

Tax Increment Finance  
Village of Tinley Park  
Legacy Redevelopment Project Area

Eligibility Report  
February 2016



Prepared by



**EHLERS**  
LEADERS IN PUBLIC FINANCE

# Tax Increment Finance Village of Tinley Park Legacy Redevelopment Project Area Eligibility Report

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# I. Executive Summary

This “Tax Increment Finance, Village of Tinley Park, Legacy Redevelopment Project Area, Eligibility Report, February 2016” (the “Eligibility Report”), among other things, documents the eligibility and qualifications of the Legacy Redevelopment Project Area (the “Redevelopment Project Area”) in the Village of Tinley Park, Illinois (the “Village”) for designation as a “Conservation Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

As set forth in the Act, “Redevelopment Project Area” (Redevelopment Project Area) means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as “an industrial park conservation area” (an “Industrial Park Conservation Area”) or a blighted area (“Blighted Area”) or a conservation area (“Conservation Area”), or a combination of both “Conservation Area” and “Blighted Area.” The definitions of each of these areas are in **Appendix A: Definitions**.

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

This report concludes that the Legacy Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Conservation Area. Conservation Area provisions apply in the Redevelopment Project Area. This Eligibility Report documents the relevant statutory requirements and how the Redevelopment Project Area meets the eligibility criteria.

## II. Basis for Redevelopment

### A. Statutory Findings

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

1. 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. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted Area and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in **Appendix A: Definitions**.

### B. Eligibility

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

### C. Conclusions and Findings

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

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.

This report concludes that the Legacy Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Conservation Area.

The land within the Redevelopment Project Area is eligible to be designated as a “Conservation Area” in that 50% or more of the structures in the area are 35 years or older, according to Cook County tax records. The Redevelopment Project Area also meets the requirements of Section 11-74.4-3 (b) (2), (3), (8), (11) and (13) of the Act for designation as a Conservation Area, as these criteria are reasonably present and distributed to a major extent. For designation as a Conservation Area three (3) criteria are to be met, and in this case five (5) criteria have been met.

The following five (5) Conservation Area criteria are present in the Redevelopment Project Area:

- Obsolescence
- Deterioration
- Inadequate utilities
- Lack of community planning
- Lagging EAV

The parcels constituting the Conservation Area are listed in **Table 1**.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 2** contains the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the Redevelopment Project Area. The Redevelopment Project Area is approximately 217 acres, in excess of the minimum 1½ acres required by the Act.

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

The Redevelopment Project Area as a whole is adversely impacted by the presence of conservation factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the Redevelopment Project

Area. There has been a lack of growth and development through investment by private enterprise.

These factors go beyond normal development needs, and to prevent this area from becoming blighted, TIF funds will be necessary to finance redevelopment activities.

### III. The Redevelopment Project Area

The Redevelopment Project Area is approximately 217 acres and consists of residential, industrial, institutional, commercial, railroad uses and right-of-ways.

The Redevelopment Project Area is generally bounded by Oak Forest Avenue, and a portion of the railroad right-of-way North of and adjacent to Oak Forest Avenue, on the North; 175th Place and 176th Street West of 62nd Avenue, and the Easterly extension of 177th Street East of 62nd Avenue, on the South; the Village limits on the East (being the Northerly extension of 62nd Avenue, North of 175th Street, and the East line of the Tinley Park High School property, at approximately 6000 West, South of 175th Street); and 66th Court, 67th Avenue and approximately 67th Court on the West; all in Tinley Park, Illinois. The boundaries contain all adjoining right-of-ways, except those already within the boundaries of the Main Street South TIF.

The Redevelopment Project Area includes 430 permanent index numbers (PINs) representing 290 parcels. There are 250 primary structures on the improved parcels, of which the majority are single and multi-family residential buildings. Although the majority of the buildings (approximately 98%) are residential, the residential parcels of the Redevelopment Project Area represent only 49% of the land area. The commercial, industrial and institutional users comprise the remaining 51% of the land and include the Panduit Company, ABC Supply Co., and Tinley Park High School.

