

Village of Tinley Park
159th and Harlem
Redevelopment Project Area

Tax Increment Financing
Redevelopment Plan and Project
June 2020



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Village of Tinley Park

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Executive Summary

In March of 2020, Stern Brothers & Co. (“Stern”) was engaged by the Village of Tinley Park (the “Village”) to prepare the Tax Increment Financing (“TIF”) Redevelopment Plan and Project (the “Plan”) for the 159th and Harlem Redevelopment Project Area (the “Redevelopment Project Area” or “RPA”). This Plan documents the TIF eligibility and qualifications of the 159th and Harlem Redevelopment Project Area in support of its 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”).

The Redevelopment Project Area is generally bounded by: 159th Street on the north (except for a few parcels west of Oak Park Avenue that are north of 159th Street), the northern boundary of Siemsen Meadow (north of 167th Street) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west.

The RPA consists of 52 tax parcels, including adjacent rights-of-way, and encompasses approximately 252 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1½ acres). It includes 39 buildings.

Eligibility Findings

The eligibility study (“Eligibility Study”) of the RPA within this Plan concludes that the RPA meets the requirements of the Act for designation as a Blighted Area. This Plan concludes that the 159th and Harlem Redevelopment Project Area is eligible for Tax Increment Financing (“TIF”) designation as a Blighted Area for both Improved Land and for Vacant Land under the Act because the following eligibility factors have been found to be present to a meaningful extent and are reasonably distributed throughout the RPA:

For Improved Land within the RPA, the following six (6) Blighted Area eligibility factors apply:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

For Vacant Land within the RPA, the following four (4) Blighted Area eligibility factors apply:

- Obsolete Platting
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging Equalized Assessed Value

Redevelopment Plan and Redevelopment Project

In addition to the Eligibility Study, this Plan also contains the Redevelopment Plan and the Redevelopment Project for the RPA. The overarching goal of this Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a “Blighted Area”. To that end, this Redevelopment Plan provides strategies for supporting public and private development to strengthen the area. The Redevelopment Plan details specific objectives and strategies to accomplish the goals.

Certification and Findings

The Act requires that in order to adopt this Plan, certain certifications and findings must be found to be present within the RPA. Stern finds that the lack of growth and development is evidenced by the existence of Blighted Area factors, as documented in Section II, including, but not limited to, the following:

- Underutilized and vacant parcels
- Economic and functional obsolescence in buildings and parcels
- Deterioration of structures
- Non-conforming land use
- Lack of public infrastructure and services
- Declining EAV

The Village is required to find that, but for the designation of the TIF District and the use of TIF, it is unlikely that significant investment will occur in the RPA. The realization of the redevelopment goals and objectives require both public and private sector investment. Without the creation and use of a public economic incentive like TIF, the investment needed to rehabilitate the existing buildings and infrastructure is not likely to occur.

Finally, the proposed land uses described in this Plan are consistent with the approved land uses in the Village’s Comprehensive Plan, *The Village of Tinley Park, Illinois, Comprehensive Plan, 2000*.

I. Introduction

This Plan is comprised of the Eligibility Study and the Redevelopment Plan and Project for the RPA which is located in the Village of Tinley Park. The Village Board, authorized Stern to conduct a formal Eligibility Study and prepare a Redevelopment Plan and Project.

This Plan summarizes the analyses and findings of Stern's work. The Village is entitled to rely on the findings and conclusions of this document in designating the RPA as a redevelopment project area under the Act. Stern has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: 1) the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the RPA and the adoption and implementation of the Plan; and 2) the fact that Stern has obtained the necessary information so that the Redevelopment Plan will comply with the Act.

The RPA and its proposed boundary are illustrated in **Map 1**. The legal description of the RPA is detailed in **Appendix 1**.

A. Discussion of TIF

The Village anticipates designating the RPA under the Act, prior to which the Village shall have adopted and approved this "Village of Tinley Park, 159th and Harlem Redevelopment Project Area, Tax Increment Financing, Redevelopment Plan and Project, June 2020" as a Redevelopment Plan and Project. Furthermore, the Village intends to use TIF in connection with the payment of qualifying "Redevelopment Project Costs" ("Redevelopment Project Costs") under the Act and implementation of this Redevelopment Plan for twenty-three years after the year in which the RPA is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the RPA, the Village engaged Stern as its TIF Consultant to assist the Village in determining whether the RPA qualifies for TIF. Under the Act, a RPA may be qualified 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 RPA qualifies as a Blighted Area for both Improved Land and Vacant Land.

B. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present 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 currently 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, designation of a RPA, and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance 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 RPA 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/or other sources.

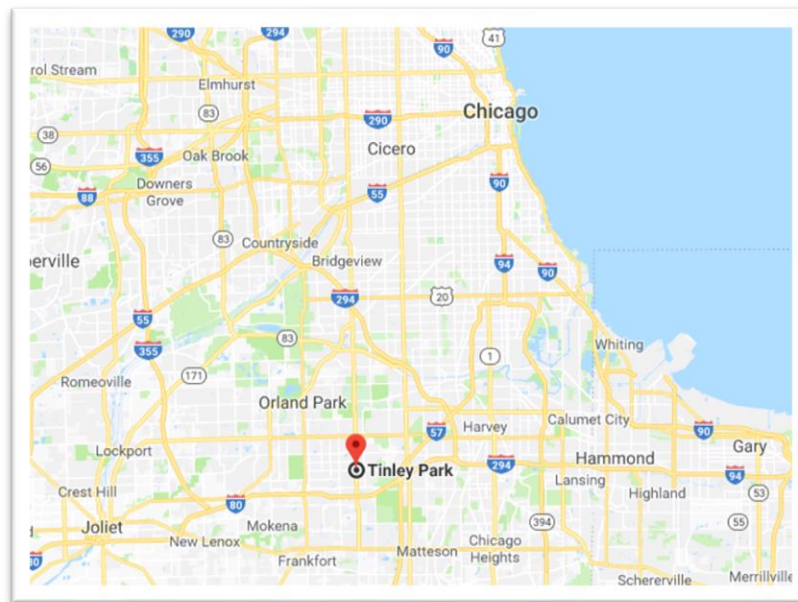
Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments 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, or the actual EAV, whichever is less. 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 RPA, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

C. 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 its transportation options, 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 interstate and intrastate access to Wisconsin to the north, Indiana to the east, Iowa to the west, and downstate Illinois to 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.



Village of Tinley Park, Illinois

There are two train stations located along the Metra Rock Island line, the 80th 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 at that time was 56,703 persons. The most current U.S. Census estimates are provided in the 2018 American Community Survey (ACS) 5-Year Estimates Data. The ACS indicates the estimated population is 56,898 persons, comprised of 21,351 households, with a median household income of \$76,183 for the period of 2014-2018.

The Village operates under the council-manager form of government, with a Mayor, Village Clerk, and six-member Board of Trustees, whom 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.

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, 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 at Chicago.

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 Franciscan Health Olympia Fields Hospital, Ingalls Hospital, Franciscan Health St. James Hospital, Advocate Christ Hospital and Silver Cross Hospital. As with universities, the Village is 45 minutes to one-hour drive to research hospitals that are renowned in the nation for their quality care and research. The Advocate Medical Group and DuPage Medical Group 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.

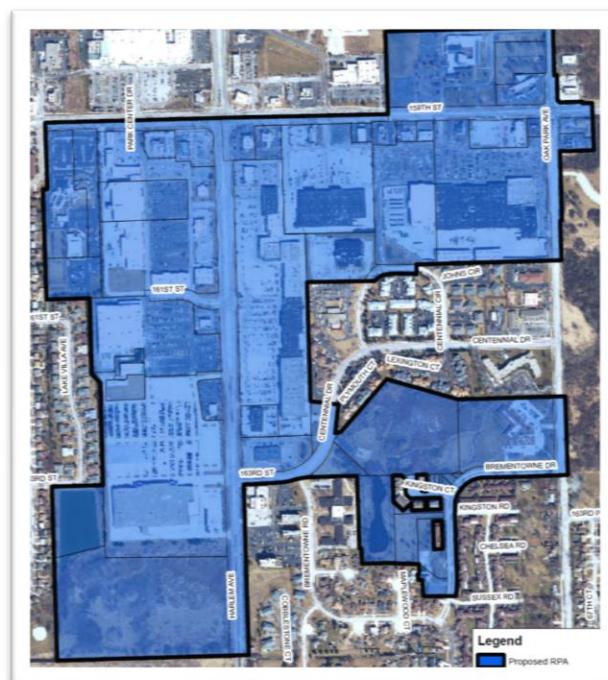
Tinley Park has seen a rapid growth in its industrial parks that provide jobs not only for its residents, but also for many others living within the region.

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 accommodations for visitors to the area.

D. Redevelopment Project Area

The Redevelopment Project Area is generally bounded by: 159th Street on the north (except for a few parcels west of Oak Park Avenue that are north of 159th Street), the northern boundary of Siemsen Meadow (north of 167th Street) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west.

The RPA consists of 52 parcels and 39 buildings. It includes approximately 252 acres and adjacent rights-of-way. The land uses are primarily commercial (retail business), along with governmental, park/open space, religious, and vacant land uses. The RPA includes a primary commercial area within Tinley Park (Menard's, Park Center Plaza and Tinley Park Plaza), as well as the Village Hall, Bicentennial Park, St. Julie Billiart Church, Trinity Lutheran Church/Cemetery, vacant land, and open water.



Redevelopment Project Area

II. Evaluation of Eligibility Conditions

Based upon the conditions found within the RPA during the course of and completion of Stern's research and analysis for the Eligibility Study, it has been concluded that the 159th and Harlem RPA is eligible for TIF designation as a Blighted Area under the Act.

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

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

These findings were made on the basis that the presence of blight, or 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.

