 1(Picture)



K. Item 2(Picture)



K. Item 3(Picture)

**Out of Scope Issues:**

**Entering of Crawlspace** or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

**Roof:** Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

## 4. Mechanical and Electrical System

### Styles & Materials

<b>Plumbing Water Supply (into building):</b> Cast	<b>Plumbing Water Distribution (inside building):</b> Copper	<b>Plumbing Waste:</b> Not visible
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 6 Gallon	<b>Water Heater Manufacturer:</b> STATE
<b>Water Heater Location:</b> Utility Room Extra Info : Closet off bathroom area	<b>Heat Type:</b> Unit Heater	<b>Number of Heat Systems (excluding wood):</b> Seven
<b>Energy Source for Heat:</b> Natural gas	<b>Heat System Brand:</b> Sterling Reznor	<b>Ductwork:</b> N/A
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> UNKNOWN
<b>Number of AC Only Units:</b> Five Extra Info : AC units could not be viewed due to location, 5-6 units are possible on roof based on venting found.	<b>Electrical Service Conductors:</b> Overhead service	<b>Units individually metered (Electrical):</b> N/A
<b>Panel capacity:</b> Multiple Services 400 AMP	<b>Panel Type:</b> Fuses Circuit breakers	<b>Electric Panel Manufacturer:</b> FEDERAL PACIFIC SIEMENS SQUARE D
<b>Vertical Transportation Type:</b> None		

### Items

#### A. Plumbing water supply and Distribution and Fixtures

Exterior hose bib is loose in wall, not secured. Repair as needed by licensed plumbing contractor. Limited plumbing systems found at subject property due to use.





A. Item 1(Picture) Hose bib



A. Item 2(Picture) Utility sink

## B. Plumbing Drain, Waste and Vent Systems

The plumbing drain and waste system was tested by operation of plumbing systems and no backups were detected. We recommend that the main drain lines be scoped by a licensed plumbing contractor due to buildings age.

## C. Domestic hot water production

Electric hot water heater found in the utility sink closet adjacent the restrooms.



C. Item 1(Picture)



C. Item 2(Picture)

**D. Gas supply and piping**

We did not observe any significant deficiencies.

**E. HVAC Systems**

Unit heaters were found operational and of different manufactures throughout property interior. Some units appear aged and replacement should be considered for future maintenance purposes.



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

## F. Air conditioning and Ventilation

AC units could not be tested or accessed due to weather. Have a licensed HVAC contractor evaluate the units for proper operation when weather permits.

## G. Electric Service and Meter

Electrical service is provided by two meters from overhead service rated at 3Phase, 4 wire, 240V, with a amperage rated at 400amps for one service. The second service data plate could not be found for amperage rating but indication on the panel shows 225A 3Ph at 120/208V. Distribution panels were found without circuit labels. Recommend identifying for safety by licensed electrical contractor as needed.



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture) Non labeled panel



G. Item 6(Picture)



**H. Electric Distribution**

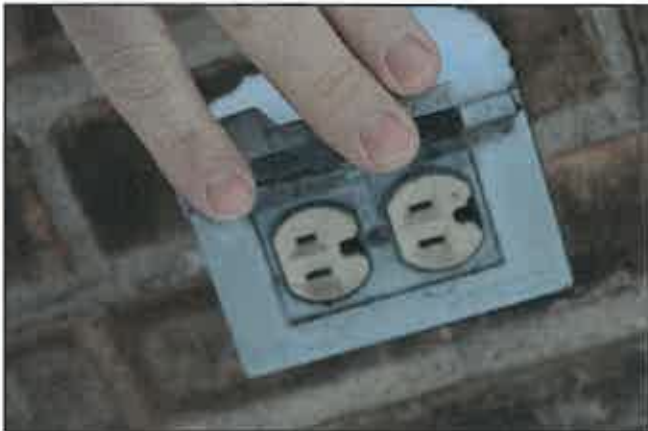
Bare loose wires were found in the electrical closet area above the main switch. Exterior and interior outlets were not found with GFCI protection. Recommend repairs for safety.



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

**I. Vertical Transportation (Elevators and Escalators)**

None found at subject property.

---

**Out of Scope Issues:**

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opening on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

## 5. Fire Protection



### Styles & Materials

**Sprinkler system:**

Yes wet (pressurized)

**Standpipes:**

Yes Exterior Hookup

**Fire Hydrant:**

Yes at the street

**Fire Alarm system:**

No

### Items

#### A. Sprinklers and Standpipes

The sprinkler system was last tested on 7-25-17 by MVP Fire Protection Systems, Inc. As part of this assessment no life safety or fire protection equipment is tested. We recommend you have the entire system tested upon acquiring the property for certification purposes. Besides the inspection tag, no other onsite documentation was found.





A. Item 1(Picture)



A. Item 2(Picture)



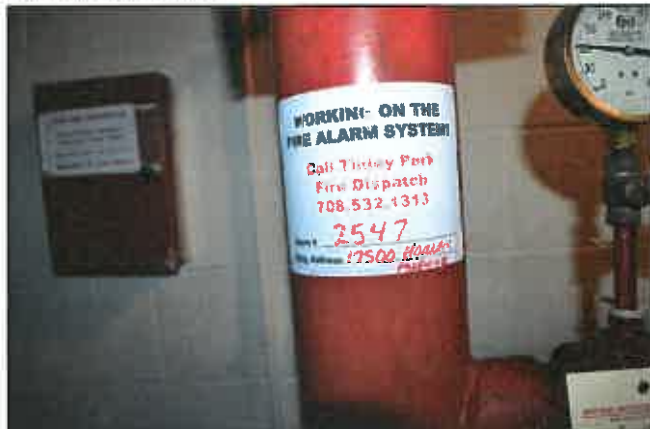
A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

## B. Alarm Systems

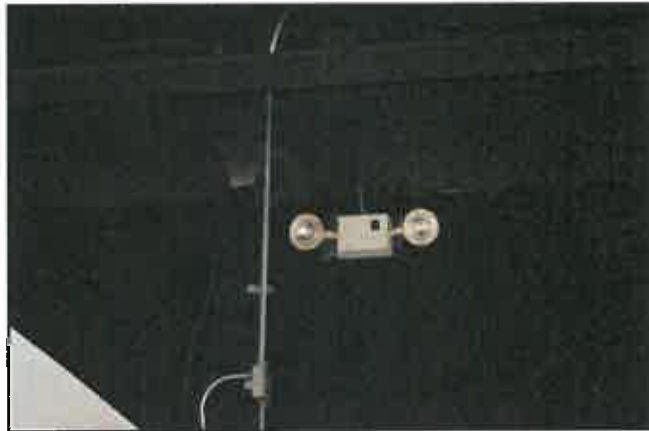
A alarm system attached to the sprinkler system was found, heat and or smoke sensors with pull stations and strobes was not identified or noted in the subject property. Recommend a licensed life safety contractor update alarm systems in accordance with authority having jurisdiction over property as needed.

## C. Other Systems

Fire extinguishers were noted at subject property with a maintenance date of July 2017. Emergency lighting and exit signage should be updated for safety. Some emergency lighting systems were found not working. Updates should be made in accordance with authority having jurisdiction over property.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

*Out of Scope Issues*

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.



## 6. Interior Elements





**Styles & Materials**

**Ceiling Materials:**  
Ceiling Tile  
Unfinished

**Wall Material:**  
Drywall  
Unfinished

**Floor Covering(s):**  
Carpet  
Tile  
Sealed concrete

**Items**

**A. Ceiling, Walls, Floors**

Moisture staining and rust noted at exterior wall, same location at leaning brick at west exterior wall. Staining also noted in other locations such as east wall. Minor damage noted to CMU's at rear egress door south above door. Recommend repairs as needed by qualified contractor.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)





A. Item 5(Picture) Egress door

## B. Restrooms

Restrooms found in operational state but aged.



B. Item 1(Picture)



B. Item 2(Picture)





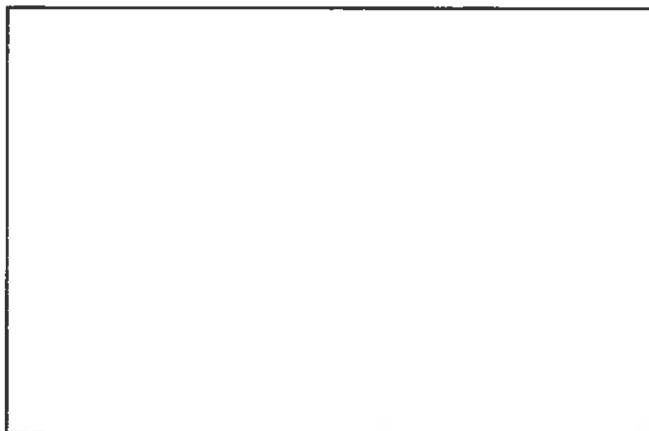
B. Item 3(Picture)



B. Item 4(Picture)

**C. Building Amenities or special features**

Break room noted.



C. Item 1(Picture)

**D. Warehouse areas**

Cracks noted in warehouse floor at rear south of property. Repair as needed. Damage noted at overhead door as previously identified.



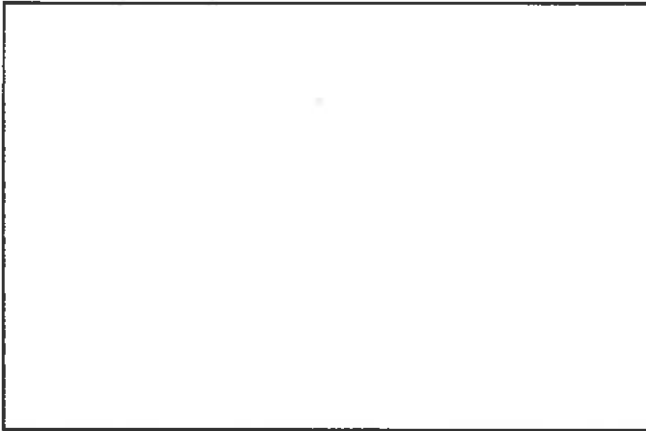
D. Item 1(Picture)



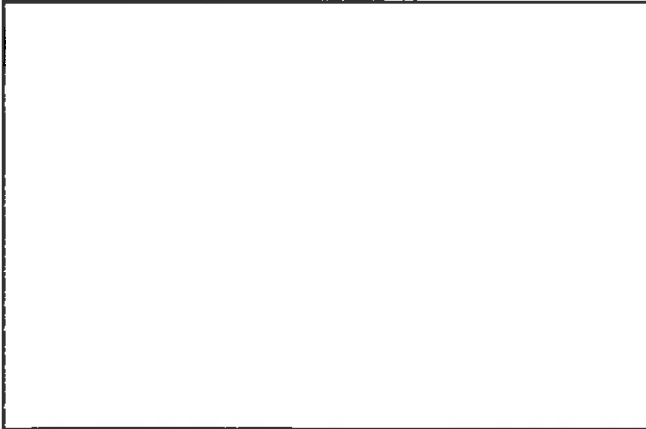
D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)

**Out of Scope Issues:**

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

## 7. Additional Considerations

### Additional Considerations:

There may be additional conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

### Additional Issues:

Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

### *Items*

#### A. Document Review and Interviews

No documentation on the building was found onsite during walk through. The current owner was available for comment. At the request of the client request for building code and fire code violations pertaining to the subject property can be requested by authority having jurisdiction. Please inform us if you wish to process this request.

#### B. Out of Scope Considerations

**Activity Exclusions**—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically

controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

**Warranty, Guarantee, and Code Compliance Exclusions:** By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or attestation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

**Additional/General Considerations: Further Inquiry:** There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

**Out of Scope Considerations:** Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

**Other Standards:** There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

**Additional Issues:** No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

### C. Limiting Conditions

Snow covering and weather has limited observation of full property during assessment.

### D. Exhibits (See attached, if any)

There are no attachments to be viewed.

### E. Opinions of probable costs to remedy physical deficiencies

Refer to the *Immediate Costs Summary* and the *Short Term Cost Summary*

### F. Environmental Concerns

Recommend having a phase one environmental site assessment performed to identify any environmental concerns.

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**Uncertainty Not Eliminated**—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate*, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

**Not Technically Exhaustive**—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

## Immediate Costs Summary



### General Property Inspections

**P.O. Box 732  
Palos Park, IL 60464  
630.330.6978**

**Customer**  
Lake Kagon, LLC  
Charles E. Freiberg

**Address**  
17500 Harlem Avenue  
Tinley Park IL 60477



**Scope:** Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

**Threshold Amount for Opinions of Probable Costs.** It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over \$10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

**Estimating of Quantities:** It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

**Basis of Costs.** The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

**Costs for Additional Study.** For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

**Opinions of Probable Costs Contingent on Further Discovery.**—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

### 3. Structural Frame and Building Envelope

#### C. Facades or Curtain Wall (The principal face of the building)

The curtain wall of the subject property resembles much of the same styling of the subject property. Aged and deteriorated, awnings were found at these locations. Recommend repairs to prevent further deterioration of these systems. Brick work in this area is also found damaged and deteriorated with damaged mortar joints and damaged bricks. Recommend repairs as needed by licensed mason as needed.



C. Item 1(Picture)



C. Item 2(Picture) Deteriorated bricks at entrance



C. Item 3(Picture) Awning support

**D. Sidewall System (exterior wall cladding and components)**

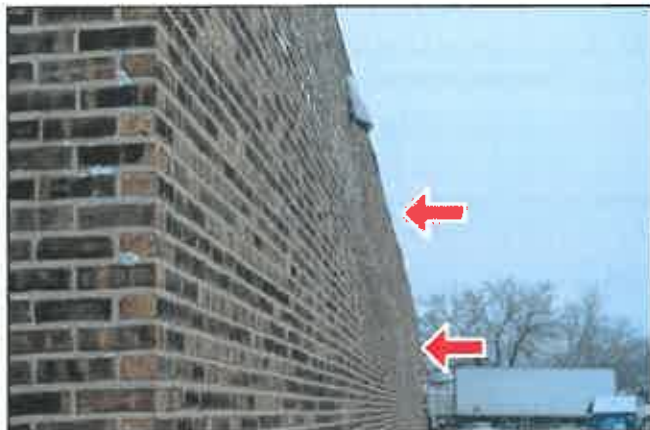
The brick sidewalls were found with areas of bowing and leaning bricks. Damaged mortar joints with cracks present and moisture penetration to interior as noted by signs of rust and efflorescence at interior walls at same location as visible signs at exterior. Recommend repairs by licensed mason as needed. Previous repairs also noted.