Panduit is a global company with over 5,000 employees worldwide. Panduit started their business in 1955 in the Redevelopment Project Area and has continued to expand this facility with numerous building additions. Each of the additions (approximately 20) have resulted in a series of interconnected structures. The additions to their original structure are in various stages of disrepair. The original structure and all additions are being counted as one structure for the purposes of this report. Currently the entire structure is 757,000 square feet and approximately 73% vacant.

The Redevelopment Project Area, in particular the residential area north of 176<sup>th</sup> Street, lacks a stormwater system. The area was developed prior to stormwater management standards that exist today and there is very little storm sewer or detention infrastructure in this area. As a result, the area experiences standing water after rain storms in the residential areas as well as on the athletic fields of Tinley Park High School.

In addition, the Redevelopment Project Area lacks the necessary “green requirements” to meet the Metropolitan Water Reclamation District of Greater Chicago (MWRD) ordinance. The existing water main and the sanitary sewer network in the Redevelopment Project Area is aging, has experienced several main breaks over the years, and may be undersized for redevelopment requirements. Additional new water mains and fire hydrants, valves and associated appurtenances are needed to adequately serve the area.

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



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

In determining whether the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted research and field surveys.

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

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

### A. Eligibility Survey and Analysis

#### 1. Building Components Evaluated

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

##### a. Primary Structure

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

b. Secondary Structure

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

2. Building Components Evaluated

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

a. Sound Structures

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

b. Deteriorated

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

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these dilapidation factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems.

## B. Presence of Eligibility Factors

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

For purposes of this Eligibility Study and due to the size of the Redevelopment Project Area, the Redevelopment Project Area has been broken down into blocks to more clearly illustrate the presence of Conservation Area factors and that these factors are distributed throughout the Redevelopment Project Area, as required by the TIF Act. “Blocks” are identified by the portion of the PIN that relates to the block (i.e. in parcel 28-29-300-034-0000 (or as abbreviated to 28-29-300 on the **Conditions Survey, Table 2**), 300 is the block number, as defined by Cook County in their tax map). On the **Conditions Survey Block Map, Attachment 3**, the blocks are separated on the map by solid black lines and identified by the block number in the circle.

### C. Eligibility of a Blighted Area

As defined in the Act, “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five (5) of thirteen (13) specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

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

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

**Finding:** The Redevelopment Project Area does not qualify as a “Blighted Area” for improved land.

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

**Finding:** The vacant land in the Redevelopment Project Area may qualify as a “Blighted Area” for vacant land under this section of the Act; however, because vacant parcels in the residential area are considered as vacant land under common ownership with adjacent residence by the Cook County Assessor and the vacant industrial parcels are also owned by the same owner and used for parking, this area will be considered as part of the “Conservation Area” as a whole.

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

**Finding:** The vacant land in the Redevelopment Project Area does not qualify as a “Blighted Area” for vacant land under this section of the Act.

## D. Eligibility of Conservation Area

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

**Finding:** A review of information provided by Cook County tax records, and verified by visual inspection, indicate that more than 50% of the structures in the Redevelopment Project Area are 35 years of age or older. There are approximately 250 primary structures in the Redevelopment Project Area, and approximately 212 (or 85%) are 35 years of age or more. Therefore, the age criterion for a Conservation Area has been satisfied.

In order to be designated a Conservation Area, three (3) conservation factors must also be met. The Redevelopment Project Area qualifies for “Conservation Area” designation, as it meets the age criteria and five (5) of the Conservation Area factors as defined in the Act.

The following is an analysis of the conservation area eligibility factors:

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

**Finding:** A portion of one building evidences signs of dilapidation. Part of the Panduit building is severely deteriorated. Extensive roof damage has left the majority of this portion of the structure uninhabitable. This factor is present in only one building, but it has a significant impact on the entire Panduit facility which encompasses 23% of the Redevelopment Project Area.