As set forth in the Act, to qualify as a Redevelopment Project Area:

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 concerns improved property. Two sets within the Blighted designation concern 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 Redevelopment Project Area must equal or exceed 1½ acres.
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.
5. In the case of a Conservation Area, a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

A. Methodology

In March 2020, Stern conducted a survey and analysis of existing conditions within the RPA to determine whether the proposed RPA meets the eligibility requirements of the Act (the Eligibility Study). 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 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 RPA.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the Eligibility Study survey and analyses completed for each eligibility factor based on existing conditions within the RPA. To qualify the RPA for a TIF, the RPA 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 RPA, and the relative extent to which the factor is present.

For purposes of this Plan and due to the size of the RPA, the RPA has been broken down into blocks to more clearly illustrate the presence of eligibility factors and that these factors are distributed throughout the RPA, as required by the TIF Act. “Blocks” are identified by the portion of the Property Index Number, also known as a permanent real estate index number (or “PIN”) that relates to the block (i.e., the block in which parcel 28-19-101-005 is located is identified as “Block 101” on the **Improved Land Eligibility Factors (Appendix 3)**, and the **Vacant Land Eligibility Factors (Appendix 4)**). As defined by Cook County in their tax map, “101” is the block number. On the **159th and Harlem Redevelopment Project Area Block Map, Map 4**, the blocks are identified by the block number in the circle.

C. Eligibility of 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 specific factors as outlined

below. There are three sections that apply to Blighted Area eligibility conditions: one for improved land (“Improved Land”) and two for vacant land (“Vacant Land”) parts of the RPA.

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

1. Improved Land

Under the provisions of the Act, if the land is improved it can be designated as a Blighted Area based on a finding of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined below, 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 RPA.

The Improved Land in the RPA meets the requirements of 11.74.4-3(a) (1) (B), (C), (F), (H), (L) and (M) of the Act for designation as a Blighted Area (described in detail below), as these criteria are reasonably present and distributed.

The parcels constituting Improved Land in the RPA are listed in **Appendix 3, Improved Land Parcels (PINs) and Eligibility Factors**, which also indicates the blocks within the RPA in which the applied Improved Land factors are reasonably present. The geographic location of the block numbers are shown on **Map 4, Redevelopment Project Area Block Map**.

- 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: This factor was not observed within RPA, and therefore, does not apply.

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

Finding: Obsolescence, as a factor, is present throughout the RPA. Many factors can contribute to the functional and economic obsolescence of a building and/or parcel.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or adaptive reuse and marketability. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete buildings have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of an area.

The age of a building can often contribute to obsolescence. While a majority of the buildings in the retail area of the RPA are not more than 35 years old (the requirement for a Conservation Area), many of these buildings are aging, as 62% of RPA structures are over 30 years of age and 74% are over 25 years old. These buildings may not be suitable for current business needs, or for new businesses looking to occupy a space within the Village, particularly those that are vacant.

The former Super Kmart site (27-24-202-020) has been vacant since 2016 and is not likely to be occupied without major renovations, but is likely to be demolished. That parcel is large, however, and prominent within the RPA, casting a shadow on surrounding businesses. The site of the former Aldi store (parcel 27-24-202-023) will require renovations, as will the former Applebee's (27-24-202-022), and multiple spaces within the Park Center Plaza (27-24-201-013) and Tinley Park Plaza (28-19-100-057), which are also clearly ill-suited for any current uses within the current market.

Land uses that conflict with either the existing zoning and/or the Village's proposed land use maps contribute to obsolescence. All parcels east of Harlem Avenue and south of 159th Street, except for parcel 28-19-100-019 (currently occupied by Brown's Chicken) were thought to be Planned Unit Developments (PUDs) for many years since 1978, and although amendments and deviations were approved, the appropriate zoning changes were never adopted. Therefore, many of the uses and properties in this area, especially the added outlots, would be considered non-conforming with current codes, including architectural material/design, bulk, landscape, and subdivision/developments codes. This entire area appears to be challenged as well by the current configurations for drive-through use, parking, setbacks, and landscaping, in comparison to more newly developed, but similar types of, retail shopping centers. TIF revenues can be used to assist in these conversions.

The Village Hall was built in 1987, with the north wing added in 1995, and is in need of some improvements which could be paid with TIF funds. The main entryway area to the Village Hall has suffered considerable deterioration and the remaining retaining walls are delaminating and probably should just be removed entirely. Inside, the lobby, washrooms, council chambers and other public areas are showing their age as well. There are considerable amounts of bad soils through this general area, which has affected the Village Hall with abnormal settling and shifting, causing broken floor and baseboard tiles, and seasonal shifting of door openings. Near-term energy saving retrofits at Village Hall (LED lighting, etc.) are estimated to cost \$300,000 and other Village Hall facilities maintenance is expected to cost approximately \$750,000, according to the Village's capital plan.

As evidenced further later in this section (in "h., Inadequate Utilities"), the public utility infrastructure within the RPA is not adequate to support the current and future land use identified by the Village, or to meet more recently adopted requirements of the Metropolitan Water Reclamation District.

Applying the more conservative measurement, Obsolescence applies as a factor to 23 of the 33 Improved Area parcels (70%) without factoring in the Inadequate Utilities criterion. If the lack of sufficient public utility infrastructure is included in the calculation, 100% of the 33 Improved Land parcels are considered to be Obsolete. These parcels are reasonably distributed throughout the RPA, therefore, Obsolescence is considered a qualifying factor.

- 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: Deterioration, as a factor, is present in the RPA. Evidence of deterioration is identified throughout the buildings, particularly in the rear or on the sides of buildings. Signs of deterioration observed repeatedly include: dented or damaged fascia, soffits, gutters or downspouts; loose or missing shingles; wear and tear or dry rot on cornices and other ornamentation; cracked masonry; peeling or missing paint; and worn or damaged window and door frames.

Approximately 85% of the 39 buildings in the RPA are deteriorated. A number of the buildings in the RPA suffer from deferred and/or insufficient maintenance. Given that 39% of the buildings within the RPA are 35 years of age or older (62% of RPA structures are over 30 years of age and 74% are over 25 years old), this is consistent with conditions found in many aging commercial and/or retail areas. The detail on the commercial buildings and the Village Hall provided in the previous section “c., Deterioration” offers more detail on the type of deterioration often suffered in similarly aged structures.

Deterioration was also observed in the roadways, sidewalks, parking lots, pedestrian access ways and other paved areas of the RPA. Evidence of site deterioration includes cracked pavement and/or bumper guards, crumbling asphalt, loose paving material, potholes and depressions.

Deterioration as a factor was found to be present in 33 of the 39 primary buildings (85%) and in 70% of the improved land parcels. In addition, the deteriorated site improvements cited above are present throughout the RPA, making this a contributing factor to blighting conditions, and therefore, this factor applies.

- 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: Structures below minimum code standards was not apparent. Therefore, this factor does not apply to the RPA.

- 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 to the RPA.

- 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: Excessive vacancies, as a factor, occurs in varying degrees within the individual parcels of the RPA, but is substantially present in the RPA as a whole. Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or to correcting their underutilization.

As of the time of the Consultant's survey, while only about 18% of the parcels with buildings have one or more vacant spaces, there are at least 28 unoccupied units within the RPA. Tinley Park Plaza (28-19-100-057) is at least 34-39% unoccupied, depending on the division of units and space. Units within Park Center Plaza (27-24-201-013) are approximately 26% vacant. Further, underutilized spaces, of which there appeared to be a number, especially within Tinley Park Plaza and Park Center Plaza, were not counted. Tenant turnover within these spaces has been significant. There are a number of successful businesses within these centers, which only make the vacancies stand out more starkly, discouraging customer traffic to struggling establishments.

The former Super Kmart site (27-24-202-020) has been vacant since 2016 and is not likely to be occupied without major renovations, but more than likely will need to be demolished due to the length of time it has been vacant, if for no other reason. That parcel is also large and very prominent within the RPA, casting a shadow on surrounding businesses.

Other notable vacancies within the RPA include: the former Applebee's Restaurant (27-24-202-022), vacant since 2013; the former Aldi grocery store (27-24-202-023); and a vacant space next to the current Aldi (27-24-201-014). Structures with excessive vacancies and/or underutilized structures have an adverse effect on the value, safety and desirability of nearby properties.

The six parcels cited above account for 69 acres of space within the RPA, 40% of a total of 174 acres of Improved Land parcels. While not a majority, the size and number of vacancies within the RPA are conspicuous and diminish the value of the property and other businesses at this important commercial center for the Village.

There is a significant 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.

Excessive vacancies, as a factor, is present and reasonably distributed throughout the RPA, and therefore this is considered to be a qualifying factor.

- 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 is not apparent. Therefore, this factor does not apply to the RPA.

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

Finding: Inadequate utilities, as a factor, is present throughout the RPA.

The commercial properties along 159th between Harlem Avenue and Oak Park Avenue developed in the early 1970s, as did those in Tinley Park Plaza. Park Center was built in 1988, and the Park Place shopping area (former Super Kmart and north to Sam's Club) was developed in 1995. There is aging water, sanitary, and storm sewer infrastructure throughout the RPA, as well as gaps in the sidewalk network, lacking interior roadway and landscaping, and aging street lighting.

Water, Stormwater, and Sanitary Sewer Systems - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) adopted the Watershed Management Ordinance (WMO) in 2013, effective May 1, 2014. The ordinance requires both detention and volume control of stormwater in Cook County, excluding Chicago, and applies to all communities that are tributary to the MWRD's water reclamation facilities. The purpose of the WMO is to abate the negative impacts of stormwater runoff (e.g., flooding, erosion, water quality impairments, etc.) from new upstream developments or redevelopments. The proposed RPA boundary includes areas of impervious surfaces and does not meet the WMO requirements for off-site detention. These requirements place an extra burden on most developments, and redevelopment sites that may not have sufficient land mass to easily accommodate the on-site compensatory storage requirements are particularly impacted.