D. Item 1(Picture) Cracked mortar joint



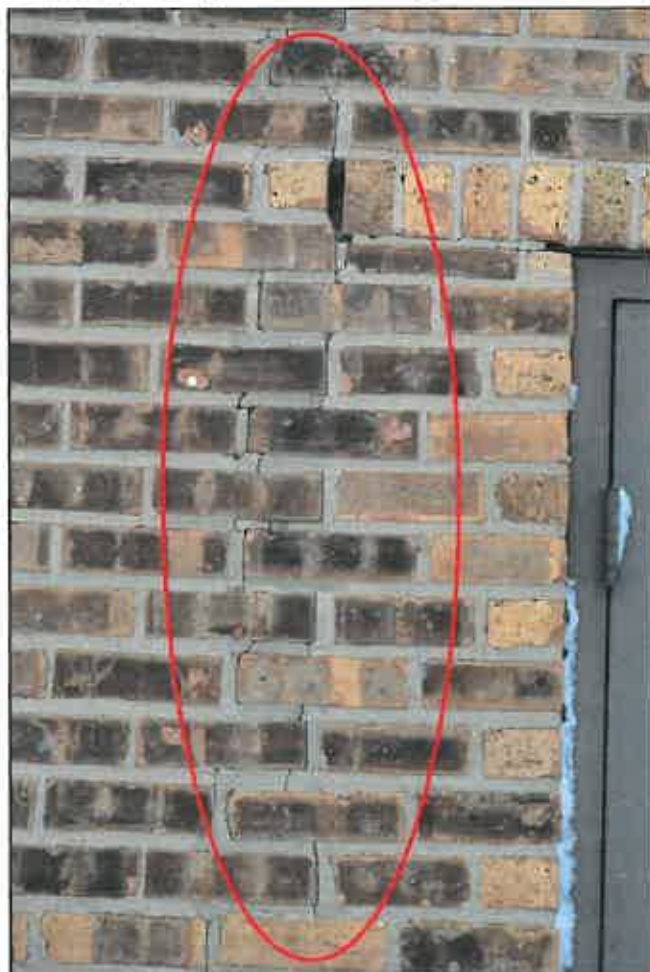
D. Item 2(Picture) West wall damage



D. Item 3(Picture) West wall leaning



D. Item 4(Picture) West wall leaning



D. Item 5(Picture) Cracks in brick west wall



D. Item 6(Picture) Cracks west





D. Item 7(Picture) Previous repairs



D. Item 8(Picture)



D. Item 9(Picture) Cracks and deterioration south wall



D. Item 10(Picture) South wall



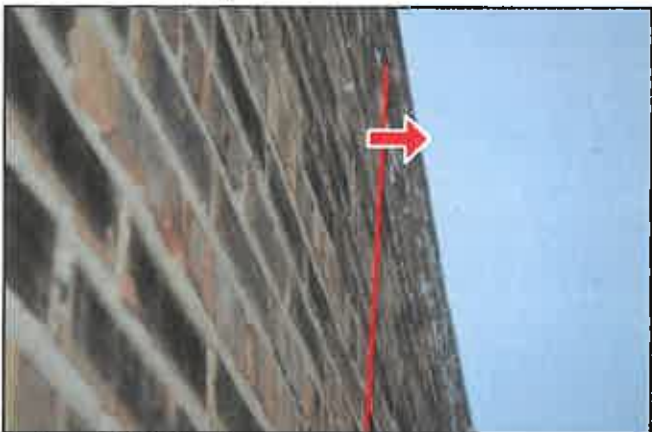
D. Item 11(Picture) East wall top



D. Item 12(Picture)



D. Item 13(Picture)



D. Item 14(Picture)



D. Item 15(Picture)

**E. Fenestration System (i.e. windows, openings, doors etc.)**

(2) Door seals were found leaking at most all door areas, with snow noted at interior base of doors. Repair doors or weather stripping as needed.



E. Item 17(Picture)



E. Item 18(Picture)



E. Item 19(Picture)

**G. Roofing**

The roofing was not accessible due to snow, per interview with current owner no repairs or replacement have been made to the roof in over 20+ years. Rust and moisture stains noted at interior decking. Denting noted at decking from interior warehouse area. Recommend roofing be certified by licensed commercial roofing contractor.



G. Item 1(Picture) Rust at roof deck



G. Item 2(Picture) Rust at roof deck





G. Item 3(Picture) Rust at roof deck



G. Item 4(Picture)



G. Item 5(Picture) Dented decking

## 4. Mechanical and Electrical System

### G. Electric Service and Meter

Electrical service is provided by two meters from overhead service rated at 3Phase, 4 wire, 240V, with a amperage rated at 400amps for one service. The second service data plate could not be found for amperage rating but indication on the panel shows 225A 3Ph at 120/208V. Distribution panels were found without circuit labels. Recommend identifying for safety by licensed electrical contractor as needed.



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture) Non labeled panel



G. Item 6(Picture)

## H. Electric Distribution

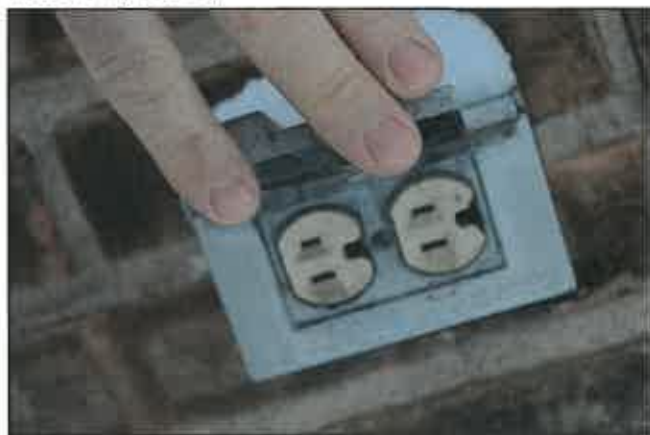
Bare loose wires were found in the electrical closet area above the main switch. Exterior and interior outlets were not found with GFCI protection. Recommend repairs for safety.



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

## 6. Interior Elements

### A. Ceiling, Walls, Floors

Moisture staining and rust noted at exterior wall, same location at leaning brick at west exterior wall. Staining also noted in other locations such as east wall. Minor damage noted to CMU's at rear egress door south above door. Recommend repairs as needed by qualified contractor.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture) Egress door

**D. Warehouse areas**

Cracks noted in warehouse floor at rear south of property. Repair as needed. Damage noted at overhead door as previously identified.



D. Item 1(Picture)



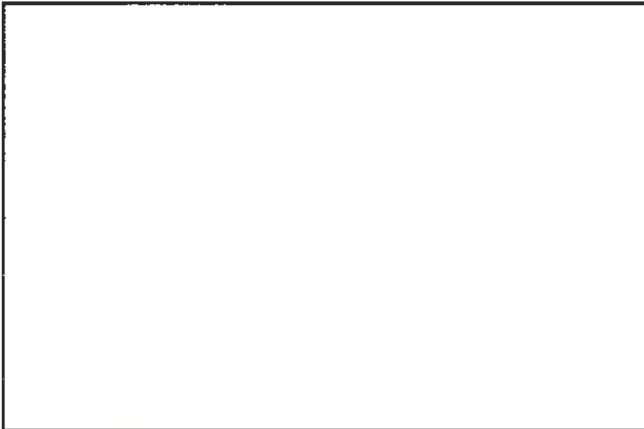
D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)

## Short Term Summary 1-5 Years



### General Property Inspections

**P.O. Box 732  
Palos Park, IL 60464  
630.330.6978**

**Customer**  
Lake Kagon, LLC  
Charles E. Freiberg

**Address**  
17500 Harlem Avenue  
Tinley Park IL 60477



**Scope:** Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

**Threshold Amount for Opinions of Probable Costs.** It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over \$10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

**Estimating of Quantities:** It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

**Basis of Costs.** The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

**Costs for Additional Study.** For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

**Opinions of Probable Costs Contingent on Further Discovery.**—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

## 4. Mechanical and Electrical System

### E. HVAC Systems

Unit heaters were found operational and of different manufactures throughout property interior. Some units appear aged and replacement should be considered for future maintenance purposes.





E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

---

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bob Valan



**General Property Inspections**

**P.O. Box 732  
Palos Park, IL 60464  
630.330.6978**

## **Attachments**

Please click below for the following attachments.

[Completed contract](#)

# EXHIBIT H

## LAKE KAGON AND C.D.E COLLISION DAMAGE EXPERTS

### SUMMARY OF BUILDING COST AND RENOVATION COST

		LAKE KAGON	C.D.E. CL DAM	C.D.E. CL DAM	C.D.E. CL DAM	TOTAL INVESTMENT	Appraisal	Plans
BUFFALO GROVE	BUILDING	3/24/2016	1,251,223			1,251,223	yes	
	LAND		100,000			100,000		
	Renovations		485,369	-	-	485,369 1,836,592		yes
TINLEY PARK	BUILDING	10/27/2016	363,218			363,218	yes	
	LAND		25,000			25,000		
	Renovations		none			- 388,218		no
VALPARAISO	BUILDING	5/16/2016	601,675			601,675	yes	
	LAND		30,000			30,000		
	Renovations		6,300			- 637,975		no
DESPAINES	BUILDING	8/13/2015	561,189			561,189	yes	
	LAND		75,000			75,000		
	Renovations		116,534	22,138		138,672 774,861	yes	?
CANTON	BUILDING	12/23/2013	413,400			413,400		
	LAND		40,000			40,000		
	Renovations		643,281	262,169	127,666	1,033,116 1,486,516		yes

**C.D.E. Collision Damage Experts**  
**Profit & Loss by Class**  
January through December 2017

**EXHIBIT I**

**25% Level of Assessment**

Tinley Park - 17500 Harlem Ave	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Total Income	1,848,000.00	2,508,000.00	2,904,000.00	3,432,000.00	3,960,000.00
Total COGS	<u>1,201,200.00</u>	<u>1,630,200.00</u>	<u>1,887,600.00</u>	<u>2,230,800.00</u>	<u>2,574,000.00</u>
Gross Profit	646,800.00	877,800.00	1,016,400.00	1,201,200.00	1,386,000.00
<b>Expense</b>					
60000 · Advertising and Promotion	2,655.43	3,603.80	4,172.82	4,931.51	5,690.20
60500 · Office Salary Expense	178,070.14	241,666.62	279,824.50	330,701.69	381,578.87
60501 · Employee Tax and Benefits	19,737.21	26,786.21	31,015.61	36,654.81	42,294.01
61001 · Licenses / Permits Expenses	1,340.64	1,819.43	2,106.71	2,489.75	2,872.79
61602 · Enviromental Law Compliance	700.09	950.13	1,100.15	1,300.17	1,500.20
61603 · Safety Programs Expenses	565.28	767.16	888.29	1,049.80	1,211.31
61700 · Information Technology	18,930.18	25,690.95	29,747.42	35,156.04	40,564.66
62301 · Other Professional Expenses	1,513.09	2,053.48	2,377.71	2,810.02	3,242.33
62400 · Depreciation Expense	41,083.98	55,756.82	64,560.53	76,298.81	88,037.09
63000 · Shop Supplies (non taxed)	11,431.37	15,514.00	17,963.58	21,229.69	24,495.80
63001 · Small Tools and Equipment	2,017.72	2,738.33	3,170.70	3,747.19	4,323.68
63002 · Shop Supplies (taxed)	1,521.54	2,064.95	2,390.99	2,825.72	3,260.44
63300 · Insurance Expense	53,072.54	72,027.01	83,399.70	98,563.28	113,726.86
64700 · Building Maint Expenses	12,330.50	16,734.25	19,376.50	22,899.50	26,422.50
64702 · Equipment Maint Expenses	4,457.68	6,049.71	7,004.92	8,278.55	9,552.17
64703 · Equipment Lease Expenses	1,345.52	1,826.06	2,114.39	2,498.82	2,883.26
64704 · Equipment Rental Expenses	1,022.26	1,387.35	1,606.41	1,898.48	2,190.56
64900 · Office Supplies	4,775.34	6,480.82	7,504.11	8,868.49	10,232.88
65002 · Employee Education Expense	2,143.69	2,909.29	3,368.65	3,981.13	4,593.61
66000 · Payroll Expenses	934.68	1,268.49	1,468.78	1,735.83	2,002.88
66300 · Property Tax Expenses	81,034.75	135,709.00	142,494.45	149,619.17	157,100.13
66500 · Garage Keeps Ins Expenses	12,270.28	16,652.52	19,281.87	22,787.66	26,293.45
67100 · Rent Expense	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
67600 · Shop Expense	6,710.61	9,107.26	10,545.25	12,462.57	14,379.89
68500 · Uniforms	3,052.66	4,142.89	4,797.03	5,669.22	6,541.41
68600 · Utilities					
68100 · Telephone Expense	3,059.21	4,151.78	4,807.33	5,681.39	6,555.45
68601 · Water Expenses	893.32	1,212.36	1,403.78	1,659.02	1,914.25
68602 · Natural Gas/Oil Expenses	8,259.91	11,209.88	12,979.87	15,339.84	17,699.82
68604 · Garbage Expenses	4,103.03	5,568.40	6,447.62	7,619.92	8,792.21
68605 · Electrical Expenses	16,236.41	22,035.13	25,514.36	30,153.34	34,792.32
68606 · Television Expenses	413.25	560.84	649.39	767.46	885.53
Total 68600 · Utilities	32,965.13	44,738.39	51,802.35	61,220.96	70,639.57
68650 · Security Expenses	4,090.90	5,551.93	6,428.55	7,597.38	8,766.20
68651 · Janitorial Expenses	<u>1,818.50</u>	<u>2,467.96</u>	<u>2,857.64</u>	<u>3,377.21</u>	<u>3,896.78</u>
Total Expense	<u>621,591.67</u>	<u>826,464.82</u>	<u>923,369.61</u>	<u>1,050,653.46</u>	<u>1,178,293.54</u>
Net Ordinary Income	25,208.33	51,335.18	93,030.39	150,546.54	207,706.46
<b>Other Expense</b>					
69998 · Allocation - Corporate Expense	<u>38,808.00</u>	<u>52,668.00</u>	<u>60,984.00</u>	<u>72,072.00</u>	<u>83,160.00</u>
Total Other Expense	38,808.00	52,668.00	60,984.00	72,072.00	83,160.00