However, because dilapidation was not found to be present in the rest of the Redevelopment Project Area and the Panduit facility is functional overall, this criterion was not counted as a factor.

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

**Finding:** Obsolescence applies to a majority of the Redevelopment Project Area.

According to Cook County Assessor tax records, 85% of the primary structures in the Redevelopment Project Area are more than 35 years of age. Building age can often contribute to obsolescence, however, almost all of the buildings are single-family residential buildings and most of these are still well-suited for their intended purpose.

However, obsolescence is found to be a qualifying factor in the Redevelopment Project Area for two reasons: 1) The area lacks a stormwater system which contributes to the accumulation of standing water after rain storms. Standing water

causes damage to buildings that lack adequate elevation and renders sections of parcels unusable. The problem exists in the residential area as well as on the Tinley Park High School property. As detailed further under Factor 8, Inadequate Utilities, many of the older buildings were developed prior to the stormwater management standards that exist today. Sections of the Tinley Park community area which are adjacent to the Redevelopment Project Area are located in a flood zone. Although, the property within the Redevelopment Project Area has not been identified as a flood zone by FEMA, there is a residual impact on the Redevelopment Project Area and property owners due to its close proximity.

2) As noted previously, portions of the Panduit facility and Tinley Park High School, which occupy significant portions of the Redevelopment Project Area, have fallen into disuse and are ill-suited for their original purpose. The High School's indoor swimming pool and gymnasium need significant repairs and their outdoor ballfields do not have proper drainage systems. It will be challenging and costly to adapt them to the occupants' current needs and environmental conditions which constrain the structures re-use.

**Table 2** lists the blocks in the Redevelopment Project Area in which this factor is reasonably present.

3. **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 throughout the Redevelopment Project Area when structures are closely examined. Foundation cracks and/or deteriorated concrete/masonry were identified on many buildings. Roofing, fascia, signage and windows require repair or replacement. There are rotted window frames and garage doors in some buildings. The age of the structures contributes to the deterioration of many buildings, as property maintenance has not kept pace with the wear and tear that has occurred over time.

Deterioration was observed in the residential and industrial buildings as well as the surface areas, parking lots and driveways. The Panduit building has extensive deterioration from a leaking roof. The leaking roof has caused problems in the interior of the building including: mold and moisture issues, standing water, holes, cracks, dry rot, loose/missing materials, peeling paint, rusting, and unstable ceiling joists.

Deterioration can be applied as a factor to 140 of the 250 buildings (56%), in the Redevelopment Project Area, with defects ranging from minor to medium deterioration.

**Table 2** lists the blocks in the Redevelopment Project Area in which this factor is reasonably present.

4. **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 are not apparent. Therefore, this factor does not apply to the Redevelopment Project Area.

5. **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 Redevelopment Project Area.

6. **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:** The Panduit facility which covers 23% of the Redevelopment Project Area is approximately 73% vacant due to the dilapidated state of many of the building's additions. Over the past five years, the portion of the building which is considered to be unusable has increased from 14.2% in 2010, to 67.9% in 2013, and to 73% in 2015. There may be additional vacancies within the multi-family residential buildings as well, but they were not evident.

Overall, excessive vacancies were found to be present to a limited number of building and therefore this was not counted as a factor in the Redevelopment Project Area.

7. **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 Redevelopment Project Area.

8. **Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.

**Finding:** The Village has indicated there currently is a need for infrastructure improvements within the Redevelopment Project Area. A report from the Village's Engineer indicates that the Redevelopment Project Area suffers from inadequate utilities throughout (see **Attachment 4**).

The Redevelopment Project Area has insufficient capacity for storm drainage, water lines, and sanitary sewers. Specific issues include:

- **Stormwater:** The stormwater management in this area is minimal. Because most of these properties were developed prior to the stormwater management standards that exist today there is very little storm sewer or detention infrastructure in this area. The existing stormwater detention is lacking within the Redevelopment Project Area. Additional detention is necessary to provide adequate stormwater outlets for the area. The stormwater management in the right-of-way may need to be upgraded or enclosed in areas in order to accommodate pedestrian access. The Redevelopment Project Area lacks the necessary "green infrastructure" to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance (as defined within the ordinance).