There is a Sanitary Sewer lift station directly across from the southeast corner of the Kmart property on the east side of Harlem that is part of the sanitary sewer infrastructure serving this area. This discharges into a force sewer main that the Village is currently rehabilitating after discovering a major failure downstream.

A good portion of the area near Bicentennial Park is a wetlands area and has significant issues with drainage that has resulted in the boardwalk bridge often being submerged and impassible, leading to accelerated deterioration. If the drainage issues cannot be corrected, the path and boardwalk will need to be raised to a higher level to remain accessible and usable. A detention pond (parcel 28-19-300-027) has likely never been dredged. Periodic maintenance should be performed to restore and maintain its intended holding capacities. A walking path network continues around this pond and interconnects with the other area paths. All the walking paths in this area are in need of maintenance.

The Village's near term cost estimates for water main and sanitary sewer infrastructure improvements (lining and replacement of aging utility infrastructure) are \$1,800,000. The maintenance of stormwater infrastructure (lining or replacement of storm sewers) is expected to run at least \$1,000,000. The dredging of retention ponds (between Brementowne Road and

Bremontowne Drive and “Park Place Pond”/Kmart) are estimated at \$500,000. The restoration of naturalized wetlands (Bicentennial Park and South of former Kmart) are expected to cost \$1,200,000. These figures are only for improvements included in the Village’s current Capital Improvements Plan and do not include other costs likely to be incurred during the 23 year term of the RPA.

Roadways/Streets, Lighting, and Sidewalks – As cited later (under “Section I., Lack of Community Planning”), interior roadways within the various developments in the RPA can be difficult to navigate and need improvements. The Village adopted a “Complete Street” resolution in 2012 toward developing the street system for all modes of transportation and provides street-based linkages between path systems where required. Within the RPA, this would apply to the street along Centennial/163rd Street to Harlem.

The Village has established an LED-based standard for street lighting and is addressing the conversion of lighting in phases throughout the community. Improvements within the RPA to meet the standard will provide for better light coverage, improved monitoring and management, and reduced operating costs, as this area has not yet been addressed.

The installation of sidewalks along 159th Street and Harlem Avenue, both where earlier developments did not provide and for gaps between developments, are required within the RPA. Sidewalks are mandated in most developments today, although they were not at the time the area was developed. The installation of security cameras and other equipment might further improve public safety.

The Village’s capital plan includes the following upcoming projects related to these issues:

- Completion of gaps in sidewalk network to address public safety and ability to easily access the commercial centers within the TIF by pedestrians.
 - a. Within TIF – \$700,000
 - b. TIF adjacent – \$250,000 (with benefit to TIF properties)
- Roadway improvements – \$550,000
- Street lighting replacement – upgrade lighting to Village LED standards for long term energy and maintenance cost savings – \$200,000
- Walking Path – south side of Village Hall property to existing pathways – \$300,000
- Resurfacing of walking paths and bridge replacement Bicentennial Park – \$900,000

On the whole, inadequate utilities, as a factor, have a significant ill-effect throughout the RPA, and therefore, this factor applies to the area.

- i. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision

for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Finding: Excessive land coverage is not a factor within the RPA. While some of the outlot buildings appear somewhat crowded onto their sites with further setbacks and room for parking desired, this factor is not sufficiently present throughout the RPA. Therefore, this factor does not apply to the RPA.

- 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: Deleterious land use or layout was not found to be present to a meaningful extent within the RPA. Therefore, this factor does not apply.

- k. **Environmental clean-up.** The proposed RPA 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 RPA.

Finding: Within the RPA, there is evidence that parcels have incurred costs for environmental remediation efforts according to the Illinois Environmental Protection Agency (Illinois EPA). In particular, three sites identified by the Illinois EPA Leaking Underground Storage Tank database (Parcels 28-18-301-007, 28-19-100-008, and 28-19-105-003), have incurred remediation costs. Two of these parcels have completed the Illinois EPA's Site Remediation Program requirements. There are currently two tanks on parcel 28-18-301-007 that require further remediation.

Environmental clean-up can only be applied as a factor to a limited extent in 3 of the 33 Improved Land parcels (9%) in the RPA. This factor was not found to be present to a meaningful extent and is not reasonably present throughout the RPA, therefore this factor will not be used as a qualifying factor. However, TIF funds can be used for any necessary environmental problem remediation within the RPA.

- l. **Lack of community planning.** The proposed RPA 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 Village of Tinley Park was developed prior to or without the benefit or guidance of a community plan. The first comprehensive plan for the Village was issued in 1973. This factor may be documented by “inadequate street layout” or “other evidence demonstrating an absence of effective community planning”.

While most of the current buildings within the RPA were constructed after 1973, this factor is evidenced by the same issues that are cited under the previous factor of “Obsolescence” (see that item for further detail). While “Excessive land coverage” has not been found to be a factor within the RPA, outlot buildings appear somewhat crowded onto some sites, with further setbacks and room for parking desired.

Planning for potential reuses of obsolete and improperly planned properties will need to be addressed with respect to issues such as internal traffic circulation, buffering, parking, etc. The coordination of ingress/egress is impeded by a lack of transitional roads that would separate slower-moving, approaching traffic from continuing, faster-moving traffic driving along 159th Street or Harlem Avenue. Many RPA properties were developed without adequate buffering or barriers between different types of adjacent uses. Sidewalks are lacking throughout the RPA and substantial planning improvements would be needed to make future redevelopment more pedestrian-oriented.

Most of the parcels south of 159th Street and east of Harlem Avenue do not meet the Village’s current zoning standards, and many of these also do not comply with the Village’s Landscaping and/or Architectural requirements in one way or another.

Lack of community planning was found to be present to a meaningful extent and is reasonably present throughout the RPA as a whole (approximately 30 of 33 parcels, or 90%), therefore this factor applies as a qualifying factor.

- m. The total equalized assessed value of the proposed RPA has declined for three (3) of the last five (5) calendar years** prior to the year in which the RPA 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 RPA is designated.

Finding: Lagging EAV, as a factor, applies to the improved land parcels of the RPA, specifically:

- a. The total EAV of the parcels has declined for three (3) of the last five (5) calendar years.
- b. The total EAV of the parcels has increased at a rate that was less than the balance of the Village for four (4) of the last five (5) years.
- c. The total EAV of the parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for three (3) of the last five (5) calendar years.

Table 1 - EAV Comparison of Parcels for Improved Land

IMPROVED LAND	TAX YEAR					
	2013	2014	2015	2016	2017	2018
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
Total EAV of Improved Land in RPA Has it declined for 3 of last 5 years?		YES	YES	no	no	YES
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
Village Wide EAV	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872	1,520,930,314	1,518,072,612
Balance of Village Wide EAV	1,344,433,398	1,291,892,718	1,269,043,009	1,316,215,532	1,466,463,866	1,464,942,377
Percent Change		-3.91%	-1.77%	3.72%	11.42%	-0.10%
Total EAV of Improved Land in RPA Was it LESS than balance of Village for 3 of 5 years?		no	YES	YES	YES	YES
Total EAV of Improved Land in RPA	53,879,160	52,389,246	51,175,463	52,686,340	54,466,448	53,130,235
Percent Change		-2.77%	-2.32%	2.95%	3.38%	-2.45%
CPI		1.6%	0.1%	1.3%	2.1%	2.4%
Total EAV of Improved Land in RPA Was is less than the CPI for 3 of last 5 years?		YES	YES	no	no	YES

All three of the three measurements of EAV indicate that EAV is lagging in the improved land parcels and is reasonably distributed throughout the RPA. Therefore, this criterion applies.

Appendix 2 lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

2. Vacant Land - Two Factors Test

Under provisions of the Act, there are two tests under which vacant land can be deemed “blighted” by the determination that the sound growth of the RPA is impaired.

Under either set of criteria, each factor found must be (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 vacant part of the RPA to which it pertains.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (C), (D) and (F) of the Act for designation as a Blighted Area for Vacant Land (described in detail below), as these criteria are reasonably present and distributed.

The parcels constituting Vacant Land in the RPA are listed in **Appendix 4, Vacant Land Parcels (PINs) and Eligibility Factors**, which also indicates the blocks within the RPA in which the applied

Vacant Land factors are reasonably present. The geographic location of the block numbers are shown on **Map 4, Redevelopment Project Area Block Map**.

The first test, the “Two Factors Test”, requires the presence of two (2) or more of the six (6) factors:

- 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: Obsolete Platting is found to be present in the vacant parcels in the Redevelopment Project Area. Some of the parcels of vacant land are of irregular shape and size and are not compatible with contemporary standards. Properties may need to be vacated, consolidated, and re-subdivided to accommodate future uses or allow for the expansion of existing uses.

Obsolete platting, as a factor, is found in 13 of 19 parcels (69%), and in 3 of 5 blocks (60%), therefore, this factor applies as a qualifying factor.

Appendix 4 lists the parcels in the RPA in which this factor is reasonably present (3 of 5 blocks, or 60%).

- 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: Diversity of ownership is present but is not found to be a qualifying factor in the RPA.

According to Cook County property tax records, diversity of ownership can be applied as a factor in at least 7 of 19 vacant parcels, or 37%. (There may actually be more parcels in which this factor applies but tax parcel data was insufficient to confirm.) The Village of Tinley Park and the Tinley Park District are two of the owners of vacant parcels. Eliminating the Village and the Park District from the analysis, there are only 5 different owners of 16 parcels (31%) for which property taxes are paid. However, incentives may be necessary to facilitate the sale of these taxable properties for redevelopment.

- 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: Tax and special assessment delinquencies are found to be a qualifying factor. According to Cook County property tax records, there were tax delinquencies and/or tax liens found in 7 of 13 (54%) of the taxable vacant land parcels within the RPA. The Village is currently pursuing the purchase of several of these properties through a “scavenger sale” via the Cook County “No Cash Bid Program”, an economic development tool designed to assist municipalities, and other taxing

bodies, in acquiring tax delinquent property for reuse as private development and tax reactivation or for tax exempt municipal use.