C.D.E. Collision Damage Experts  
Profit & Loss by Class  
January through December 2017

Tinley Park - 17500 Harlem Ave	Year 1	Year 2	Year 3	Year 4	Year 5
Net Other Income					
Net Income	(13,599.67)	(1,332.82)	32,046.39	78,474.54	124,546.46

**C.D.E. Collision Damage Experts**  
**Profit & Loss by Class**  
January through December 2017

**10% Level of Assessment**

Tinley Park - 17500 Harlem Ave	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Ordinary Income/Expense</b>					
Income					
Total Income	1,848,000.00	2,508,000.00	2,904,000.00	3,432,000.00	3,960,000.00
Total 57400 - Total Other Costs					
Total COGS	<u>1,201,200.00</u>	<u>1,630,200.00</u>	<u>1,887,600.00</u>	<u>2,230,800.00</u>	<u>2,574,000.00</u>
Gross Profit	646,800.00	877,800.00	1,016,400.00	1,201,200.00	1,386,000.00
Expense					
60000 - Advertising and Promotion	2,655.43	3,603.80	4,172.82	4,931.51	5,690.20
60500 - Office Salary Expense	178,070.14	241,666.62	279,824.50	330,701.69	381,578.87
60501 - Employee Tax and Benefits	19,737.21	26,786.21	31,015.61	36,654.81	42,294.01
61001 - Licenses / Permits Expenses	1,340.64	1,819.43	2,106.71	2,489.75	2,872.79
61602 - Enviromental Law Compliance	700.09	950.13	1,100.15	1,300.17	1,500.20
61603 - Safety Programs Expenses	565.28	767.16	888.29	1,049.80	1,211.31
61700 - Information Technology	18,930.18	25,690.95	29,747.42	35,156.04	40,564.66
62301 - Other Professional Expenses	1,513.09	2,053.48	2,377.71	2,810.02	3,242.33
62400 - Depreciation Expense	41,083.98	55,756.82	64,560.53	76,298.81	88,037.09
63000 - Shop Supplies (non taxed)	11,431.37	15,514.00	17,963.58	21,229.69	24,495.80
63001 - Small Tools and Equipment	2,017.72	2,738.33	3,170.70	3,747.19	4,323.68
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64700 - Building Maint Expenses	12,330.50	16,734.25	19,376.50	22,899.50	26,422.50
64702 - Equipment Maint Expenses	4,457.68	6,049.71	7,004.92	8,278.55	9,552.17
64703 - Equipment Lease Expenses	1,345.52	1,826.06	2,114.39	2,498.82	2,883.26
64704 - Equipment Rental Expenses	1,022.26	1,387.35	1,606.41	1,898.48	2,190.56
64900 - Office Supplies	4,775.34	6,480.82	7,504.11	8,868.49	10,232.88
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66000 - Payroll Expenses	934.68	1,268.49	1,468.78	1,735.83	2,002.88
66300 - Property Tax Expenses	81,034.75	95,855.00	100,647.75	105,680.14	110,964.14
66500 - Garage Keeps Ins Expenses	12,270.28	16,652.52	19,281.87	22,787.66	26,293.45
67100 - Rent Expense	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
67600 - Shop Expense	6,710.61	9,107.26	10,545.25	12,462.57	14,379.89
68500 - Uniforms	3,052.66	4,142.89	4,797.03	5,669.22	6,541.41
68600 - Utilities					
68100 - Telephone Expense	3,059.21	4,151.78	4,807.33	5,681.39	6,555.45
68601 - Water Expenses	893.32	1,212.36	1,403.78	1,659.02	1,914.25
68602 - Natural Gas/Oil Expenses	8,259.91	11,209.88	12,979.87	15,339.84	17,699.82
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68606 - Television Expenses	413.25	560.84	649.39	767.46	885.53
Total 68600 - Utilities	32,965.13	44,738.39	51,802.35	61,220.96	70,639.57
68650 - Security Expenses	4,090.90	5,551.93	6,428.55	7,597.38	8,766.20
68651 - Janitorial Expenses	<u>1,818.50</u>	<u>2,467.96</u>	<u>2,857.64</u>	<u>3,377.21</u>	<u>3,896.78</u>
Total Expense	<u>621,591.67</u>	<u>786,610.82</u>	<u>881,522.91</u>	<u>1,006,714.42</u>	<u>1,132,157.55</u>
Net Ordinary Income	25,208.33	91,189.18	134,877.09	194,485.58	253,842.45
Other Expense					
69998 - Allocation - Corporate Expense	<u>38,808.00</u>	<u>52,668.00</u>	<u>60,984.00</u>	<u>72,072.00</u>	<u>83,160.00</u>

C.D.E. Collision Damage Experts  
Profit & Loss by Class  
January through December 2017

Tinley Park - 17500 Harlem Ave	Year 1	Year 2	Year 3	Year 4	Year 5
Total Other Expense	38,808.00	52,668.00	60,984.00	72,072.00	83,160.00
Net Other Income					
Net Income	(13,599.67)	38,521.18	73,893.09	122,413.58	170,682.45



# EXHIBIT J



March 29, 2018

To Whom it May Concern:

Let this letter show as a Commitment as Lake Kagon, LLC – Series 12 – Harlem Ave is seeking a commitment letter from First Midwest as part of the Cook County Section 74-65 Application.

General Terms are as follows:

Borrower: Lake Kagon, LLC – Series 12 – Harlem Ave

Amount: TBD

Advance Rate: Up to 80% of the "As Completed" value of the property to be justified through an appraisal

Purpose: To acquire and improve the property in order to fit the needs of CDE Body Shop, Inc.

Term: Not more than a 7 year term with a 20 year amortization. The borrower will have the option to a shorter term with a faster amortization.

Interest Rate: 30 day Libor Plus 250 basis, floating until terming out the balance on the line of credit. Upon terming out the loan, the borrower may enter into a conventional fixed rate or fixed rate through a derivative.

Security: The bank will have a first mortgage and assignment of rents on the property commonly known at 17500 S Harlem Ave. Tinley Park, IL.

Special Conditions:

- 1.) Construction budget must be reviewed by the bank
- 2.) "As Completed" appraisal must be received and reviewed by the bank
- 3.) Final Cook County Section 74-65 application must be received by the bank
- 4.) Updated Personal Financial Statement of Chuck Freiberg must be received by the bank

If you have any questions, please feel free to contact me on my cell phone at 708-705-1127.

Sincerely,

A handwritten signature in blue ink that reads "Nick Yerkes, VP".

Nick Yerkes

Nick.yerkes@firstmidwest.com

Vice President, Middle Market Banking

First Midwest Bank



## OFFICE OF THE SECRETARY OF STATE

---

JESSE WHITE • Secretary of State

0367242-5

02/22/2018

SUSAN REEDY WILLIAMS  
1900 S HIGHLAND AVE STE 100  
LOMBARD, IL 60148-4998

RE LAKE KAGON, LLC

DEAR SIR OR MADAM:

CERTIFICATE OF DESIGNATION HAS BEEN PLACED ON FILE AND THE LIMITED  
LIABILITY COMPANY CREDITED WITH THE REQUIRED FEE.

SINCERELY YOURS,

JESSE WHITE  
ILLINOIS SECRETARY OF STATE  
DEPARTMENT OF BUSINESS SERVICES  
LIMITED LIABILITY DIVISION  
(217) 524-8008

Form  
May 2012

**LLC-37.40**

Secretary of State  
Department of Business Services  
Limited Liability Division  
501 S. Second St., Rm. 351  
Springfield, IL 62756  
217-524-8008  
www.cyberdriveillinois.com

Payment may be made by check  
payable to Secretary of State. If  
check is returned for any reason this  
filing will be void.

Illinois  
Limited Liability Company Act  
Certificate of Designation



LC0033127

This space for use by Secretary of State.

Filing Fee: \$50

Approved:

FILE # 03672425

This space for use by Secretary of State.

**FILED**

**FEB 22 2018**

JESSE WHITE  
SECRETARY OF STATE

JFP

1. Limited Liability Company Name: LAKE KAGON, LLC

2. State or Country under the laws of which the Company is Organized: (check one)

☒ Illinois (Domestic)

☐ Foreign (Specify): \_\_\_\_\_

3. Name of Series: LAKE KAGON, LLC - SERIES 12 - HARLEM AVENUE

Must begin with the entire name of the Limited Liability Company and be distinguishable from other names in the Series.

4. With the filing of this document:

☒ the existence of the Series shall begin.

☐ the name of the Series shall be changed to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ the Member or Manager information for the Series is different from the Limited Liability Company.

☐ the Member or Manager information for the Series is hereby changed.

☐ this Series shall be dissolved.

5. Complete only if Member or Manager information is different from the Limited Liability Company or is changed, for this Series:

a. ☒ This Series is managed by the manager(s) (List names and business addresses.)

b. ☐ This Series has management vested in the member (s) (List names and addresses.)

6. The undersigned affirms, under penalties of perjury, having authority to sign hereto, that this Certificate of Designation is to the best of my knowledge and belief true, correct and complete.

Dated: Jan - 31 - 18  
Month, Day, Year

Charles E. Freiberg  
Signature (Must comply with Section 5-45 of ILLCA.)

CHARLES E. FREIBERG, Manager

Name and Title (type or print)

Charles E. Freiberg  
If applicant is a company or other entity, state Name of Company and whether it is a member or manager of the LLC.

**NOTE:** This document may be executed by a manager or member of the LLC, or by any other person or entity designated with such authority in the operating agreement. Unless the manager or member is another business entity using the appropriate titles, the only acceptable titles to appear are manager, member, or designee.

The Registered Agent and Registered Office appointed by the Limited Liability Company in Illinois shall also serve as the agent and office for each Series.

## EXHIBIT L



## LLC FILE DETAIL REPORT

<b>File Number</b>	03672425		
<b>Entity Name</b>	LAKE KAGON, LLC		
<b>Status</b>	ACTIVE	<b>On</b>	07/10/2017
<b>Entity Type</b>	LLC	<b>Type of LLC</b>	Domestic
<b>File Date</b>	07/06/2011	<b>Jurisdiction</b>	IL
<b>Agent Name</b>	SUSAN REEDY WILLIAMS	<b>Agent Change Date</b>	07/06/2011
<b>Agent Street Address</b>	1900 S HIGHLAND AVE STE 100	<b>Principal Office</b>	16W273 83RD ST STE A WOODLAND BURR RIDGE, IL 605210000
<b>Agent City</b>	LOMBARD	<b>Managers</b>	<a href="#">View</a>
<b>Agent Zip</b>	60148	<b>Duration</b>	PERPETUAL
<b>Annual Report Filing Date</b>	00/00/0000	<b>For Year</b>	2018
<b>Series Name</b>	(001) ACTIVE - LAKE KAGON, LLC - SERIES 1 - WESTERN AVENUE PROPERTY (002) ACTIVE - LAKE KAGON, LLC - SERIES 2 - COLUMBUS DRIVE PROPERTY (003) ACTIVE - LAKE KAGON, LLC - SERIES 3 - STONY ISLAND PROPERTY (004) ACTIVE - LAKE KAGON, LLC - SERIES 4 - INDIANAPOLIS BLVD. PROPERTY (005) ACTIVE - LAKE KAGON, LLC-SERIES 5-BERNICE ROAD PROPERTY (006) ACTIVE - LAKE KAGON, LLC - SERIES 6 - BELLEVILLE ROAD,CANTON PROPERTY (007) ACTIVE - LAKE KAGON LLC - SERIES 7 - WESTERN AVE/TALMAN (008) ACTIVE - LAKE KAGON, LLC - SERIES 8 - WASHINGTON STREET (009) ACTIVE - LAKE KAGON, LLC - SERIES 9 - BUSSE HWY (010) ACTIVE - LAKE KAGON, LLC-SERIES 10-DEERFIELD PARKWAY (011) ACTIVE - LAKE KAGON, LLC - SERIES 11 - DUVAN DRIVE (012) ACTIVE - LAKE KAGON, LLC - SERIES 12 - HARLEM AVENUE		

[Return to the Search Screen](#)

Select Certificate of Good Standing for Purchase

(One Certificate per Transaction)



LLC MANAGERS

Entity Name	LAKE KAGON, LLC	File Number	03672425
Name	Address		
FREIBERG, CHARLES	16W273 83RD ST WOODLAND PARK, BURR RIDGE, IL - 60521		

Close

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## LLC FILE DETAIL REPORT

<b>File Number</b>	04109937		
<b>Entity Name</b>	COLLISION DAMAGE EXPERTS GROUP, L.L.C.		
<b>Status</b>	ACTIVE	<b>On</b>	08/30/2017
<b>Entity Type</b>	LLC	<b>Type of LLC</b>	Domestic
<b>File Date</b>	09/05/2012	<b>Jurisdiction</b>	IL
<b>Agent Name</b>	SUSAN REEDY WILLIAMS	<b>Agent Change Date</b>	09/05/2012
<b>Agent Street Address</b>	1900 S HIGHLAND AVE STE 100	<b>Principal Office</b>	16 W 273 83RD STREET, SUITE A BURR RIDGE, IL 605270000
<b>Agent City</b>	LOMBARD	<b>Managers</b>	<a href="#">View</a>
<b>Agent Zip</b>	60148	<b>Duration</b>	PERPETUAL
<b>Annual Report Filing Date</b>	08/30/2017	<b>For Year</b>	2017
<b>Assumed Name</b>	INACTIVE - TALMAN AUTO REBUILDERS		
<b>Series Name</b>	NOT AUTHORIZED TO ESTABLISH SERIES		

[Return to the Search Screen](#)

Purchase Certificate of Good Standing  
(One Certificate per Transaction)

## OTHER SERVICES

File Annual Report



**LLC MANAGERS**

<b>Entity Name</b>	COLLISION DAMAGE EXPERTS GROUP, L.L.C.	<b>File Number</b>	04109937
<b>Name</b>	<b>Address</b>		
FREIBERG, CHARLES E.	16 W 273 83RD STREET, BURR RIDGE, IL - 605270000		

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# EXHIBIT M

## UNANIMOUS CONSENT OF THE MEMBERS OF LAKE KAGON, LLC AN ILLINOIS SERIES LIMITED LIABILITY COMPANY IN LIEU OF 2017 ANNUAL MEETING

The undersigned, being all of the members of LAKE KAGON, LLC an Illinois Limited Liability Company ("Company"), do hereby waive notice of the annual meeting and take the following action without a meeting pursuant to the provisions of the Illinois Limited Liability Company Act:

### RATIFICATION AND APPROVAL OF ACTIONS

RESOLVED, that all acts, decisions, proceedings, elections and appointments and other actions by the Manager for and on behalf of the Company in the past year be and hereby are ratified, approved and confirmed.

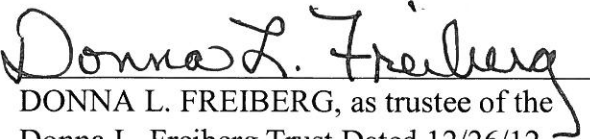
### ELECTION OF MANAGER

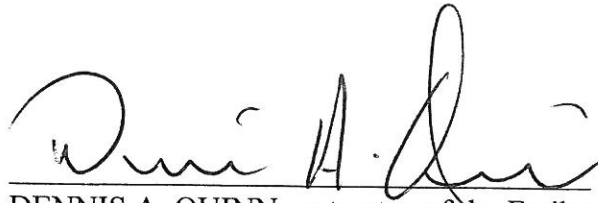
RESOLVED, that the following person is appointed to act as Manager of the Company for the next year, or until successors are duly appointed:

CHARLES E. FREIBERG

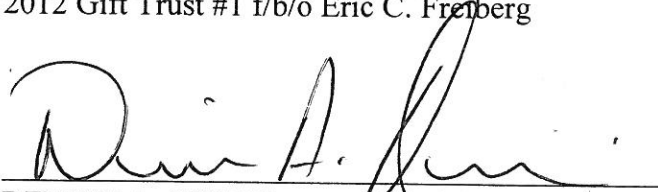
Dated July 1, 2017

  
CHARLES E. FREIBERG, as trustee of the  
Charles E. Freiberg Trust Dated 12/26/12

  
DONNA L. FREIBERG, as trustee of the  
Donna L. Freiberg Trust Dated 12/26/12



DENNIS A. QUINN, as trustee of the Freiberg  
2012 Gift Trust #1 f/b/o Eric C. Freiberg



DENNIS A. QUINN, as trustee of the Freiberg  
2012 Gift Trust #2 f/b/a Brian J. Freiberg

Being all of the Members of the Company

# EXHIBIT N

## About CDE

### Auto Body Repair Mission Statement

Our goal is to be the “repairer” of choice for every community we serve. To obtain the goal of being the Auto Body Repair Company of choice, we have committed to provide our staff with ongoing internal and external training to ensure the highest possible quality of repairs and customer service.

### Our Services & Benefits

#### *Friendly Professional Staff*

Our trained staff and certified technicians are committed to providing you with a collision repair experience where the goal is to exceed your expectations. Every member of the staff goes through continuous training and commits to ongoing coaching and developing to benefit your experience.

#### *Training*

Ongoing training for staff and office personnel are one way we commit to you! Our I-Car Certified Technicians are trained and highly qualified to perform mechanical, body, structural, and refinish work that returns your vehicle to pre-accident condition. \*I-Car training is a continuing education program that is especially geared towards Auto Body Repair Training and Certifications.

#### *Advanced Repair Equipment and Technology*

CDE Collision Centers utilizes the latest technology available in our industry. We’ve invested in a top of line paint system, estimating and management system, and frame equipment for proper auto body repair. This first class equipment comes with no additional cost to you! Our rates are competitive, so you are getting more for your money.

#### *Environmentally Friendly*

We proudly protect our customers and the environment by using energy efficient lighting, paint booths, and spray guys, to minimize the impact on the environment. We also use low solvent paint products to help protect the environment and our employees.

#### *Enterprise Rent-a-Car in House Service*

CDE Collision Centers and Enterprise Rent-A-Car work together during the auto body repair process to make it easier for you. Enterprise representatives and vehicles are available on-site so you can drop off your vehicle for repairs and leave in your rental immediately. Picking up your repaired vehicle is just as easy, as you leave your rental car at the facility and drive away in your own car.

#### *Free Pickup and Delivery*

If transportation to or from our facility is difficult for you while having your vehicle repaired at any of our locations, please call us and we will arrange transportation for you – Free of charge. Some restrictions apply, call for details.

#### *Lifetime Warranty*

Our Lifetime Warranty gives you confidence in our completed auto body repairs by protecting you as long as you own the vehicle. Should you ever find you need our warranty service, you can take your vehicle to any of our locations!

# EXHIBIT O



## **C.D.E. Collision Centers**

November 11, 2014

Progressive Group of Insurance Companies  
KEYS to Progress NABCRR Vehicle Giveaway

2014 Veteran Recipient

Today is the day we honor Veterans for their service and their sacrifice. The freedom we know, we owe to them.

C.D.E. Collision Centers is honored to be a part of the Progressive KEYS to Progress National Auto Body Council Recycled Rides vehicle giveaway. On behalf of the entire C.D.E. Family, please accept our gratitude for being able to share this experience with you today.

Our sincere best wishes go out to you, the Veteran, and your military family. Thank you for your honorable service and the sacrifice you stand for.

WE appreciate YOU!!

C.D.E. Collision Centers

**[www.CDECollisionCenters.com](http://www.CDECollisionCenters.com)**



## **C.D.E. Collision Centers**

Skills USA Region 1 Competition was held Saturday February 26, 2018 in Hammond Indiana at CDE Collision Center.

The categories for this competition were: **Estimating, ASE Test, Welding and Pick&File.**

Eight students from the EACC ( Elkhart Area Career Center ) and HACC ( Hammond Area Career Center ) attended and five students will advance to the State Competition in Indianapolis in April. The five students advancing to the State Competition are: Brandon Barrera, Caleb Hurley, Zach Klinge, Chase Tamko, and George Skavdis. Congratulations to these five students and all those who participated.

Those who attended and participated in this event from CDE Collision Center were: Tim Green, Brian Freiberg , Rich Schoon, and Cheryl Nicksic. Special Honored Guest Africa Tarver (Executive Director of Planning and Development City of Hammond). Also in attendance were: Ohio Technical College, John Austin, Universal Technical Institute Andy Brasher, EACC Instructor Bob Bailey. EACC Principle, Matt Werbansky, HACC Instructor Samantha McCauley, HACC Helper Kayla Martin and former HACC student and participant Shawn Lauderdale.

On behalf of CDE Collision we congratulate these five students and their instructors for a meaningful and successful competition and wish them well in the future.



# The Crown Point July 4th Celebration Committee, Inc.

P.O. Box 124 ★ Crown Point, IN 46308



[www.cpjuly4.com](http://www.cpjuly4.com)

August 4, 2017

Mr. Chuck Freiberg  
Collision Damage Experts  
1181 E. Summit Street  
Crown Point, IN 46307

Dear Mr. Freiberg:

On behalf of the Crown Point July 4<sup>th</sup> Celebration Committee, I would like to sincerely thank you and the other members of Collision Damage Experts for your generous donation to the committee. As you know, the parade committee organization is a 501(c)3 entity that relies solely on donations and grants from the community. Your substantial donation provides our committee the opportunity to greatly enhance the quality of the 4<sup>th</sup> of July parade in Crown Point.

Thank you also for sponsoring one of our golf carts for the parade. The generosity of you and your company are greatly appreciated!

Best wishes for continued success in your future endeavors,

Ray Reiplinger, Treasurer



# The Homer Horizon™

HOMER GLEN'S AWARD-WINNING HOMETOWN NEWSPAPER homerhorizon.com • April 13, 2017 • Vol. 12 No. 11 • \$1

A Century PUBLICATION

## Homer Glen couple recognized for continuous support to Together We Cope

JENNIFER WILBERSCHIED  
Freelance Reporter

Local business owners Chuck and Donna Freiberg, who own CDE Collision Centers, were recently honored during Together We Cope's annual dinner dance in

March for their continued support of the south suburban homeless prevention agency.

The Freibergs, of Homer Glen, donated \$10,000 to the nonprofit's annual event and have done so for the past four years. The generous couple was a sponsor at other levels for several years previously.

"Support from local business is very important to us, as it permits us to continue in our mission of assisting families in temporary crisis," said Marge Seltzner, director of communications at Together We Cope. "Having CDE Collision Centers support us so consistently is both a funding boost for us, as

well as a sign of this company's trust in our agency and the work we do in the community."

TWC serves 27 communities in the south suburbs, including Tinley Park, Orland Park, Homewood and others. The agency helps the recently unemployed, elderly and disabled people on fixed incomes, victims of fire and other disasters, and workers without benefits, among others in need.

"Donations from the community are used to keep our food pantry stocked, where more than 1,400 families per month seek help with groceries," Seltzner said. "Donations also are used to help our clients most in need to make rent or utility payments until they are back on their feet. Donated funds can be used for other emergency needs, such as prescription drugs or gas/bus fare to get to work, an unexpected medical or dental bill, emergency hotel stays for families suddenly homeless, shoes or backpacks for children to attend

school, etc. We aim to meet every need either directly, or through referral to another source that can help."

For every dollar donated to TWC, 92 cents goes directly to client services and programs. Together We Cope has earned five consecutive four-star evaluations from Charity Navigator, a level of recognition granted to only seven percent of U.S. charities by this nonprofit rating agency.

In the case of CDE Collision Center's annual support of the dinner dance, their sponsorship helps defray the cost of the event, allowing Together We Cope to realize more profit on the event so the revenue can be turned back into client programs.

Donna began her charity work with TWC as a volunteer in the food pantry for about two years before becoming a financial donor.

"When I was a volunteer, it saddened me to see so many people in

need of food in my own backyard, and I'm blessed enough to be able to help so that gave me great pleasure to do so," Donna said.

CDE Collision Damage Experts has been in business for more than 35 years. What was once a single location has grown into 15 shops across Illinois, Indiana and Michigan; the most recent opening happened in Tinley Park. Two of their sons and other family members are involved in the business operation.

Aside from Together We Cope, Donna shared that she and her husband's efforts expand to contributing toward cancer research programs like Avon 39 Walk to End Breast Cancer or resources like the Disabled Patriot Fund.

"There are so many people that are in need of so much around our own communities, and we have been so blessed in our lives that it just feels great to be able to help out," Donna said.



Homer Glen's Chuck and Donna Freiberg accept an appreciation award at Together We Cope's annual dinner held last month. PHOTO SUBMITTED

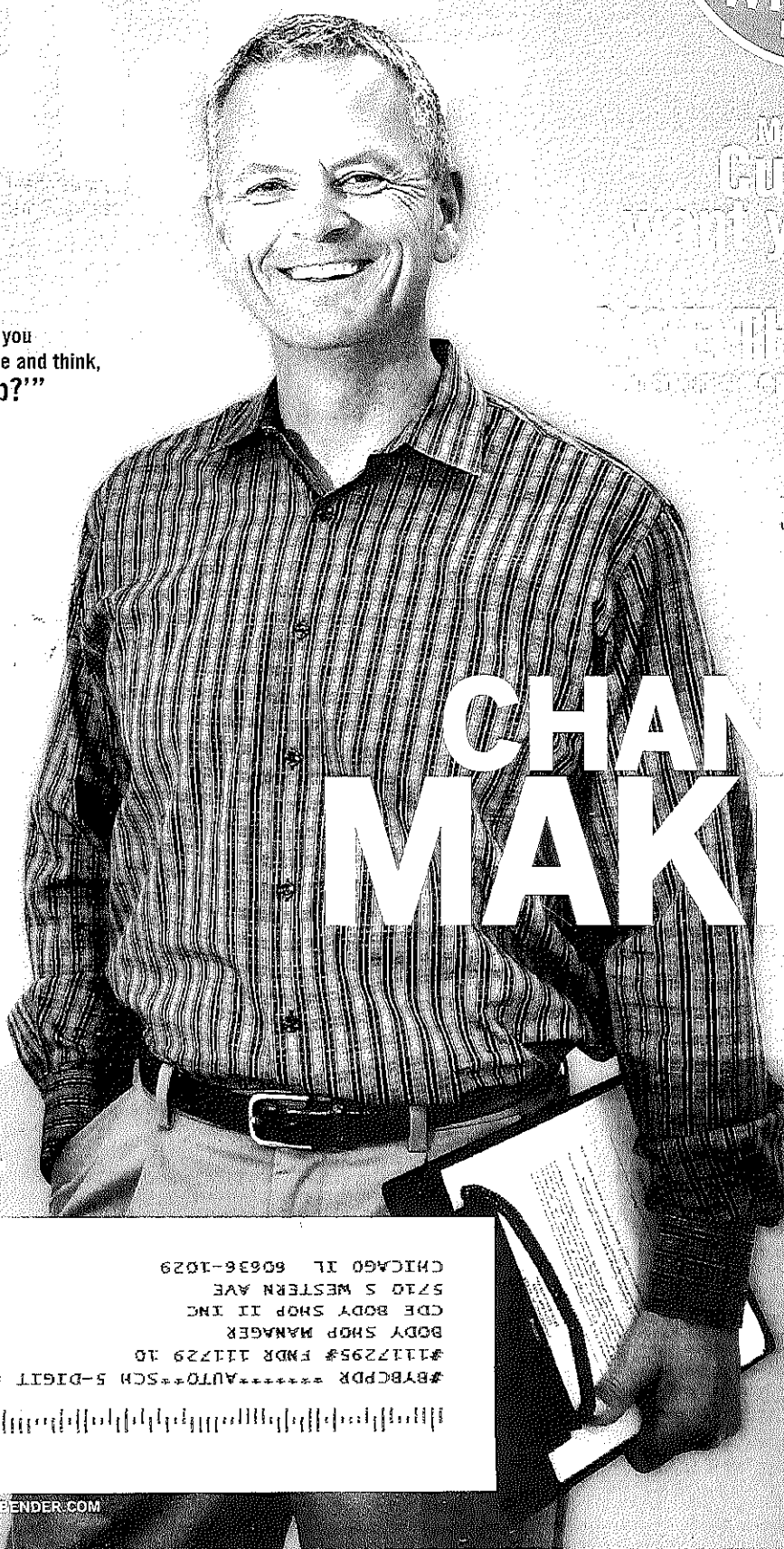
# Entrepreneur

Choosing a Management System?  
**HERE'S HOW**  
 to pick a  
**WINNER.**  
 PAGE 25