Of the taxpaying PINs that are delinquent, 75% have delinquency for each of the past 4 Tax Years. 100% have delinquency in 3 of the 5 Tax Years.

Appendix 4 lists the parcels in the RPA in which this factor is reasonably present (2 of 5 blocks, or 40%).

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

Finding: Deterioration of structures or site improvements is found to be a qualifying factor in the RPA. At least 33 of 39 structures (85%), impacting 70% of the parcels, in the improved land portion of the RPA exhibit signs of deterioration. As these structures age, deterioration has occurred. Property maintenance in these buildings has not kept pace with the wear and tear that has occurred over time. Some of these deterioration problems include: foundation cracks and/or deteriorated concrete/masonry, roofing, fascia, signage and windows and window frames which require repair or replacement.

In addition to structure deterioration, deterioration was also observed throughout the RPA in the surface areas, parking lots, driveways, streets and sidewalks. **Section II.C.1.c.** of this Plan describes this deterioration.

As mentioned previously, a good portion of the area near Bicentennial Park (including the Vacant Land parcels) is a wetlands area and has significant issues with drainage that has resulted in the boardwalk bridge often being submerged and impassible, leading to accelerated deterioration. If the drainage issues cannot be corrected, the path and boardwalk will need to be raised to a higher level to remain accessible and usable. A detention pond (parcel 28-19-300-027) has likely never been dredged. Periodic maintenance should be performed to restore and maintain its intended holding capacities. A walking path network continues around this pond and interconnects with the other area paths. All the walking paths are in need of maintenance.

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land can be applied as a factor to 10 of the 19 vacant land parcels (100%), in the RPA.

Appendix 4 lists the blocks in the RPA in which this factor is reasonably present (5 of 5 blocks, or 100%).

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 Land properties within the RPA have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency. No other environmental studies were provided to or found by the Consultant. Therefore, this factor does not apply.

- 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: Lagging EAV, as a factor, applies to the Vacant Land parcels of the RPA, specifically:

- The total EAV of the parcels has increased at a rate that was less than the balance of the Village for three (3) of the last five (5) years.
- The total EAV of the parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for three (3) of the last five (5) calendar years.

Table 2 - EAV Comparison of Parcels for Vacant Land

VACANT LAND	TAX YEAR					
	2013	2014	2015	2016	2017	2018
Total EAV of Vacant Land in RPA	404,367	413,990	405,359	425,821	426,877	397,095
Percent Change		2.38%	-2.08%	5.05%	0.25%	-6.98%
Village Wide EAV	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872	1,520,930,314	1,518,072,612
Balance of Village Wide EAV	1,397,908,191	1,343,867,974	1,319,813,113	1,368,476,051	1,520,503,437	1,517,675,517
Percent Change		-3.87%	-1.79%	3.69%	11.11%	-0.19%
Total EAV of Vacant Land in RPA Was it LESS than balance of Village for 3 of 5 years?		no	YES	no	YES	YES
Total EAV of Vacant Land in RPA	404,367	413,990	405,359	425,821	426,877	397,095
Percent Change		2.38%	-2.08%	5.05%	0.25%	-6.98%
CPI		1.6%	0.1%	1.3%	2.1%	2.4%
Total EAV of Vacant Land in RPA Was it less than the CPI for 3 of last 5 years?		no	YES	no	YES	YES

Two of the three measurements of EAV indicate that EAV is lagging in the vacant land parcels and is reasonably distributed throughout the RPA. Therefore, this criterion applies.

Appendix 2 lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

3. Vacant Land - One Factor Test

The second test, the “One Factor Test”, is a finding that at least one (1) of the six (6) factors listed below is present.

The RPA does not qualify under this section of the Act as a Blighted Area for Vacant Land, as described below in further detail:

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 RPA. Therefore, this factor does not apply.

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

Finding: There are no parcels with used rail yards, rail tracks right-of-way in the RPA. 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 two parcels within the RPA that are entirely or almost entirely within the Federal Emergency Management Agency’s designated Flood Zone AE, 27-24-410-001 and 27-24-410-002. Both of these are Vacant Land parcels and are intended to be stormwater drainage and/or retention sites for nearby improved land parcels. One is a retention pond for the site formerly occupied by the Super Kmart, directly to the north.

While the RPA as a whole has inadequate storm water management utilities and infrastructure, chronic flooding, as a factor, is not reasonably distributed throughout the vacant land area. Therefore, this factor is not counted as a qualifying factor.

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: There was no evidence of unused or illegal disposal sites in the RPA found during the survey of the area or during the course of any research. Therefore, this factor does not apply.

d. Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, 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 to the RPA.

- 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: There is no evidence that the RPA qualified as a blighted improved area prior to becoming vacant. Therefore, this factor does not apply.

D. Eligibility of Conservation Area

“Conservation Area” means any improved area within the boundaries of a RPA 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 three (3) or more of the conservation factors (as outlined in **Section II.C.1 “Blighted Area”, “Improved Land”** previously in the Plan), it is defined in the Act as detrimental to the public safety, health, morals or welfare. Such an area may become a Blighted Area without intervention.

Finding: A review of information provided by the Village of Tinley Park and the Cook County Assessor’s data, and confirmed by visual inspection, indicate that not more than 50% of the structures in the Redevelopment Project Area are 35 years of age or older. Therefore, while the RPA does meet more than three (3) of the conservation factors, the area cannot be qualified as a Conservation Area.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a RPA 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 RPA, 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 RPA does not qualify as an Industrial Park Conservation Area.

F. Eligibility Conclusions

This Plan concludes that the 159th and Harlem RPA is eligible for TIF designation as a Blighted Area for both Improved Land and Vacant Land. The use of TIF is required to stimulate investment and eliminate the conditions that have caused the RPA to be considered a Blighted Area.

The Improved Land in the RPA meets the requirements of 11.74.4-3(a) (1) (B), (C), (F), (H), (L) and (M) of the Act for designation as a “Blighted Area”, as these criteria are reasonably present and

distributed. For Improved Land designation as a Blighted Area five (5) criteria are to be met, and in this case six (6) criteria have been met.

For Improved Land within the RPA, the following six (6) Blighted Area eligibility factors apply:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

The Vacant Land portion of the RPA is also eligible for designation 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 the first section of the Act.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (C), (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.

For Vacant Land within the RPA, the following four (4) Blighted Area eligibility factors apply:

- Obsolete Platting
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- Lagging Equalized Assessed Value

The parcels constituting Improved Land in the Redevelopment Project Area are listed in **Appendix 3**. The parcels constituting Vacant Land in the Redevelopment Project Area are listed in **Appendix 4**.

There must be a reasonable presence of and distribution of these factors in the RPA, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the RPA 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. **Appendix 3 and Appendix 4** contain the results of various research, field surveys, and analysis of existing conditions in the RPA, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the RPA.

The RPA is approximately 252 acres, more than 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 the RPA.

The RPA as a whole is adversely impacted by the presence of blighting factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities.

In addition, the RPA has not been subject to sound growth and development through investment by private enterprise and the RPA would not reasonably be anticipated to be developed without TIF assistance.

III. Redevelopment Plan

This Redevelopment Plan and Project is intended to identify the tools for the Village to use to support improvements and activities that facilitate the redevelopment of the RPA. The goal of the Village, through the implementation of this Redevelopment Plan, is that the RPA be developed to the extent possible in accordance with the Village's Comprehensive Plan and other recent area plans. For this to occur, the Village must foster private investment in the RPA through the strategic leveraging of public funds such as TIF.

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. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the RPA will become an environment that will attract private investment.

The goal, objectives and implementation strategies included in this Plan provide a framework to guide the decisions and activities that will be undertaken to facilitate the revitalization of the RPA. These objectives and implementation strategies generally reflect existing Village policies affecting all or portions of the RPA as identified in the entitled *Tinley Park, Illinois, Comprehensive Plan, 2000* as well as other plans and studies previously undertaken for the area. TIF will provide a financing tool to facilitate the realization of the objectives of these earlier planning documents.

A. Goal

The overarching goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a "Blighted Area" and to redevelop the 159th and Harlem RPA with commercial, office/restricted industrial, and government/open space uses. To that end, this Redevelopment Plan and Project will provide a comprehensive strategy and guidance for supporting public and private investment to encourage and facilitate redevelopment. The following sections outline the objectives and implementation strategies envisioned to achieve the goal and provide a framework for guiding decisions during the implementation of this Redevelopment Plan.

B. Redevelopment Objectives

To achieve the overarching goal of the Redevelopment Plan and Project, the following objectives have been identified:

1. Retain and promote existing businesses, support expansion needs, and facilitate recruitment of new businesses.
2. Encourage private investment to facilitate rehabilitation and/or new construction of the existing buildings to encourage a high-quality appearance and design standard.

3. Provide the necessary public infrastructure improvement to service the RPA and create an environment that will induce private investment. Public infrastructure includes, but is not limited to water/sewer, streets, rights-of-way, sidewalks, wayfinding, parking, electricity and gas, and internet/technology.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Develop vacant parcels where appropriate and possible.
6. Create employment opportunities for the community and surrounding area.
7. Maintain the RPA in support of the goals and objectives of other overlapping plans, including, but not limited to, the Village's Comprehensive Plan and Economic Development Strategic Plan.
8. Coordinate design within the Redevelopment Project Area.
9. Encourage design standards that integrate pedestrian-oriented walkways into the currently auto-oriented commercial areas.
10. Support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances.
11. Provide adequate parking and loading facilities.

C. Redevelopment Program Implementation and Strategies

The Village proposes to achieve the redevelopment goal and objectives of this Redevelopment Plan for the RPA through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to implement the following specific and integrated strategies:

1. Support the Planning and Due Diligence Efforts Required for Underutilized Sites

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.