Mobile Marketing:  
**Customers**  
 want your text  
 PAGE 46

**MAKE THE SALE!**  
 (and how credit is the key.)  
 PAGE 50

"I wanted to have something you  
 would see from the outside and think,  
 'This is a body shop?'"  
 —Chuck Freiberg  
 Owner, Collision Damage Experts

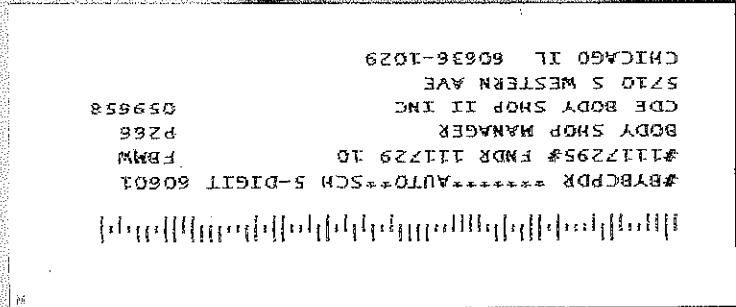


## CHANGE MAKER

+

**COULD  
YOUR SHOP  
BE 4 DAYS  
FASTER?**  
 ONE SHOP  
TELLS HOW.  
 PAGE 26

Chuck Freiberg  
 has built his  
 indy company  
 buying or leasing  
 dealerships and  
 making them his  
 own. His latest  
 fixer-upper is a  
 rehabbed Dodge  
 dealership on  
 track to earn  
 \$3M in sales  
 this year—down  
 the block from  
 three strong  
 competitors.  
 PAGE 34



# FOURTH TIME'S THE CHARM

Chicago's Collision Damage Experts got its start transforming old dealer shops into its independent model. Now, it's betting that new technology plus a prime location will spell success for its fourth location, an old Dodge dealership just across the state line.

by Suzy Frisch photo by Eric Hausman

Driving east on Interstate 80 from Chicago, you roll into Indiana at the town of Hammond, perched on the eastern edges of Chicago's southern suburbs. For a time, what served as a gateway to the community was a vacant Dodge dealership, visible from the interstate. While many might see such a building as blight, Chuck Freiberg, owner of Collision Damage Experts, saw it as an opportunity. Freiberg built his career transforming old dealer body shops into locations for his independent collision repair company, which had three Chicago-area locations before Freiberg spotted the old Dodge dealership on I-80.

Although Hammond already sported numerous body shops, including three outfits just down the block from the Dodge dealership, Freiberg decided to take the plunge. He bet that new waterborne technology, a focus on improved workflow, and a stunning renovation would spell success for his new venture.

"I wanted to have the highest quality, awesome-looking building—something you would see from the outside and think, 'This is a body shop?'" says Freiberg. "But then we had to back it up with something, and that's where our standards for quality come in."

Freiberg's bet is paying off. Just open for business since September, Collision Damage Experts already completes 35 cars per month and is projected to finish the year with sales of more than \$3 million. Freiberg has poured his 28 years of experience owning and operating body shops into making the Indiana CDE something special.

"I didn't know for sure that this shop would be successful," he says. "But I liked the area, and I knew I had a lot of strong competition. I respect the shops around here for what they've accomplished, but I wanted to see what we could do here. It's all about relationships and quality."

## THE DARING ENTREPRENEUR

Relationships, quality and bold moves have been important to Freiberg since 1982, when he approached the owner of a Chicago dealership and asked if he could lease the repair shop. Freiberg had worked there six years, and the owner, who wanted to get out of the collision business, agreed. A year-and-a-half later Freiberg did it again, asking another dealership owner to lease him the shop.

Freiberg grew his collision repair business on the southeast side of the Chicago metro area, eventually buying the second shop, opening a third Chicago location in 1997, and a fourth site in Lynwood in 2000. (The dealership owners of Freiberg's first shop never would sell to him, and he lost his lease this year. That company subsequently went out of business.)

With designs on further expansion, Freiberg kept his eye on Hammond. The way Freiberg envisioned it, the shop's outward appearance would look nothing like a typical auto repair center. He wanted to reuse the existing building, but it screamed dealership. So Collision Damage Experts completely refaced the exterior and gutted the interior. In went stone and glass, brick pillars, new doors, large windows and a gleaming 16,000-square-foot interior that is designed for efficiency and productivity.

#### WATERBORNE FOR THE NEWBORN SHOP

In addition to the crisp, clean, vibrant paint jobs that waterborne products create, Freiberg was excited to get ahead of the curve by adopting more green painting methods at the Hammond location.

At the same time, he converted his other three locations to waterborne shops. The trick was figuring out which system to use. Freiberg vetted numerous paint and systems suppliers, picking those that offered extensive training to shops to adapt to waterborne.

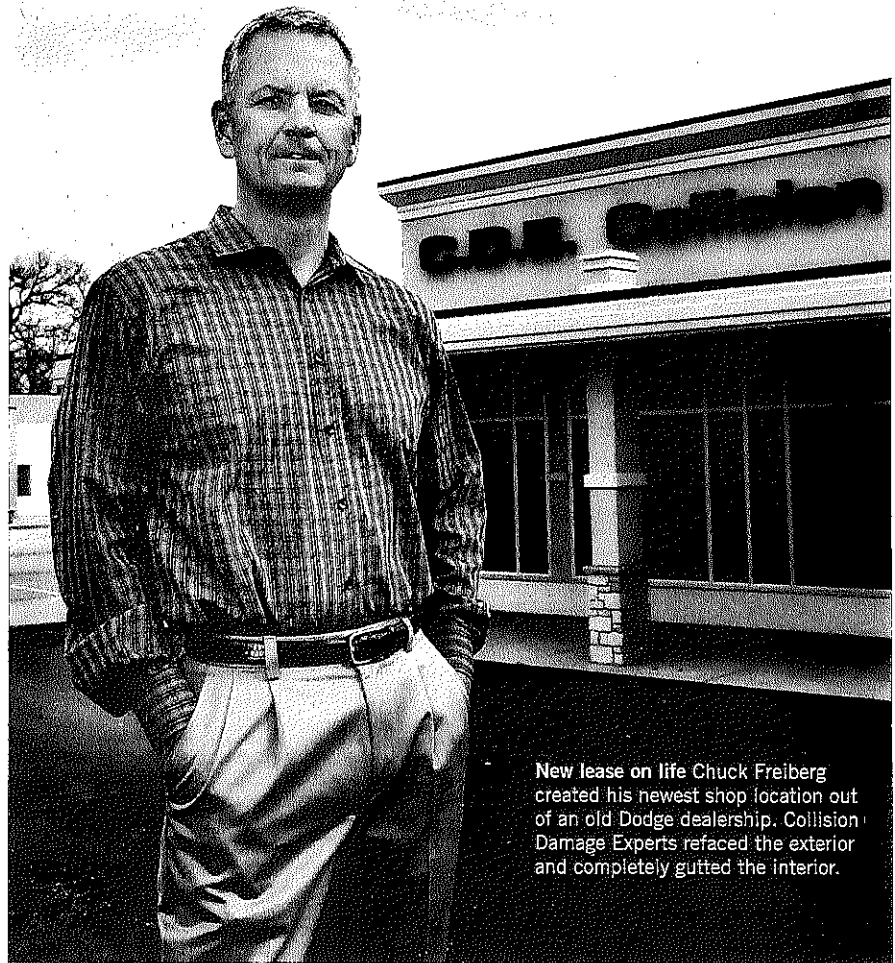
When looking at suppliers, Freiberg had three main priorities: 1) quality of the finished product, 2) ease of use for applying the paint and 3) active support and training for the transition. Freiberg selected AkzoNobel after evaluating three paint suppliers. He favored the quality of its finishes and the deep support company representatives offered as CDE installed the new systems in Hammond and converted the other shops.

The supplier trained CDE technicians at its training facility in Lombard, Ill., for a full day. Company technicians also came to the CDE shops to demonstrate how to best apply its paint. Then, reps stuck around the shop for two weeks to make sure CDE technicians were comfortable with the product once they were painting on their own. "There was so much support, we didn't have a hiccup," adds Freiberg.

The cost: about \$70,000 each for the three new paint booths in Hammond, and about \$30,000 each to convert CDE's seven other booths from solvent paint to waterborne paint—roughly \$420,000.

The collision center in Hammond also installed Global Finishing Solutions' AdvancedCure air filtration system and air accelerator to keep the shop pristinely clean. "They've got to have a good air supply—clean, dry air and plenty of it," says Dan Fennema, wholesale account manager for AkzoNobel. He favors rotary screw air compressors, which produce dry, clean air very efficiently. Using powerful air compressors and accelerators in the paint booth increases the air flow around the vehicle, which speeds drying time.

The decision to create a more earth-friendly collision center has been essential to Freiberg's early success with the Hammond shop. Freiberg is amazed at the fantastic paint jobs his shop is able to turn out since it switched to waterborne paints. By far the new paint is his favorite part of the Hammond shop. "For us, AkzoNobel had the ultimate ease of use and very high quality. I'm very comfortable saying at this point that I could not be happier," he says. "It doesn't just bring the car



**New lease on life** Chuck Freiberg created his newest shop location out of an old Dodge dealership. Collision Damage Experts refaced the exterior and completely gutted the interior.

back to the original condition—it's 120 percent of the original."

An added bonus to using waterborne paint is the productivity boost from time shaved off the repair cycle. With solvent-based paint, CDE was constantly buffing the cars to remove dirt and dust particles. Now, technicians wash the cars several times during the process and just buff small areas as needed.

CDE now spends less money on buffing papers and compounds, and it saves the detailers a ton of time. Instead of taking 50 to 75 minutes to paint the car and 30 minutes to bake it dry, the shop now can finish a car in 35 to 40 minutes for painting and 20 minutes or less for drying. It goes so quickly because painters need to do only one-and-a-half to two applications of waterborne basecoat, compared with three to four coats of traditional paint. Overall, that has slashed cycle time to three to four days instead of five to five-and-a-half days, notes Freiberg.

He's also seeing savings in materials: Soap and water have replaced solvents to clean solvent-based paint off mixing and spraying equipment.



# INDY SHOP

//////// COLLISION DAMAGE EXPERTS //////////////////////////////////////

## PRODUCTIVITY PERKS

Freiberg doesn't attribute all of this newfound productivity to the waterborne paints. Lean operations at Hammond have provided a lesson or two about streamlining workflow to his other locations. The first step was having shop technicians work in teams rather than individually. That way the shops can pair more experienced workers with newer or less-skilled employees, and they can take care of tearing down cars while the veteran techs focus on the painting or body work.

Other changes that have made CDE more efficient:

**Parts.** Employees thoroughly assess and document every part needed for a job, so that nothing gets left off an order. The parts department makes sure all elements are in stock or located nearby. If not, CDE searches the country for the needed parts and has them shipped overnight to drop into the cycle when needed.

**Receiving.** When parts arrive at CDE, employees open boxes immediately and note missing or broken pieces. Problems can be fixed quickly before they slow the repair process.

**Measuring.** CDE uses a laser touch measuring system for structural repairs. It guides technicians to point and click at designated areas, which makes estimating and measuring vehicles for repair much quicker and more accurate.

**Efficiency software.** CDE deployed Mitchell Repair Center software to set standard operating procedures for repairs so that CDE technicians can work at any shop when demand is higher.

**Responsive service.** CDE also has embraced using technology for communication, installing AutoWatch so that customers and insurance companies can, literally, keep an eye on vehicles moving through the repair process. Photographs of the repairs let customers follow their cars during each stage, and they can easily email their service representative with questions or concerns. In addition to reducing phone calls, AutoWatch boosts business by highlighting other issues outside of a claim that customers choose to repair.

## A FAMILY AFFAIR

Freiberg says he would be remiss if he didn't credit some of his success to his family. His parents always supported him, notably after he wrecked his 1967 Firebird as a teenager and fixed it himself without any repair experience. They let him repair their cars, and he drummed up more business from family and friends. When Freiberg got stretched thin with his two locations, his dad, Bill, quit his construction job and took the reins at one shop. Freiberg's mom, Rosemarie, did CDE's books. These days, Freiberg's two sons, Eric and Brian, are learning the ropes, one as a technician and the other in management.

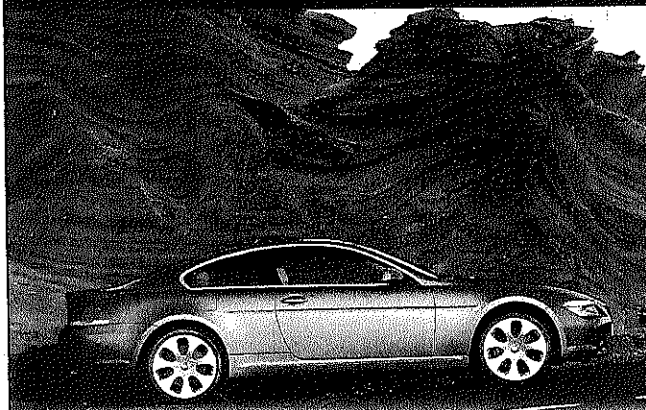
Three generations of Freibergs have kept CDE in business for nearly 30 years. Freiberg hopes his fourth location is the beginning of a friendship with Indiana collision customers. **FB**

*Suzy Frisch is a Minneapolis-based freelance writer.*

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CITY OF CROWN POINT

OFFICE OF THE MAYOR

David D.F. Uran  
*Mayor*

Keith W. Stevens  
*Chief of Staff*

Diana L. Bosse  
*Office Manager*

4/8/2015

To Whom It May Concern,

I am writing this letter on behalf of CDE Collision Damage Experts. CDE located their business in Crown Point in 2012 at 1181 E Summit St. Crown Point, IN 46307. CDE has been a great addition to the Crown Point business community offering quality service to our residents as well as a positive community partner supporting local initiatives as well as sponsoring community events. Their decision to locate in our community was welcomed as they invested in a vacant and blighted building and converted into a beautiful operation that generates tax dollars for the community.

As an automotive paint repair business the City of Crown Point Mayor's Office has not received any complaints regarding, noise, hours of operation etc.

The City of Crown Point is proud to have this business located in our city and to call them a civic partner.

David D.F. Uran  
Mayor  
City of Crown Point

[www.crownpoint.in.gov](http://www.crownpoint.in.gov)

101 N East Street • Crown Point, IN 46307

Office (219) 662-3240

Fax (219) 662-3262



**Thomas M. McDermott, Jr.**  
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT  
**CITY OF HAMMOND**

April 8, 2015

PHIL TAILLON  
Executive Director

Collision Damage Experts  
7212 Indianapolis Blvd.  
Hammond, IN 46324

**RE: CDE Letter of Recommendation**

To Whom it May Concern,

I would like to give the City of Hammond Redevelopment Commission's endorsement of Collision Damage Experts. CDE has been an excellent example of how to operate in a business in Hammond. We have never received a complaint of any kind on the business or about their property. When meeting with other businesses in Hammond, we reference CDE as an example in regards to the upkeep of their property and extent of their landscaping. They renovated a building that had been vacant for several years and transformed it into a vibrant business.

Specifically, we have never had a complaint in regards to noise, hours of operation, or odors from the facility. We have received nothing but compliments on the Hammond Collision Damage Experts property and would like to give our highest recommendation.

If you need any further information on CDE, please feel free to contact me at the number listed below.

Thank you.

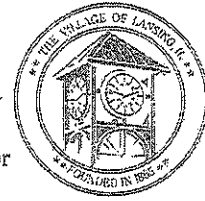
Phil Taillon  
Executive Director of Planning and Development  
City of Hammond



# VILLAGE OF LANSING

Norm Abbott  
Mayor

J. Wynsma  
Village Administrator



April 14, 2015

Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

To Whom It May Concern:

I am writing on behalf of Chuck Freiberg and CDE Collision Center, who have been operating their business in the Village of Lansing for the past 3 years. Mr. Freiberg and his staff at CDE have been a pleasure to work with and we are very fortunate to have them be a part of our business community.

CDE did a tremendous job of renovating the building they occupy, turning it into a very aesthetically appealing space both inside and outside. I know they have a fantastic reputation in the south suburbs for doing excellent work at reasonable prices, and I personally have several colleagues who have used them for body work, all of who were very pleased.

The Village of Lansing has no known complaints against Mr. Freiberg or CDE. I would highly recommend this upstanding business to be a part of the Arlington Heights community.

Please feel free to contact my office if you should have any questions or concerns.

Sincerely,

Norman F. Abbott  
Mayor

## Collision Damage Experts

Dear Neighbors,

We need your help!

C.D.E. opened its doors at 5710 S. Western Avenue in the Gage Park neighborhood in 1984. This was our 2<sup>nd</sup> location. Since then we have grown to 10 locations.

We are now looking to expand to Arlington Heights, Illinois. This location is similar to our 5710 S. Western with some residential.

We are asking if you could please give CDE a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for your time and consideration! We truly appreciate it!

NAME:

KATRINA Coleman

ADDRESS:

5707 ARTESIAN

**COMMENTS:**

I have never had service  
at cde but from residing on  
the same block I have never  
heard or smelled anything  
and I comment it was to  
have to use their services,

§

ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
5710 S. WESTERN AVE.  
TEL: 773.434.2424

CHICAGO, IL  
7659 S. WESTERN AVE.  
TEL: 773.925.8511

CHICAGO, IL  
3555 W. COLUMBUS AVE.  
TEL: 773.776.9977

LANSING, IL  
2735 BERNICE RD.  
TEL: 708.895.7999

LYNWOOD, IL  
19950 STONY ISLAND AVE.  
TEL: 708.889.1100

CROWN POINT, IN  
1181 E. SUMMIT ST.  
TEL: 219.226.9300

HAMMOND, IN  
7212 INDIANAPOLIS BLVD.  
TEL: 219.844.7400

PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.397.8000

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Thank you for your time and consideration! We truly appreciate it!

NAME:

*Harriette Lee*

ADDRESS:

*3706 S ARTESIAN  
Chicago IL 60629*

COMMENTS:

*They sound like a good business to  
me because I don't hear nothing or  
smell nothing*

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Thank you for your time and consideration! We truly appreciate it!

NAME:

Derrion Jones

ADDRESS:

5732 S. Artesian  
Chicago IL 60629

COMMENTS:

Don't hear NO NOISES  
Don't smell ANYTHING  
Very quite  
welcome to the neighborhood

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Thank you for your time and consideration! We truly appreciate it!

NAME: Diane McFaroon

ADDRESS: 5719 South Artesian

COMMENTS:

I Love the work they  
do at their business  
They are a good advantage  
for the community

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NAME:

Latrice Saut

ADDRESS:

5735 W. Arlensir  
CHICAGO IL 60629

COMMENTS:

They sound like a good Bussines  
to me Far as Fix: my car and They  
are very quite Bussiness.

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We are asking if you could please give CDE a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for your time and consideration! We truly appreciate it!

NAME:

Michael J. Brooks

ADDRESS:

5735 So. Western

Chicago IL 60629

COMMENTS:

They sound like a good business  
and I don't hear neither or  
smell anything and good for  
community

ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
5710 S. WESTERN AVE.  
TEL: 773.434.2424

CHICAGO, IL  
7659 S. WESTERN AVE.  
TEL: 773.925.8511

CHICAGO, IL  
3555 W. COLUMBUS AVE.  
TEL: 773.776.9977

LANSING, IL  
2735 BERNICE RD.  
TEL: 708.895.7999

LYNWOOD, IL  
19950 STONY ISLAND AVE.  
TEL: 708.889.1100

CROWN POINT, IN  
1181 E. SUMMIT ST.  
TEL: 219.226.9300

HAMMOND, IN  
7212 INDIANAPOLIS BLVD.  
TEL: 219.844.7400

PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.397.8000



## Collision Damage Experts

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NAME:

JOAN MALLARD

ADDRESS:

5731 S. ARTESIAN AVE  
Chicago IL 60629

COMMENTS:

ALL OF THE BUSINESSES around here they  
are quite BUSINESSES I know and also  
smell from their BUSINESSES

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NAME: DEIDRA Wilson

ADDRESS: 5731 S. ARTESIAN AVE  
Chicago IL 60629

COMMENTS:

It is a quiet establishment  
It doesn't have orders coming out  
It doesn't take away <sup>from</sup> ~~for~~ the  
community at all. As a matter of fact  
I'm glad that they are there, it <sup>make</sup> ~~makes~~  
it convient for me when my car was  
hit 2x

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NAME:

JEANELE BROOKS

ADDRESS:

5735 So. Artesian  
Chicago IL 60629

COMMENTS:

I'm letting you know there are  
a great business and there  
are no noise and it's a  
pleasure to have there  
business in our community.

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Thank you for your time and consideration! We truly appreciate it!

NAME:

Miguel Wilson

ADDRESS:

5731 S. Artesian

Chicago IL 60629

COMMENTS:

I think its good growing  
company.

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NAME:

Cristian Conneros

ADDRESS:

5703 S. Arkesian  
Chicago IL 60629

COMMENTS:

I don't hear or smell nothing

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NAME:

Michael Wilson

ADDRESS:

5731 S Artesian

Chicago IL 60629

COMMENTS:

I didn't know they was there, until  
I was in accident and they fix my  
Hummer truck and glad they are in the  
neighbor hood now! They are a good  
business and quiet.

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Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

NAME: KYM O'NEILL  
ADDRESS: 645 W LAKE STREET  
ADDISON IL

COMMENTS: GREAT NEIGHBORS!  
NO ISSUES  
   
   
   
 

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Thank you for this consideration!

NAME: RAY KIZ  
ADDRESS: 704 BRIAN HILL  
ADDISON, IL 60101

COMMENTS:

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Thank you for this consideration!

NAME:

JON HAVLIK

ADDRESS:

625 W. LAKE ST  
ADDISON, IL 60101

COMMENTS:

VERY FAVORABLE NEIGHBORS  
NO ISSUES

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Thank you for this consideration!

NAME: ALEX AGUIWAGA  
ADDRESS: 611 BRIAN HILL

COMMENTS: GOOD PEOPLE

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NAME:

BLANCA LUNA

ADDRESS:

640 W. LAKE STREET  
ADDISON, IL 60101

COMMENTS:

NO ISSUES  
EXCELLENT NEIGHBORS

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NAME: Dennis Gruber

ADDRESS: 693 W. Lake St  
Addison IL 60101

COMMENTS: Excellent Neighbors!

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NAME: Dominique Goodman  
ADDRESS: 5820 S. Artesian

COMMENTS:

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Thank you for this consideration!

NAME: Hardy, Lakeshia

ADDRESS: 5741 s. Artesian

COMMENTS:

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Thank you for this consideration!

NAME: Joshua Stevens  
ADDRESS: 5722 S Artesian Ave

**COMMENTS:**

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Thank you for this consideration!

NAME: Rosemarie Mierzwinski  
ADDRESS: 5842 So. California Ave.

COMMENTS:

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635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
5710 S. WESTERN AVE.  
TEL: 773.434.2424

CHICAGO, IL  
7659 S. WESTERN AVE.  
TEL: 773.925.8511

CHICAGO, IL  
3555 W. COLUMBUS AVE.  
TEL: 773.776.9977

LANSING, IL  
2735 BERNICE RD.  
TEL: 708.895.7999

LYNWOOD, IL  
19950 STONY ISLAND AVE.  
TEL: 708.889.1100

CROWN POINT, IN  
1181 E. SUMMIT ST.  
TEL: 219.226.9300

HAMMOND, IN  
7212 INDIANAPOLIS BLVD.  
TEL: 219.844.7400

PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.397.8000



Dear Neighbors,

We need your help!

C.D.E. opened its doors at 5710 S. Western Ave in 1984 as our 2<sup>nd</sup> location. Since then we have grown to 10 locations.

We are now looking to expand to Arlington Heights Illinois. This location is similar to Western Ave with some residential.

Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

NAME: Bertha Rodriguez  
ADDRESS: 5744 S Alto Sania

COMMENTS:

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ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

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TEL: 708.889.1100

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TEL: 219.844.7400

PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.397.8000

## Collision Damage Experts

Dear Neighbors,

We need your help!

C.D.E. opened its doors at 3555 W. Columbus Ave as our 3<sup>rd</sup> location in 1997. Since then we have grown to 10 locations.

We are now looking to expand to Arlington Heights Illinois. This location is similar to Western Ave with some residential.

Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

NAME:

MARTA MIJANGOS

ADDRESS:

3512 W. Columbus Ave.

COMMENTS:

ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
5710 S. WESTERN AVE.  
TEL: 773.434.2424

CHICAGO, IL  
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4985 BELLEVILLE RD.  
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## Collision Damage Experts

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Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

NAME: Rosa/ka Rodriguez

ADDRESS: 3518 W COLUMBUS AV

COMMENTS:

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ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
5710 S. WESTERN AVE.  
TEL: 773.434.2424

CHICAGO, IL  
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LANSING, IL  
2735 BERNICE RD.  
TEL: 708.895.7999

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19950 STONY ISLAND AVE.  
TEL: 708.889.1100

CROWN POINT, IN  
1181 E. SUMMIT ST.  
TEL: 219.226.9300

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7212 INDIANAPOLIS BLVD.  
TEL: 219.844.7400

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6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.377.8000



## Collision Damage Experts

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Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

NAME: *H. Perry*

ADDRESS: *3555 W. Columbus Ave*

COMMENTS:

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ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
5710 S. WESTERN AVE.  
TEL: 773.434.2424

CHICAGO, IL  
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TEL: 219.844.7400

PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.397.8000

## Collision Damage Experts

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We are now looking to expand to Arlington Heights Illinois. This location is similar to Western Ave with some residential.

Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

NAME:

Alvin Weather

ADDRESS:

3524 W. Columbus Ave

COMMENTS:

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ADDISON, IL

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CHICAGO, IL

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PORTAGE, IN

6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI

4985 BELLEVILLE RD.  
TEL: 734.397.8000

## Collision Damage Experts

Dear Neighbors,

We need your help!

C.D.E. opened its doors at 7212 Indianapolis Blvd. in Hammond October 2009 as our 4<sup>th</sup> location. Since then we have grown to 10 locations.

We are now looking to expand to Arlington Heights Illinois. This location is similar to Hammond with some residential.

Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!

*Cheryl Pickens*

NAME:

*Charles Craig*

ADDRESS:

*7145 Magnolia Ave.  
Hammond, IN*

COMMENTS:

*I have not been bothered by  
noise, odor or other problems.  
Everything has been fine.  
Landscaping was very good.*

ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

CHICAGO, IL  
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CHICAGO, IL  
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TEL: 708.889.1100

CROWN POINT, IN  
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TEL: 219.226.9300

HAMMOND, IN  
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TEL: 219.844.7400

PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
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## Collision Damage Experts

Dear Neighbors,

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C.D.E. opened its doors at 7212 Indianapolis Blvd. in Hammond October 2009 as our 4<sup>th</sup> location. Since then we have grown to 10 locations.

We are now looking to expand to Arlington Heights Illinois. This location is similar to Hammond with some residential.

Would you be able to give us a favorable recommendation based on noise, odor and overall neighborliness.

Thank you for this consideration!



NAME:

Gwendolyn Shaw

ADDRESS:

7216 Madison Ave. <sup>46334</sup> Hammond, IN

COMMENTS:

I have not been aware of  
any noise or odors. Always looks  
very clean and professional.

ADDISON, IL  
635 W. LAKE ST.  
TEL: 630.543.0001

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CHICAGO, IL  
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PORTAGE, IN  
6100 US HIGHWAY 6  
TEL: 219.787.8700

CANTON, MI  
4985 BELLEVILLE RD.  
TEL: 734.397.8000



## EXHIBIT Q

### Recycled Rides Program

Every day, many former service members from across the country worry about how they'll get to work, the doctor, and the store without reliable transportation. That is where recycled rides comes in.