2. Facilitate Property Assembly, Demolition, and Site Preparation

The Village may acquire and assemble land for the purpose of development and redevelopment of vacant and underutilized sites. Such properties may be acquired by purchase, exchange, or long-term lease by private developers or the Village for new development. The Village may purchase or write down the purchase of land. 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 the Redevelopment Project except as to any existing occupied residential dwelling

units. The Village may also assist in the preparation of land to include demolition, environmental remediation and flood mitigation. In addition, the Village may require written redevelopment agreements with developers before acquitting any properties and may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan.

3. Implement Public Works or Improvements

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

- Certain infrastructure improvements, in connection with and adjacent to the RPA, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including, but not limited to, water/sewer, storm water, and any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.
- Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

4. Encourage Private Sector Activities

Engaging in written redevelopment agreements or supporting public-private partnerships, the Village may provide financial and other assistance to encourage the private sector, including local businesses and property owners, to invest in activities and improvements that support the goal and objectives of this Redevelopment Plan and Project. Financial assistance for job training of those working within the RPA may be provided by the Village to further encourage economic development through private investment in new development and enterprise and/or expansion of an existing business.

5. 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.

IV. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The eligible cost activities and improvements 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 RPA, 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 Redevelopment Project.

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

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) of the Redevelopment Plan 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).
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).
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).
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).

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, subject to the limitations in Section 11-74.4-3(q)(4) of the Act; as provided for by 65 ILCS 5/11-74.4-3(q)(4).
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).
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).
8. To the extent the municipality 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 municipality may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).
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).
10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).
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 RPA; 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).

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).

- a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality pursuant to the Act;
- e) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
- f) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the municipality may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

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).

14. Contributions to Library as required by the Act for an increased library population as the result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.7).

15. Construction Costs for Affordable Housing, as provided for by 65 ILCS 5/11- 74.4-3(q)(11 and 11.5).

16. Contributions to/incremental revenues transferred to contiguous RPAs, as provided for by 65 ILCS 5/11- 74.4-4(q).

17. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost, as provided for by 65 ILCS 5/11-74.4-3(q)(12).
18. If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

(See notes below **Table 3** for additional information regarding Redevelopment Project Costs.)

Table 3 - Estimated Redevelopment Project Costs

	Project/Improvement Category	Estimated Project Costs
1.	Administrative Costs (incl. studies, surveys, etc.)	\$ 2,000,000
2.	Site Marketing Costs	\$ 500,000
3.	Property Assembly Costs	\$ 15,000,000
4.	Costs of Building Rehabilitation, Repair or Remodeling	\$ 30,000,000
5.	Costs of Construction or Improvements of Public Works	\$ 35,000,000
6.	Costs of Job Training (Businesses)	\$ 300,000
7.	Financing Costs	\$ 15,000,000
8.	Taxing District Capital Costs	\$ 5,000,000
9.	Relocation Costs	\$ 4,000,000
10.	Payments in Lieu of Taxes	\$ 5,000,000
11.	Costs of Job Training (Community College)	\$ 300,000
12.	Interest Costs (Developer or Property Owner)	\$ 7,000,000
13.	School District Increased Costs	\$ 200,000
14.	Construction Costs for Affordable Housing	\$ 1,000,000
15.	Transfer to contiguous TIF District(s)	\$ 750,000

Total Estimated Redevelopment Project Costs (see notes)**\$121,050,000**Notes regarding Estimated Redevelopment Project Costs:

- All costs are in 2020 dollars and may be increased by up to five percent (5%) after annual adjustments for inflation (as reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor) from the date the plan was adopted, as allowed by the Act.
- Private redevelopment costs and investment are in addition to the above.
- To the extent permitted by law, the Village reserves the right to adjust and transfer estimated amounts within the Total Estimated Redevelopment Project Costs among the categories of eligible Estimated Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Redevelopment Project Costs, other than as otherwise provided in these notes.
- Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act.
- Total estimated 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 Costs.
- 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 reserves the right to collect reimbursement for funds extended in accordance with the Act.

- g. Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q) (1), (1.5), (1.6), (2), (3), (4), (5), (6), (7), (7.5), (7.7), (8), (9), (10), (11), and 65 ILCS 5/11-74.4-4(q).
- h. Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- i. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the RPA while terminating operations at another Illinois location within 10 miles of the RPA but outside the boundaries of the Village. See 65 ILCS 5/11-74.4-3(q) (13).

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 RPA in another RPA that is either contiguous to, or is separated only by a public right-of-way from, the RPA 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.

V. Agreement with Comprehensive Plan

The RPA should be redeveloped primarily in a planned and cohesive manner providing sites for primarily commercial/retail, office/restricted industrial, and government/open space land uses. Future land uses should be arranged and located to minimize conflicts between neighboring land use activities. The intent of this Redevelopment Plan is also to enhance and support the existing, viable uses in the RPA by providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The Goals and Objectives of the Redevelopment Plan conform to the comprehensive plan of the municipality. The comprehensive plan of the Village is entitled *Tinley Park, Illinois, Comprehensive Plan, 2000*.

The following select “Goals, Objectives and Policies” as stated in the Comprehensive Plan (pages 8 - 11) are reflected in the goals, objectives, and implementation strategies in this Redevelopment Plan:

Land Use

- Control residential density as well as industrial and commercial land allocations in line with infrastructure and service facility development
 - Maintain balance among residential, commercial, office, cultural, industrial, and open space land allocations.
 - Provide land for industrial uses that are not intrusive on residential areas.
 - Require strict adherence to state and local environmental performance standards.
 - Encourage the continuous improvement of parks and the recreation system.

Transportation

- Provide a safe, efficient and balanced transportation system
 - Improve the system of thoroughfares to move people quickly, economically and conveniently.
 - Improve the system of minor roads to serve all areas of traffic generation.
 - Create safe and attractive bike and pedestrian ways within town and the forest preserves.
 - Improve the METRA Commuter Rail and the PACE Bus transportation system for the Tinley Park planning area.

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.

Appearance

- Enhance the appearance of the access points to the village, the major thoroughfares and the central business district.
 - Improve the architectural facades of buildings on the thoroughfares leading to, and in the central business district.
 - Landscape the thoroughfares and the central business district.
 - Develop and implement a uniform street furniture design and street scape plan for the thoroughfares and the central business district.

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.
 - Maintain and develop the Central Business District.
 - 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.

Public Places and Utilities

- Develop municipal facilities and services that economically and adequately service existing and anticipated growth.
 - 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.
 - 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.

The Village's Future Land Use Map, as shown in **Map 3** of this Redevelopment Plan, shows properties in the Redevelopment Project Area as being designated for commercial, office/restricted industrial, government/schools/open space/institution, and water features uses.

The Village's Comprehensive Plan goals and Future Land Uses generally correspond to the land uses and goals outlined in this Redevelopment Plan, as well as with the goals and objectives for the parcels within the RPA according to the Village's *Economic Development Strategic Plan, 2019*, written by the Village's Economic and Commercial Commission (ECC). The Economic Development Strategic Plan states that "local economic development requires ongoing efforts and flexibility to adapt and respond to regional, national, and global changes." The Economic Development Strategic Plan notes three main goals for the Village: Resource Development, Business Development, and Prospect Development, and details objectives for each of these. More specifically, Strategy #3, "159th Harlem Retail", notes an objective to "sell Tinley" and assigns the Economic Development Department of the Village to "work with brokers to recruit tenants to fill vacancies." The plan further states: "Retail is one of Tinley Park's main economic drivers. The Harlem retail corridor south of 159th has suffered higher than normal vacancy rates due to Kmart's closure. The ECC recommends working with brokers and retail site selectors to recruit retailers to the corridor."

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

VI. Redevelopment Project Certifications and Findings

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

Certifications

For each of the certifications below, the Act requires “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. Redevelopment Project Costs

The Redevelopment Project Costs are detailed in **Section IV. Estimated Redevelopment Project Costs**.

B. Lack of Growth and Development

As described in **Section II**, the RPA as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the RPA. The RPA on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the RPA.

The lack of growth and investment by the private sector in the Redevelopment Project Area is evidenced by the existence of blighting area factors including and not limited to the following:

- Underutilized and vacant parcels
- Economic and functional obsolescence in buildings and parcels
- Deterioration of structures
- Non-conforming land use
- Lack of public infrastructure and services
- Declining EAV

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the blighting area conditions that currently exist. The RPA is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of the Redevelopment Plan and Project.

C. Financial Impacts on Taxing Districts

Redevelopment within the RPA may result in additional demands on services provided by taxing districts. At this time, no special programs or projects are proposed that would result in an increased demand for services or capital improvements by any other taxing districts.

The Village intends to monitor development in the RPA, and in cooperation with the other taxing districts, will endeavor to ensure that any increased needs that may arise as a result of a particular development are addressed. The nature of the redevelopment that is anticipated in the area as a result of this Redevelopment Plan and Project consists primarily of renovation and rehabilitation, or replacement, of existing buildings, redevelopment of underutilized properties, and infrastructure improvements.

While redevelopment activities may have some impact on other taxing districts, no significant impacts are anticipated. Should service needs increase as a result of redevelopment activity, the Village will work with the impacted district(s) to determine which programs are necessary to provide adequate services, if any.

The following entities currently levy taxes on properties located within the RPA:

- Cook County
- Cook County Consolidated Elections
- Cook County Forest Preserve District
- Metropolitan Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District
- Moraine Valley Community College District 524
- South Suburban Community College District 510
- Consolidated High School District 230
- Community High School District 228
- Community Consolidated School District 146
- Bremen Township
- Bremen Township General Assistance
- Bremen Township Road & Bridge
- Orland Township
- Orland Township General Assistance
- Orland Township Road & Bridge
- Tinley Park Park District
- Village of Tinley Park
- (Tinley Park Public Library) Village of Tinley Park Library Fund
- Village of Tinley Park Special Service Area No. 3

D. 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 RPAs. The Village 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. Nature and Term of Obligations

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 the Act shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA 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 RPA 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 for the RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. Recent Equalized Assessed Valuation

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2018 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$53,527,332. This total EAV amount, by PIN, is summarized in **Appendix 2**.