#### Recycled Rides

The Recycled Rides program works to put an end to these hardships for our highly deserving veterans by presenting them newly refurbished vehicles. We've joined forces with Progressive Insurance to obtain and refurbish this vehicle back to perfect working order.

On Veteran's Day 2014, at CDE Collision Damage Experts in Addison, we will proudly hand-over the keys to a worthy veteran!

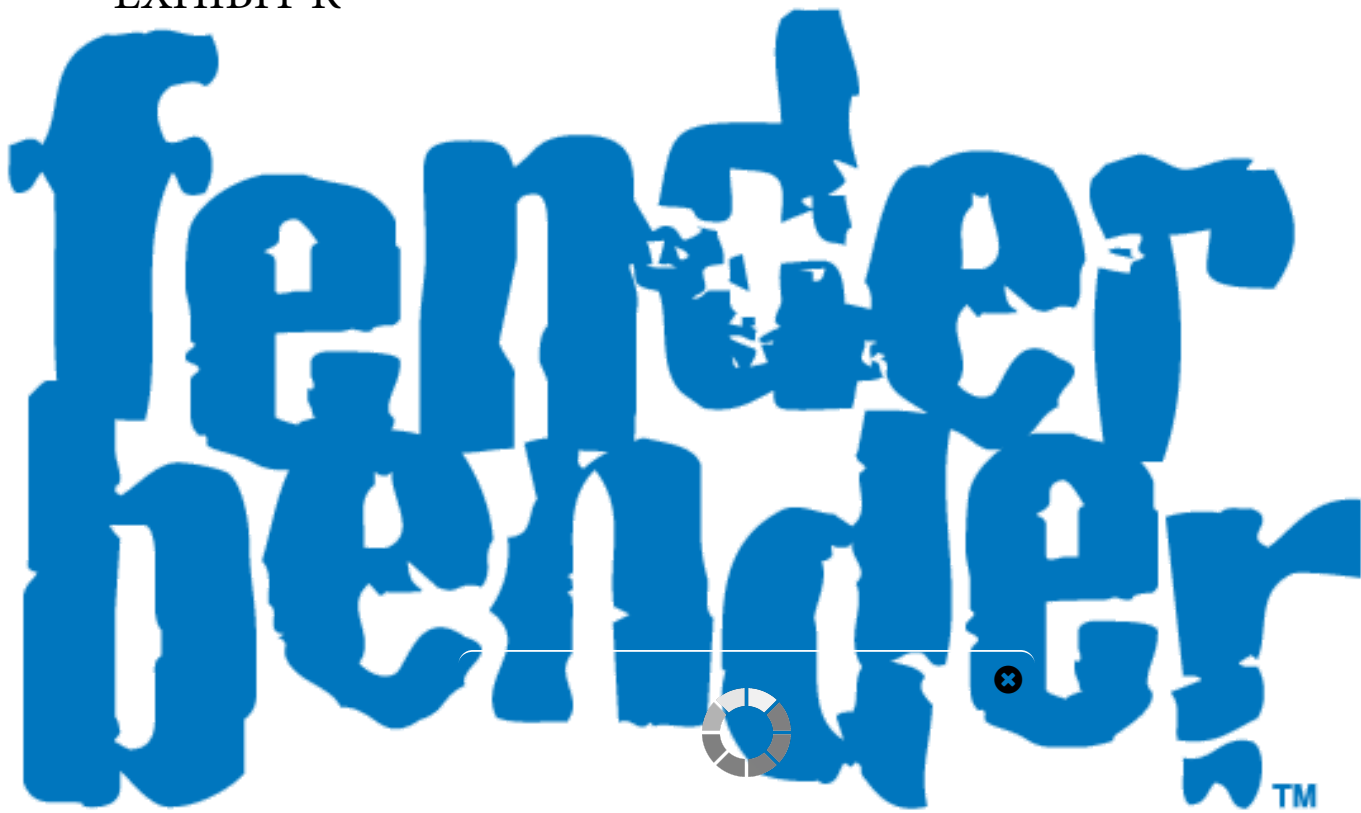
## Recycled Rides Vehicle Giveaway *A HELPING HAND FOR MILITARY VETERANS*

**C.D.E. Collision Centers**



*Before & After*





[www.fenderbender.com/articles/6675-midwest-mso-donates-10-000-to-local-charity](http://www.fenderbender.com/articles/6675-midwest-mso-donates-10-000-to-local-charity)

## Midwest MSO Donates \$10,000 to Local Charity

March 3, 2014

March 3, 2014—CDE Collision Damage Experts, operator of seven auto body shops in Illinois and Indiana, has donated \$10,000 to Together We Cope's annual "Red Carpet Dinner Dance" fundraising event.

Together We Cope is an organization that supports families and individuals who are dealing with a temporary crisis by providing food, shelter, clothing and referrals to help them return to self-sufficiency, CDE said. The money raised during the "Red Carpet Dinner Dance" event—which will take place March 7—will assist families with various types of financial assistance, such as rent, mortgage payments, education and medical needs.

Chuck and Donna Freiberg, co-owners of Chicago, Ill.-based CDE, have been involved with Together We Cope since 2012.

"When we first got introduced to Together We Cope over two years ago, we fell in love with the program and the families they support," said Donna Freiberg. "I get so much joy from knowing that I make a positive difference in the lives of so many people."

# EXHIBIT S

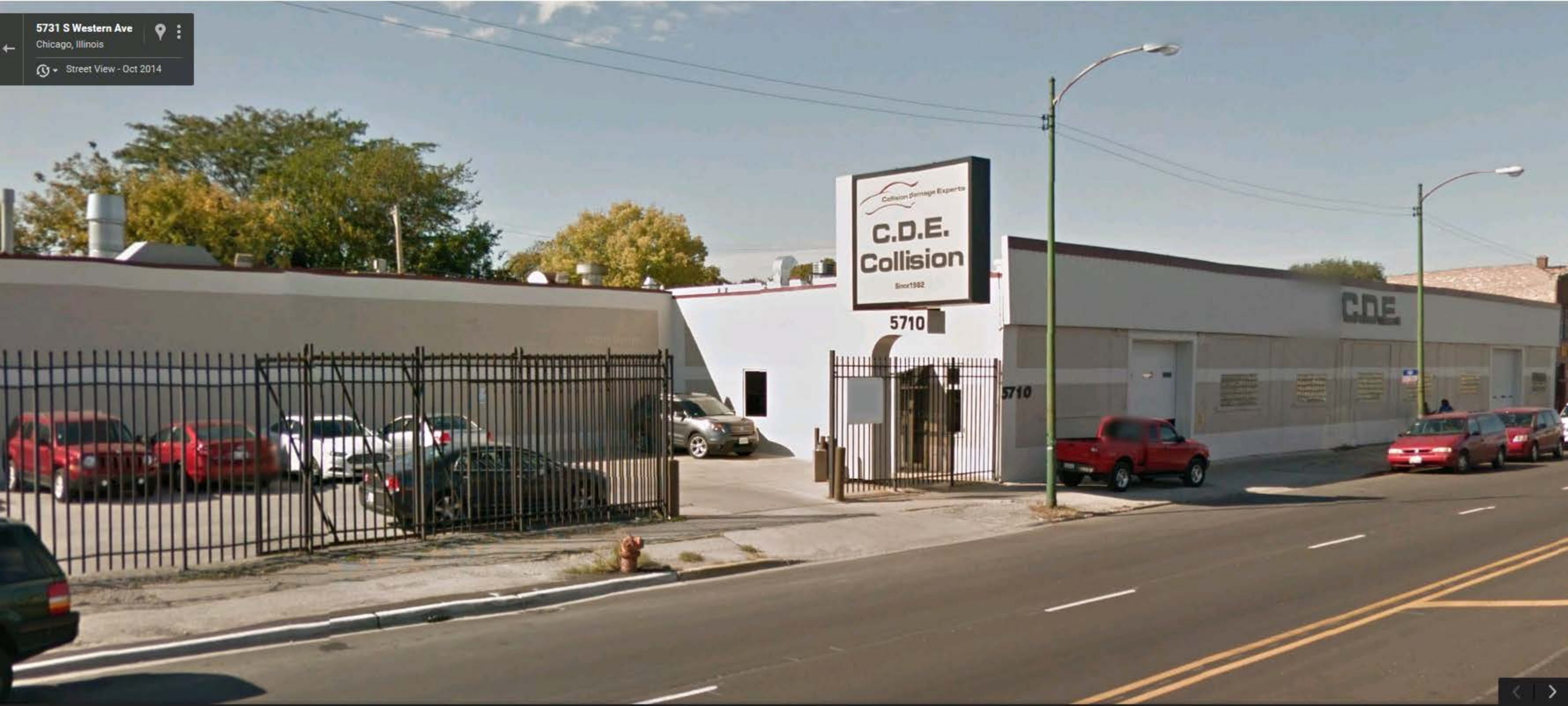




5731 S Western Ave

Chicago, Illinois

Street View - Oct 2014







E

EXHIBIT T





EXIT

GFS ULTRA XPI  
GLOBAL FINISHING SOLUTIONS

ULTRA XPI MIX  
GLOBAL FINISHING SOLUTIONS

GFS ULTRA XPI  
GLOBAL FINISHING SOLUTIONS



# Cost Segregation Study

## Cost Detail

The CDE Body Shop II  
920 Deerfield Parkway  
Buffalo Grove, IL 60089

## 2016 Improvements

Property Category	Cost	5 Year	15 Year	39 Year
<b>Building Components</b>	\$ 3,000			
Cabinets / Millwork	\$ 9,280.40	\$ 9,280.40		
Moldings	\$ 5,557.82	\$ 5,557.82		
Fireplace	\$ 4,990.81	\$ 4,990.81		
Decorative Flooring	\$ 23,438.36	\$ 23,438.36		
Accent Lighting	\$ 837.81	\$ 837.81		
Signage	\$ 12,733.98	\$ 12,733.98		
Specialty Electrical - Shop Equip.	\$ 14,314.42	\$ 14,314.42		
Specialty Plumbing - Shop Air / Drainage	\$ 31,308.32	\$ 31,308.32		
Interior Overhead Doors - Security	\$ 2,465.33	\$ 2,465.33		
<b>Site Work / Improvements</b>	\$ 5,454,545.00			
Landscaping	\$ 1,023.45		\$ 1,023.45	
<b>Building Structure</b>	\$ 3,000			
Roofing Systems	\$ 4,322.07		\$ 4,322.07	
Foundations	\$ 12,664.30		\$ 12,664.30	
HVAC	\$ 61,393.48		\$ 61,393.48	
Electrical	\$ 37,287.93		\$ 37,287.93	
Plumbing	\$ 32,651.31		\$ 32,651.31	
Exterior Façade	\$ 7,081.88		\$ 7,081.88	
Doors & Frames	\$ 2,171.90		\$ 2,171.90	
Windows	\$ 4,362.88		\$ 4,362.88	
Interior Framing / Partitions	\$ 77,928.79		\$ 77,928.79	
Painting	\$ 68,187.04		\$ 68,187.04	
Overhead Doors	\$ 16,158.69		\$ 16,158.69	
Flooring - Epoxy	\$ 12,613.64		\$ 12,613.64	
Miscellaneous Building Components	\$ 71,355.67		\$ 71,355.67	
<b>Total Building Cost</b>	\$ 514,130.28	\$ 104,927.25	\$ 1,023.45	\$ 408,179.58
<b>% of Building Cost</b>		20.4%	0.2%	79.4%



EXHIBIT U





032200 C D E BODY SHOP INC.

**Tax Asset Detail 1/01/16 - 12/31/16**

36-3312394

FYE: 12/31/2016

Location: CANTON MICH

337	PAINT BOOTH NEW	5/28/14	113,337.00
341	NEW PAINTING	5/15/14	15,080.00
342	MCFATE GROUP CONTR	5/15/14	29,347.00
344	NEW PAINTING	6/09/14	19,800.00
346	SIGNAGE NEW	6/30/14	5,210.00
347	SPRAU BOOTH MIS ROOM	4/14/14	56,668.50
348	CANTON PAINTING	4/21/14	1,730.00
349	CANTON START UP	6/30/14	29,132.50
351	NEW PAINTING	6/30/14	9,400.00
352	COMPRESSOR	7/10/14	2,971.78
353	NEW ROOF TOP	7/11/14	32,370.00
354	NEW PAINTING	7/11/14	10,184.00
356	NEW PAINTING	7/07/14	15,850.00
358	ELECTRICAL 2 AC UNITS	7/29/14	2,025.74
359	ACOUSTICAL CEILINGS	6/12/14	4,150.00
360	NEW ROOF	7/27/14	36,960.00
361	OFFICE FURNITURE	7/30/14	12,672.00
362	RETILE BATHROOM	8/22/14	2,434.35
363	DEMOLITION	8/20/14	10,800.00
364	2 BATHROOM MATERIALS	8/22/14	3,100.00
365	ELECTRICAL	5/16/14	55,510.31
366	NEW HEATER INSTALL	8/15/14	2,375.00
367	SCHEMATIC DESIGN	8/26/14	17,119.82
369	LEASEHOLD IMPROV	6/05/14	16,671.33
371	FLOORING	7/31/14	3,500.00
372	COMPRESSOR	8/14/14	24,005.00
373	MACHINERY	8/14/14	2,891.20
374	DHI EQUIPMENT	8/20/14	36,855.90
375	COMPUTERS	8/27/14	9,600.00
376	SHOP EQUIPMENT	7/27/14	3,073.66
377	SHOP EQUIPMENT	7/30/14	4,922.52
378	EQUIPMENT	7/24/14	1,000.00
380	PAINTING	9/11/14	1,395.00
384	LEASEHOLD IMPROVEMENT	9/25/14	6,209.90
386	LEASEHOLD IMPROVEMENT	10/06/14	5,000.00
387	EQUIPMENT	9/08/14	103,859.50
388	EQUIPMENT	9/10/14	2,106.22
392	OFFICE SUPPLIES	9/08/14	2,548.86

396	CONST FEE MCFATE	4/01/14	8,200.00
397	RICHARD IND DEMO	10/21/14	7,000.00
398	NEW ROOF	10/22/14	64,000.00
399	CTD ELECTRICAL	10/29/14	2,544.03
400	OX STUDIO	11/17/14	3,605.85
401	PERMITS	12/19/14	2,505.00
403	LANDMARK SIGNAGE	10/17/14	8,500.00
404	LANDMARK SIGNAGE	10/17/14	13,500.00
405	AC UNITS SUPERIOR	10/24/14	27,370.00
406	DESINE ENG EQUIP	11/21/14	2,028.75
409	AUTO CANTON	10/10/14	6,500.00
410	AC SUPERIOR CONF	7/30/14	6,154.40
411	MOBILE PULLER	1/13/15	2,999.00
417	WATER PRESSURE WASHER	8/31/15	1,546.13
420	RE DEVELOPMENT	1/12/15	1,600.50
421	LEASEHOLD IMPROVEMENT	1/22/15	5,067.00
424	PHASE II DESIGN	2/03/15	5,622.50
425	RE DEVELOPMENT	2/18/15	1,635.00
429	PERMIT APPLICATION	2/13/15	2,408.00
430	HVAC DESIGN AND ENGINEER	3/13/15	9,350.00
431	TWNSP FEES	3/18/15	3,900.48
432	COST SEGREGATION STUDY	3/19/15	2,725.00
435	DESIGN STUDY	4/17/15	3,991.14
436	BUILDING PERMIT	6/01/15	6,000.00
437	ENGINEERING INSPECTION	6/01/15	9,202.00
438	PHASE II CONSTRUCTION	6/02/15	26,410.58
439	ELECTRICAL	9/17/15	6,000.00
440	PHASE II CONTRUCTION	10/05/15	562.50
443	LIGHTING	11/19/15	7,700.00
452	LEASEHOLD IMPROV ??	12/31/15	33,600.00
459	FINGER PRINT SCANNER	12/31/15	649.98
462	ENGINEERIING DESINE	3/23/15	1,891.46
498	LEASHOLD IMPROVEMENTS	11/15/16	643,281.00
<b>CANTON MICH</b>			<b><u>1,639,917.39</u></b>

7218 Indianapolis Blvd

Hammond, Indiana

Street View - Oct 2013

EXHIBIT V







7218 Indianapolis Blvd

Hammond, Indiana

Street View - Oct 2008

Hide imagery

POMM CONSTRUCTION	\$3,000.00
POMM CONSTRUCTION	\$2,000.00
POMM CONSTRUCTION	\$2,400.00
PRO-BUILD	\$1,704.46
PRO-BUILD	\$1,426.95
PROFESSIONAL INSULATION	\$3,660.00
PROTRIM ENTERPRISES	\$2,488.00
PROTRIM ENTERPRISES	\$14,000.00
QUALITY STUCCO	\$2,000.00
RIEDS FIRE EQUIPMENT	\$4,975.00
RIEDS FIRE EQUIPMENT	\$4,900.00
SALLAS TILE	\$4,000.00
SALLAS TILE	\$4,700.00
SALLAS TILE	\$4,000.00
SCHERMER ASPHALT	\$19,404.60
SCHERMER ASPHALT	\$3,100.00
SERVICE SANITATION INC	\$145.00
SIKMA PLUMBING	\$1,012.50
SIKMA PLUMBING	\$135.00
SIKMA PLUMBING	\$6,838.94
SMASH EQUIPMENT	\$39,729.40
SMASH EQUIPMENT	\$2,000.00
SNAP ON TOOLS	\$6,480.00
STARMACH SIGN COMPANY	\$100.00
STARMACH SIGN COMPANY	\$1,678.00
STARMACH SIGN COMPANY	\$935.00
STARMACH SIGN COMPANY	\$480.00
TENNANT	\$110.37
THOMAS KIBLER LATHING&PLASTERING	\$18,600.00
THOMAS KIBLER LATHING&PLASTERING	\$20,000.00
THOMAS KIBLER LATHING&PLASTERING	\$15,000.00
THYSSENKRUPP SAFWAY INC.	\$3,840
TONYS LAWN SPRINKLER SERVICE	\$8,849.15
TORRENGA SURVEYING LLC	\$300.00
TORRENGA SURVEYING LLC	\$500.00
TROUT GLASS	\$3,750.00
TROUT GLASS	\$10,000.00
TROUT GLASS	\$15,000.00
UPBEAT INC	\$100.10
UPBEAT INC	\$180.00
USA TOOL	\$409.39
VALUE JANITORIAL SUPPLY	\$4,274.65
WESLEY FEIKEMA & SON	\$765.00
WESTCOTT HINDMARSH DIST	\$3,029.15
WESTCOTT HINDMARSH DIST	\$520.55
WESTCOTT HINDMARSH DIST	\$1,426.95
WESTCOTT HINDMARSH DIST	\$732.80
CHUCK FREIBERG INVOICES	\$30,000.00
PURCHASE PRICE OF BUILDING	\$800,000.00

TOTAL

\$1,663,821.30

*Hammond Remodel updated total*

# EXHIBIT W







**Collision Damage Experts**

19950



# EXHIBIT X

## EXHIBIT A

### REAL ESTATE LEGAL DESCRIPTION

LOTS 21 AND 22 IN TINLEY INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD (EXCEPTING THEREFROM THE WEST 1534.6 FEET OF THE EAST 2009.6 FEET OF THE NORTH 495.65 FEET) ALL IN COOK COUNTY, ILLINOIS.

PIN's: 27-36-204-021-0000 and 27-36-204-022-0000

Common Address of Property: 17500 South Harlem Avenue, Tinley Park, IL 60477

EXHIBIT Y

PROPERTY DESCRIPTION:

LOTS 21 AND 22 IN TINLEY INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE CHICAGO ROCK ISLAND, AND PACIFIC RAILROAD (EXCEPTING THEREFROM THE WEST 1,534.6 FEET OF THE EAST 2,009.6 FEET OF THE NORTH 495.65 FEET) ALL IN COOK COUNTY, ILLINOIS.

ITEMS CORRESPONDING TO SCHEDULE "B."

CHICAGO TITLE INSURANCE COMPANY  
FILE No.: 1655378497HH  
EFFECTIVE DATE: September 9, 2016

ZONING NOTE:

PROPERTY CURRENTLY ZONED "ORI-MU1" - MIXED-USE DUVAN DRIVE OVERLAY DISTRICT

FOR BULK RESTRICTIONS REFER TO:  
VILLAGE OF TINLEY PARK  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
16250 OAK PARK AVENUE  
TINLEY PARK, ILLINOIS 60477

PH: 708-444-5000

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17091C, COMMUNITY PANEL 0708/ EFFECTIVE DATE AUGUST 19, 2008, THE PARCEL SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X". ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS DETERMINATION WAS MADE BY GRAPHICAL PLOTTING AND SCALED MAP MEASURE ONLY. NO FIELD MEASUREMENTS WERE TAKEN CONCERNING THIS DETERMINATION, AND BASE FLOOD ELEVATIONS WERE NOT ESTABLISHED IN PERFORMANCE OF THIS SURVEY.

MISCELLANEOUS NOTES:

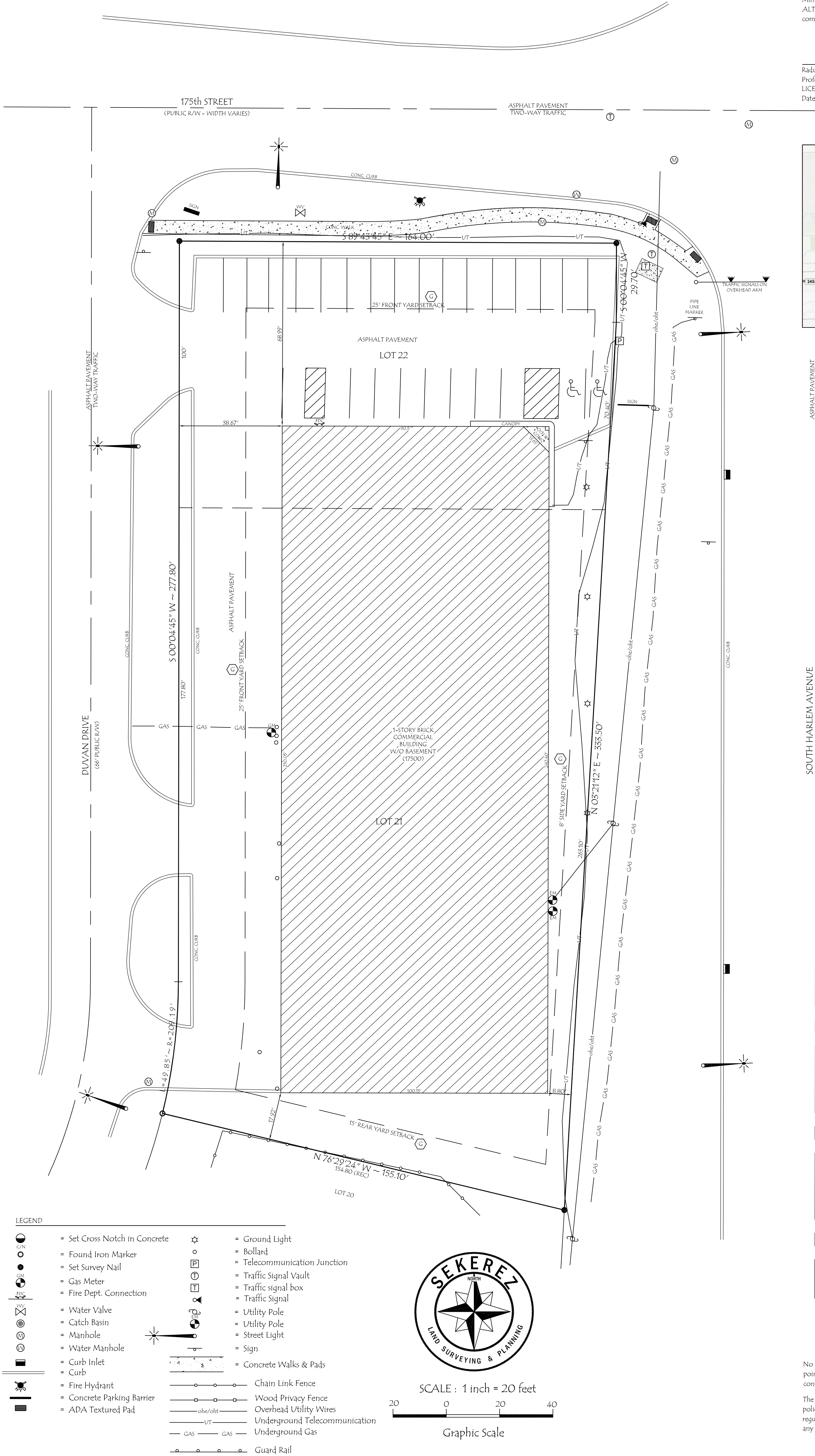
- 1) PARCEL P.I.N.: 27-36-204-021 & -022
- 2) PARCEL AREA: 53,941.6 sq. ft./1.238 ac±
- 3) BUILDING HEIGHT: 16.7'±
- 4) BUILDING AREA: 25,043 sq. ft.
- 5) BEARINGS SHOWN HEREON BASED UPON THOSE RECITED IN THE PLAT OF TINLEY INDUSTRIAL PARK
- 6) 28 STRIPED PARKING STALLS (INCLUDING 2 DESIGNATED AS HANDICAP) OBSERVED ON THE DAY THE FIELD WORK WAS PERFORMED.
- 7) UTILITIES AND OTHER IMPROVEMENTS SHOWN HEREON ARE BASED ON DIRECT OBSERVATION OF ABOVE-GROUND APPURTENANCES AND PAINTED/FLAGGED EVIDENCE OF UTILITY LOCATIONS ONLY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH UTILITY PLANS OR ATLASES RELATED TO THE SUBJECT PROPERTY, ADJOINING PROPERTIES OR RIGHTS-OF-WAY.
- 8) FENCE LINE LOCATIONS, IF ANY, ARE APPROXIMATE.
- 9) THE DEPICTION OF FENCE LINES OR OTHER IMPROVEMENTS ON THE DRAWING DOES NOT CONSTITUTE AN OPINION ON THE PART OF THE SURVEYOR AS TO THEIR OWNERSHIP, OR TO THE VALIDITY OF ANY CLAIMS BASED ON THEIR LOCATION.
- 10) THE SUBJECT PARCEL IS AT THE INTERSECTION OF SOUTH HARLEM AVENUE AND WEST 175th STREET, AND HAS DIRECT PHYSICAL ACCESS TO SOUTH DUVAN DRIVE, AS SHOWN ON THE DRAWING.

Surveyor's Certification

To:  
LAKE KAGON LLC  
LENDER TO BE NAMED LATER  
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11 and 14 of Table A thereof. The field work was completed on January 18, 2017.

Radu M. S. Irimescu  
Professional Land Surveyor No. 055-005338  
LICENSE EXPIRATION DATE: November 30, 2018  
Date of Survey: February 2, 2018



VICINITY MAP  
no scale

ASPHALT PAVEMENT  
TWO-WAY TRAFFIC

SOUTH HARLEM AVENUE  
(PUBLIC R/W - WIDTH VARIES)

No dimensions should be assumed by scale measurements upon plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

SHEET  
1  
OF  
1

Faermark & Williams LLC  
1900 South Highland Ave, Ste 100  
Lombard, Illinois

ALTA/NSPS LAND TITLE SURVEY  
17500 South Harlem Avenue  
Tinley Park, Illinois

ZARKO SEKEREZ & ASSOCIATES, INC.  
Land Surveyors & Land Planners

116 WEST CLARK STREET  
CROWN POINT, INDIANA 46307  
ILL. PHONE: (312) 726-1315 IND. PHONE: (219) 663-3344  
ILL. FAX: (312) 256-0506 IND. FAX: (219) 663-7282  
WWW.SEKEREZ.COM

DRAWN BY:  
PS

CHECKED BY:  
RI

DATE:  
February 2, 2018

ORDER NO.:  
10844



# **COMMENTS FROM THE PUBLIC**

**ADJOURNMENT**