The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2018 tax year.

G. Estimate as to the Equalized Assessed Valuation

The estimated EAV of real property within the RPA, by tax year 2043 (collection year 2044), is anticipated to be between \$115,000,000 and \$145,000,000. The estimates are based on several key assumptions including the following: (1) the most recent State Multiplier of 1.000 applied to 2018 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2018 level; and (3)

growth from reassessments of existing properties in the RPA will be at a rate of 1% per year with a reassessment every three years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from estimated redevelopment activity within the RPA over a 23-year period. Anticipated future development includes but is not limited to, commercial/retail, office/restricted industrial, government/open space and mixed uses. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

H. Commitment to Fair Employment Practices/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 the Redevelopment 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, 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. Industrial Park Conservation Redevelopment Project Area

This Redevelopment Plan does not concern an Industrial Park Conservation RPA.

J. Annexation of Property

All of the property within the RPA is annexed to the municipality or shall be prior to the adoption of the RPA and Redevelopment Plan and Project.

K. Estimated Date of Completion

The Act sets the latest date as December 31st of the 24th 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, 2045, assuming this Redevelopment Plan and Redevelopment Project is adopted in 2020.

L. Incremental Tax Revenue

Based on the historical lack of private investment without assistance and the documented problems in the RPA, the Village finds that the RPA would not reasonably be developed “but for” the use of incremental tax revenue. This is also noted previously in this section under **Redevelopment Project Certification B.**

Findings

For each of the findings below, the Act requires “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:...”

The Village makes the following findings as described in the Act:

1. Use of Incremental Tax Revenues

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

2. Housing Impact Study, Relocation and Displacement

There are currently fewer than ten residential units in the RPA. The Village hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, a housing impact study and a relocation plan is not required as a part of this Plan.

3. Contiguous Parcels of Real Property and Improvements

The boundary map of the RPA is **Map 1** and is made part of this document by reference hereto. It illustrates that all parcels in the RPA are contiguous.

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

4. Land Use Restrictions

The Redevelopment 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 Redevelopment Plan.

5. Historic Resource

This Redevelopment 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, as defined by the Act, currently existing within this RPA, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Redevelopment Project during its term.

6. Regional Transportation Authority STAR

This Redevelopment Plan hereby certifies that no part of the proposed RPA is within one-half mile of an existing or proposed Regional Transportation Authority STAR line station.

VII.Provisions for Amending the Redevelopment Plan and Project

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

Maps

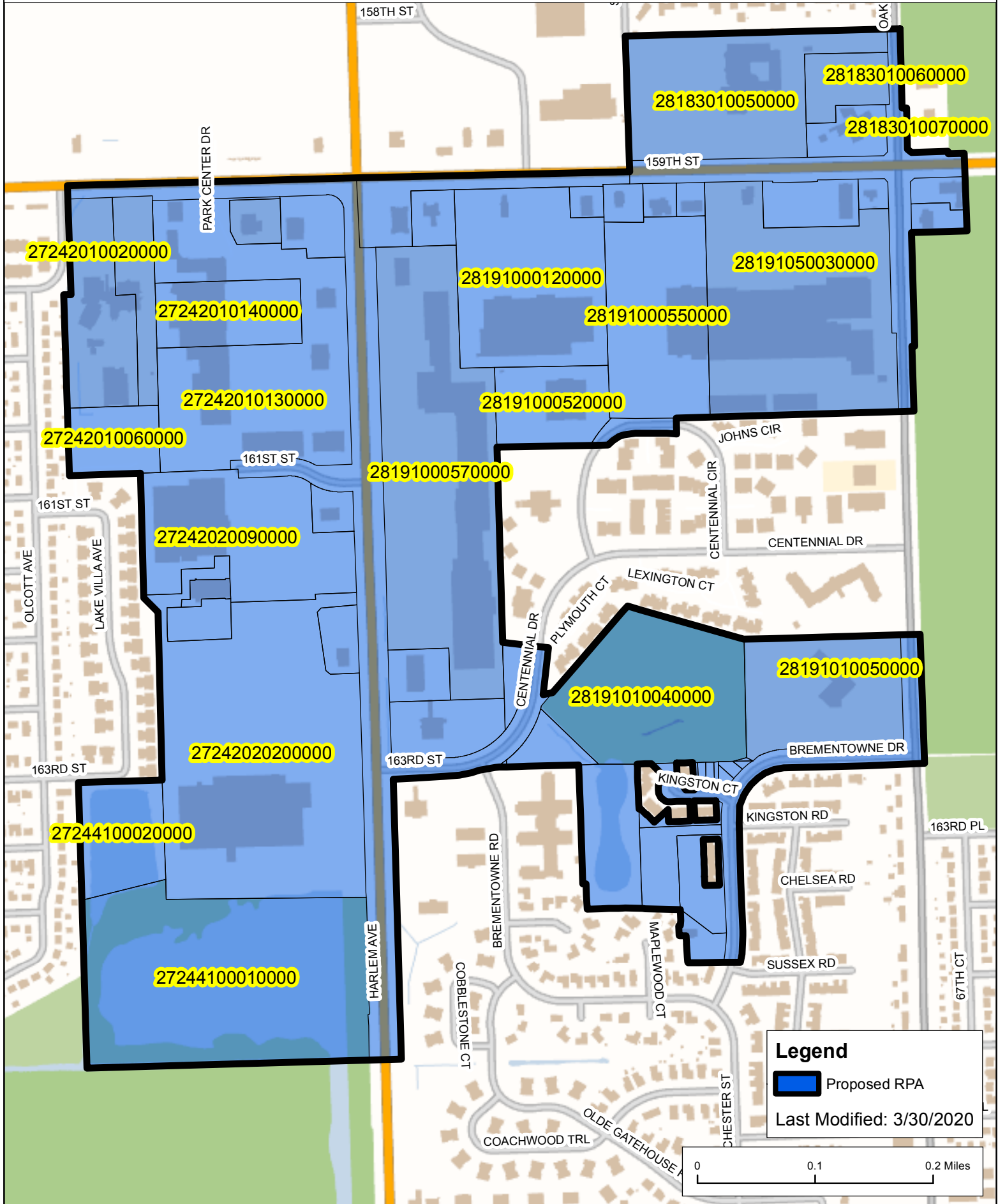
Map 1: Redevelopment Project Area Boundary



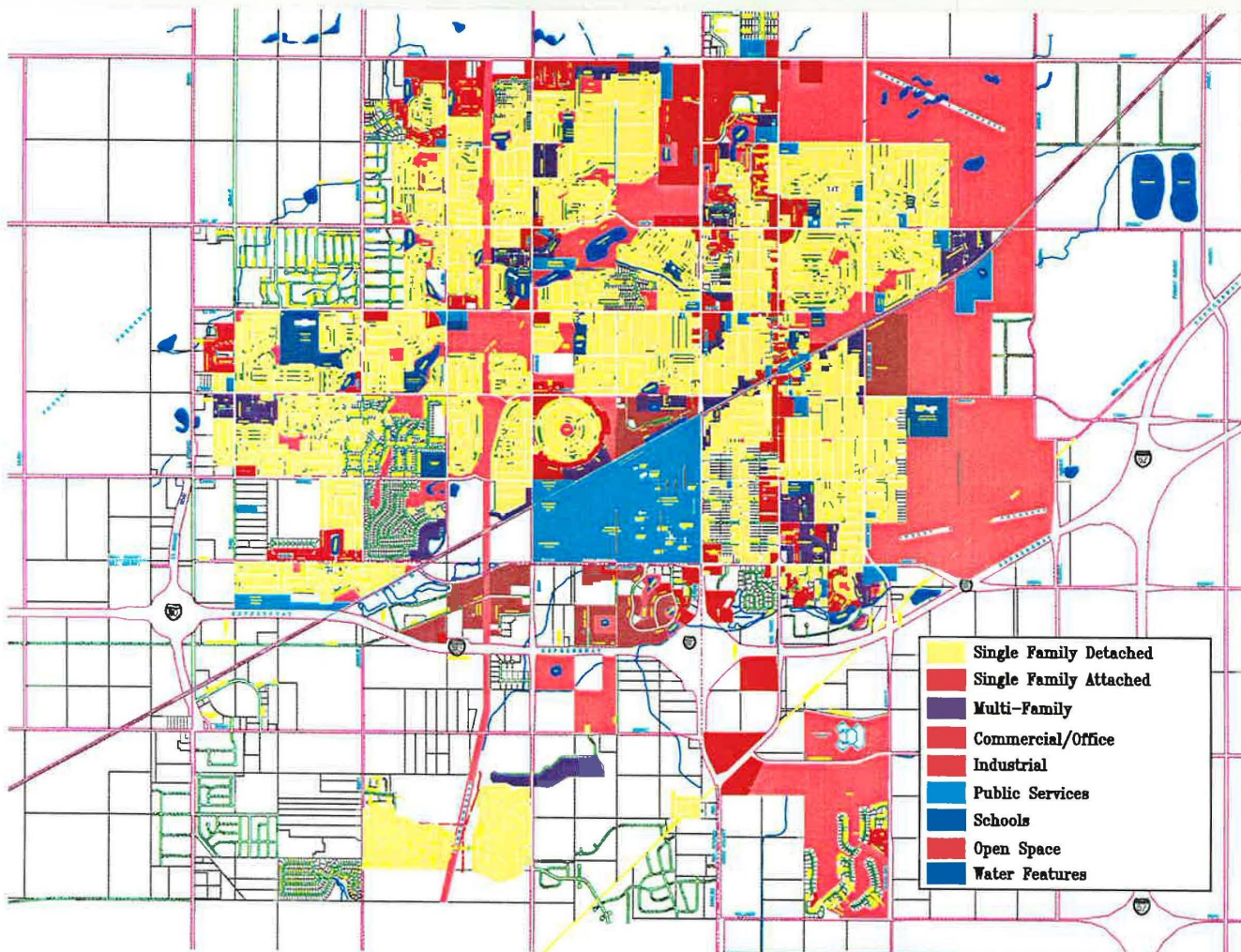
Village of Tinley Park, Illinois



159th and Harlem Redevelopment Project Area Boundary Map



Map 2: Existing Land Use



EXISTING LAND USE **JULY 1999**



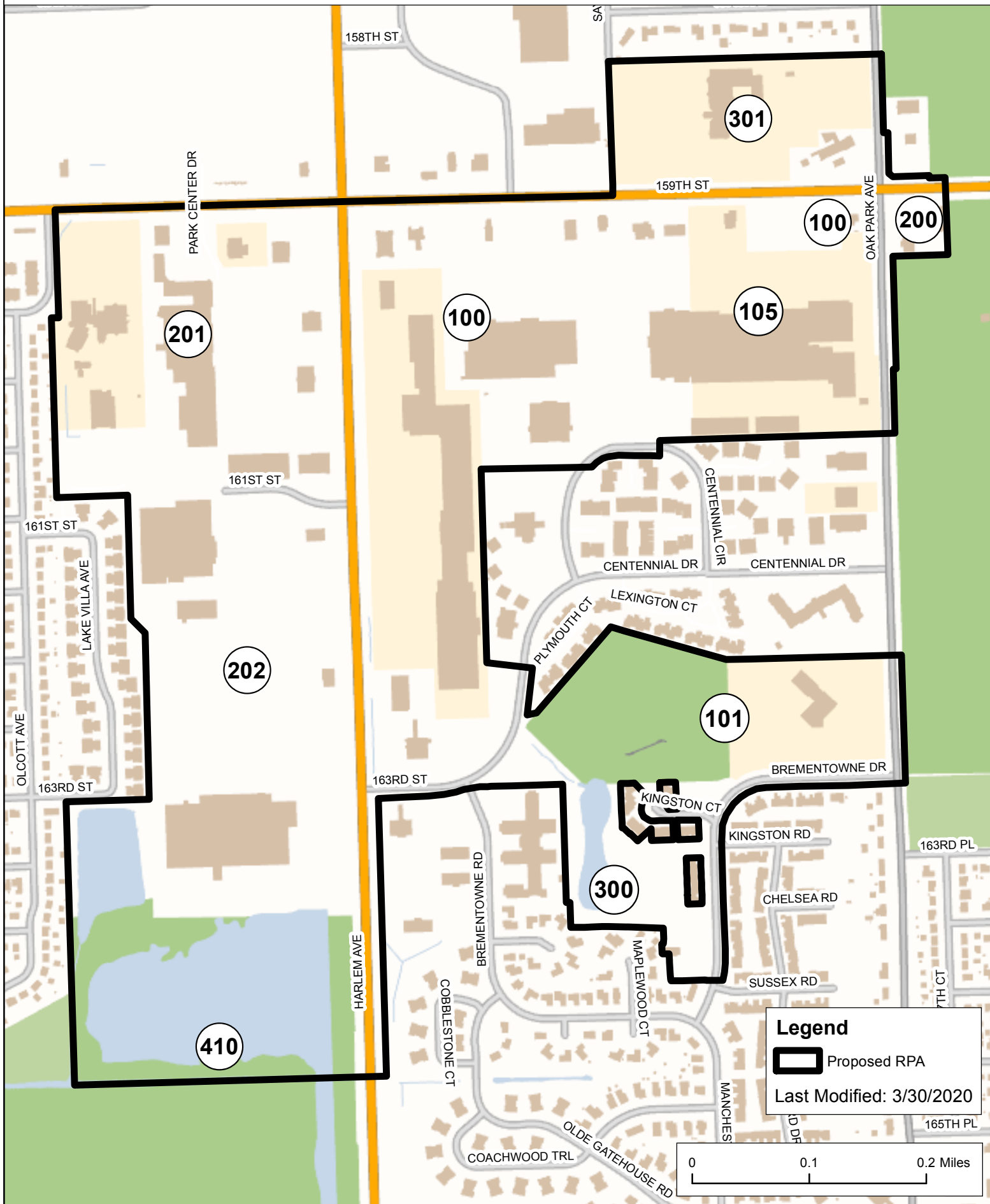
Map 3: Future Land Use

Map 4: Redevelopment Project Area Block Map



Village of Tinley Park, Illinois

159th and Harlem Redevelopment Project Area Block Map



Appendices

Appendix 1: Redevelopment Project Area Legal Description

Those parts of Section 24, Township 36 North, Range 12, Section 18, Township 36 North, Range 13, Section 19, Township 36 North, Range 13, all East of the Third Principal Meridian, Cook County, Illinois more particularly bounded and described as follows:

Beginning at the southwest corner of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence northerly along the west line of Lot 1 in said Super-K Subdivision and the west line of Lot 2 in said Super-K Subdivision, to the north line of said Lot 2;

Thence easterly along the north line of Lot 2 in said Super-K Subdivision, to a west line of Lot 3 in said Super-K Subdivision;

Thence northerly, northwesterly and northerly along the west lines of Lot 3 in said Super-K Subdivision, to the western most northwest corner of said Lot 3, also being the western most southwest corner of Lot 1 in Park Place Subdivision as per plat thereof recorded December 7, 1992 as document number 92914537;

Thence northerly along the west line of Lot 1 in said Park Place Subdivision to the north line of Lot 1 in said Park Place Subdivision and the south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of south line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along said west line, to the south line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number 22379900;

Thence easterly along said south line, to the east line of Olcott Avenue dedicated as per plat thereof recorded June 28, 1973 as document number;

Thence northerly along said east line, and the northerly prolongation thereof to the north line of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along said north line, to the northeast corner of the East Half of the Northeast Quarter of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly to the southwest corner of Section 18, also the northwest corner of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the south line of Section 18, also the north line of Section 19, both in Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence northerly along the west line of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 600 feet of the East Half of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence easterly along the north line of the south 247 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 50 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to a point 15 feet north of the right of way of 159th Street as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence southeasterly to a point of intersection with the north right of way line of 159th Street and the east line of the west 65 feet of the Southeast Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois as indicated in Special Warranty Deed recorded September 28, 2011 as document number 1127141045;

Thence easterly, southerly and easterly along the right of way of 159th Street, to the northerly prolongation of the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the west 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the south line of the north 300 feet of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the west line of the West Half of the Northeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, also the east line of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land being part of the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning on the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof file April 8, 1971 as document number LR2551034, a

distance of 183.00 feet west of the east line of said Northwest Quarter; thence west 180.00 feet along last said south line; thence south 5.00 feet; thence west 200.00 feet along a line 5.00 feet south of and parallel to the south line of said 159th Street; thence north 5.00 feet; thence west 307.62 feet along the south line of said 159th Street; thence south 1050.00 feet on a line normal to said south line of 159th Street; thence east 845.55 feet to the west right of way line of Oak Park Avenue (which is 33.00 feet west of the east line of said Northwest Quarter of said Section); thence north along last said west line 355.45 feet to a point 694.55 feet south from the south right of way line of 159th Street; thence west 17.00 feet; thence north 555.63 feet; thence west 133.00 feet; thence north 139.68 feet to the south line of 159th Street and the Point of Beginning, to the southwest corner thereof and also the southeast corner of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning;

Thence continuing westerly on the south line of parcel of land being part of the West Half and the East Half of the Northwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the south right of way line of 159th Street as dedicated by plat of dedication recorded July 8, 1932 as document number 11113021 and ratification thereof filed April 8, 1971 as document LR 2551034 and the line between the East Half and the West Half of said Northwest Quarter; thence west 117.55 feet along said south right of way line 1094 feet east of the west line of said Northwest Quarter; thence south 1050 feet on last said line; thence east 451.56 feet on a line 1050 feet south of and parallel to said south right of way line; thence north 1050 feet to said south right of way line a distance of 339.11 feet east of the Point of Beginning; thence west 339.11 feet on last said right of way line to the Point of Beginning, to the western most northwest corner of Outlot C in Dun Raven Place Phase II as per plat thereof recorded September 28, 2001 as document number 0010908493;

Thence southwesterly to a point of tangency in the north line of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216 being the westerly terminus of an arc having a radius of 192.00 feet and an arc length of 300.13 feet;

Thence westerly and southwesterly along the northerly limits of Outlot D in Dunraven Place as per plat thereof recorded August 30, 1999 as document number 99827216, to the easterly prolongation of the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along

said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264;

Thence westerly along the easterly prolongation of the south line and the south line of parcel of land described as follows: That part of Lot 3 lying north of a line drawn parallel with the north line of said Lot 3 through a point in the west line of said Lot 3 which point is 352.19 feet south of the northwest corner of said Lot 3 as measured along said west line all in Centennial Office Park as per plat thereof recorded October 5, 1988 as document number 88458264, to the west line of said Lot 3, also the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067;

Thence southerly along the east line of Lot 1 in Tinley Park Plaza Subdivision as per plat thereof recorded April 7, 2004 as document number 0409818067, also the west line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558;

Thence southeasterly along the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the westerly line of Centennial Drive as dedicated by instrument recorded July 9, 1980 as document number 25509385;

Thence continuing southeasterly along the southeasterly prolongation of the south line of Centennial Subdivision Unit No. 1 as per plat thereof recorded July 2, 1984 as document number 27155558, to the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southerly on the west line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence northeasterly along the southeast line of Parcel 4 in Final Plat of Meadow Mews Phase One PUD as per plat thereof recorded May 19, 1993 as document number 93378525 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic) and the southeast line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the

southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic);

Thence southeasterly along the southwest line of Parcel 14 in Final Plat of Meadow Mews Phase Two PUD as per plat thereof recorded May 19, 1993 as document number 93378524 (recording information based upon 2019 Tax Map for Cook County, Illinois because of closure of Cook County Recorder's Office due to COVID-19 Pandemic), to the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning;

Thence easterly along the north line of parcel of land being part of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows: Beginning at the southeast corner of the Northwest Quarter of Section 19; thence North 89 degrees 43 minutes West (bearings assumed for purposes of this parcel only) 585 feet along the south line of said Northwest Quarter to a point of curve; thence southwesterly on a curve concave to the northwest having a radius of 258.72 feet, an arc distance of 101.52 feet and a chord bearing of South 79 degrees 02 minutes 33 seconds West; thence North 68 degrees 24 minutes 11 seconds West 79.57 feet; thence North 00 degrees 12 minutes 54 seconds East 533 feet; thence south 89 degrees 43 minutes East 755.40 feet, to the east line of said West Half of Section 19; thence South 00 degrees 03 minutes 54 seconds East 542.27 feet along said line to the Point of Beginning, to the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence southerly along the east line of the West Half of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the easterly prolongation of the north line of Lot 1 in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202;

Thence westerly along the north line of Lot 1, the westerly prolongation of the north line of Lot 1 and the north line of Lot 2 all in Warthen's Resubdivision as per plat thereof recorded September 4, 1975 as document number 23210202, to the south line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence westerly, southwesterly and southerly along the south line, southeast line and east line of Bremen Town Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northwesterly along the southwest line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778, to the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778;

Thence northerly along the west line of Bremen Towne Drive as heretofore dedicated in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and filed as LR2419778 to the north line of Lot 16 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 16 and the north line of Lot 15 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southerly prolongation of the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the southerly prolongation of the east line of Lot 17, and the east line of Lot 17 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the southeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly, westerly, northerly, easterly and northerly along the eastern limits of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the northeast corner of Lot 18 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north line of Lot 18, the north line of Lot 19, the north line of Lot 20, the north line of Lot 21 and the north line of Lot 26 all in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence northerly along the east line of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the north line of Lot 27 in Bremen

Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252;

Thence westerly along the north of Lot 27 in Bremen Woode Subdivision as per plat thereof recorded October 30, 1978 as document number T3056252, to the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning;

Thence northerly along the west line of parcel of land being part of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 19; thence South 89 degrees 43 minutes East (bearings assumed for purposes of this parcel only) 908 feet along the north line of said Southwest Quarter to the Point of Beginning; thence continuing South 89 degrees 43 minutes East 258.81 feet along said north line; thence South 657.03 feet; thence North 89 degrees 59 minutes 58 seconds West 244.05 feet; thence North 116.32 feet; thence North 89 degrees 58 minutes 30 Seconds West 15 feet; thence North 00 degrees 01 minutes 30 seconds East 542 feet to the Point of Beginning, to the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois;

Thence westerly along the north line of the West Half of the Southwest Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, to the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222;

Thence southwesterly and westerly along the south line of 163rd Street as dedicated by Plat of Dedication recorded April 15, 1976 as document number 23453671 and T2864222, to the east line of Harlem Avenue existing as of May 25, 2020;

Thence southerly along the east line of Harlem Avenue existing as of May 25, 2020, to the easterly prolongation of the south line of the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157;

Thence westerly along the easterly prolongation of the south line of Lot 1 and the south line of Lot 1 in Super-K Subdivision as per plat thereof recorded March 20, 1991 as document number 97195157, to the Point of Beginning.

Excepting from the above the following described parcels of land:

Lot 83 through Lot 89 (both inclusive) in Bremen Towne Unit No. 1 as per plat thereof recorded November 4, 1968 as document number 20666550 and T2419778.

Also,

Lot 1 through Lot 12 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase I as per plat thereof recorded December 21, 1990 as document number 90619247.

Also,

Lot 1 through Lot 5 (both inclusive) in Brementowne Park Townhouse Resubdivision Phase II as per plat thereof recorded October 28, 1993 as document number 93870509.

Appendix 2: PIN and EAV List

PIN	2018
27-24-201-002-0000	Exempt
27-24-201-005-0000	Exempt
27-24-201-006-0000	Exempt
27-24-201-008-0000	1,018,323
27-24-201-012-0000	1,015,272
27-24-201-013-0000	8,266,217
27-24-201-014-0000	1,583,757
27-24-202-009-0000	5,105,270
27-24-202-010-0000	528,410
27-24-202-020-0000	5,322,310
27-24-202-021-0000	83,383
27-24-202-022-0000	392,724
27-24-202-023-0000	255,167
27-24-410-001-0000	138,905
27-24-410-002-0000	26,836
28-18-301-005-0000	Exempt
28-18-301-006-0000	Exempt
28-18-301-007-0000	1,193,702
28-19-100-008-0000	967,557
28-19-100-009-0000	630,850
28-19-100-012-0000	3,716,104
28-19-100-013-0000	328,917
28-19-100-017-0000	370,822
28-19-100-019-0000	174,651
28-19-100-027-0000	409,724
28-19-100-044-0000	311,233
28-19-100-049-0000	Exempt
28-19-100-052-0000	1,164,360
28-19-100-055-0000	2,225,316
28-19-100-056-0000	399,501
28-19-100-057-0000	10,288,314
28-19-100-058-0000	814,819
28-19-101-002-0000	11,210
28-19-101-004-0000	Exempt
28-19-101-005-0000	Exempt
28-19-101-006-0000	1,039

PIN and EAV List (continued)

PIN	2018
28-19-105-003-0000	5,323,163
28-19-105-004-0000	684,524
28-19-200-021-0000	310,584
28-19-200-022-0000	328,644
28-19-300-027-0000	Exempt
28-19-300-057-0000	29
28-19-300-071-0000	2,428
28-19-300-079-0000	62,416
28-19-300-082-0000	6,922
28-19-300-083-0000	12,805
28-19-300-084-0000	12,805
28-19-300-085-0000	6,908
28-19-300-086-0000	12,272
28-19-300-087-0000	14,039
28-19-300-088-0000	5,097
28-19-304-008-0000	3
Total EAV of RPA	53,527,332

Appendix 3: Improved Land Parcels (PINs) and Eligibility Factors

The table below documents the parcels considered to be Improved Land parcels within this RPA and the Blighted Area qualifying factors for Improved Land present within the 159th and Harlem Redevelopment Project Area at the time of this Plan.

Improved Land Parcels (by PIN)			
27-24-201-002-0000	27-24-202-020-0000	28-19-100-013-0000	28-19-100-058-0000
27-24-201-005-0000	27-24-202-022-0000	28-19-100-017-0000	28-19-101-005-0000
27-24-201-006-0000	27-24-202-023-0000	28-19-100-019-0000	28-19-105-003-0000
27-24-201-008-0000	28-18-301-005-0000	28-19-100-027-0000	28-19-105-004-0000
27-24-201-012-0000	28-18-301-006-0000	28-19-100-044-0000	28-19-200-021-0000
27-24-201-013-0000	28-18-301-007-0000	28-19-100-052-0000	28-19-200-022-0000
27-24-201-014-0000	28-19-100-008-0000	28-19-100-055-0000	
27-24-202-009-0000	28-19-100-009-0000	28-19-100-056-0000	
27-24-202-010-0000	28-19-100-012-0000	28-19-100-057-0000	

Improved Land - Blighted Area Parcel Factors by Block						
Block	Obsolescence	Deterioration	Excessive Vacancies	Inadequate Utilities	Lack of Community Planning*	Lagging EAV*
100	✓	✓	✓	✓	✓	✓
101	✓	✓		✓	✓	✓
105	✓			✓	✓	✓
200	✓	✓		✓	✓	✓
201			✓	✓	✓	✓
202	✓	✓	✓	✓	✓	✓
301	✓	✓		✓	✓	✓

* Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by block or parcel.

Appendix 4: Vacant Land Parcels (PINs) and Eligibility Factors

The table below documents the parcels considered to be Vacant Land parcels within this RPA and the Blighted Area qualifying factors for Vacant Land present within the 159th and Harlem Redevelopment Project Area at the time of this Plan.

Improved Land Parcels (by PIN)		
27-24-202-021-0000	28-19-300-027-0000	28-19-300-085-0000
27-24-410-001-0000	28-19-300-057-0000	28-19-300-086-0000
27-24-410-002-0000	28-19-300-071-0000	28-19-300-087-0000
28-19-100-049-0000	28-19-300-079-0000	28-19-300-088-0000
28-19-101-002-0000	28-19-300-082-0000	28-19-304-008-0000
28-19-101-004-0000	28-19-300-083-0000	
28-19-101-006-0000	28-19-300-084-0000	

Improved Land - Blighted Area Parcel Factors by Block				
Block	Obsolete Platting	Tax Delinquencies	Adjacent Deterioration	Lagging EAV*
100	✓		✓	✓
101	✓	✓	✓	✓
202		✓	✓	✓
300	✓	✓	✓	✓
410			✓	✓

* Lagging EAV is measured for the Redevelopment Project Area as a whole rather than by block or parcel.

About Stern Brothers & Co.

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Stern Brothers is a 100% wholly owned WBE financial services firm whose sole focus is public and infrastructure finance. Throughout our history, we have prided ourselves on creating and developing meaningful, value-added and cost-effective solutions to the challenges that our clients face in executing capital project plans in the financial markets. Headquartered in St. Louis, Stern has 11 locations across the U.S. Stern Municipal Advisors provide an array of financial consulting services to governmental clients of all sizes and types.

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