Most of the stormwater conveyance that exists within the Redevelopment Project Area is provided by field tiles. These field tiles are aged and have had minimal replacement over the years, as it is not easily determined which tiles are private and which are part of the public system.

- **Water Main:** The existing water main network in this area is aging, has experienced several main breaks over the years, and may be undersized for the redevelopment of the Redevelopment Project Area. Additional new water mains and fire hydrants, valves and associated appurtenances are needed to adequately serve the Redevelopment Project Area.
- **Sanitary Sewer:** The existing sanitary network is aged, most of it is clay, and it must be rehabilitated or replaced with PVC in order to reduce inflow and infiltration.
- **Sanitary Force main:** The existing sanitary force main along 175<sup>th</sup> Street is aged and needs to be replaced.

This factor is reasonably presented within all of the blocks of the Redevelopment Project Area, as reflected in **Table 2**.

9. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate

size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Finding:** There are buildings that are improperly situated on parcels, and buildings that are located on parcels of inadequate size or shape in the Redevelopment Project Area, in relation to present-day standards of development. Subdivision and/or consolidation of parcels may need to occur prior to any redevelopment. In the residential areas there are homes that are located on multiple parcels with part of the building on one parcel and part of the building on the adjacent parcel. These parcels are of an inadequate size for contemporary development for the Redevelopment Project Area.

Overall however, excessive land coverage and overcrowding are not reasonably present throughout the Redevelopment Project Area and therefore this factor does not apply.

- 10. 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 apparent. Therefore, this factor does not apply to the Redevelopment Project Area.

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

**Finding:** The Redevelopment Project Area was developed before the Village's first Comprehensive Plan (adopted in 1967) and without the benefit or guidance of any type of planning standards commonly used after that time.

The Redevelopment Project Area has not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area.

Parcels are of an inadequate shape and size to meet contemporary development standards as evidenced by the need for consolidation of parcels in both the residential and industrial areas. Single-family homes straddle two or more parcels



with part of the building located on one parcel and the other part on an adjacent parcel. In addition, there are parcels that are landlocked without access to the street except by going through another parcel. Therefore, this criterion applies.

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

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

**Finding:** Although portions of the Panduit facility evidence mold, an environmental study or the need for environmental clean-up was not apparent or reasonably distributed throughout the Redevelopment Project Area. Therefore, this factor does not apply to the Redevelopment Project Area.

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

**Finding:** The Equalized Assessed Value (EAV) for the parcels in the Redevelopment Project Area is shown in the table below. The data indicates that the total EAV of the Redevelopment Project Area has:

- Declined for five (5) of the last five (5) calendar years.
- Increased at an annual rate that is less than the balance of the Village wide EAV for three (3) of the last five (5) calendar years.
- Increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years.

	EAV BY TAX YEAR					
	2009	2010	2011	2012	2013	2014
Total EAV of RPA	30,999,867	30,864,544	27,510,475	25,320,555	18,598,545	18,152,297
Percent Change		-0.44%	-10.87%	-7.96%	-26.55%	-2.40%
Village Wide EAV	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558	1,344,281,964
Balance of Village Wide EAV	1,765,097,076	1,781,236,197	1,580,452,288	1,466,796,633	1,379,714,013	1,326,129,667
Percent Change		0.91%	-11.27%	-7.19%	-5.94%	-3.88%
CPI		1.60%	3.20%	2.10%	1.50%	1.60%

All three measurements of EAV indicate that EAV is lagging in the parcels of the Redevelopment Project Area. Therefore, this criterion applies.

The EAV for the entire Redevelopment Project Area by parcel is provided in **Table 1**.

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

“Industrial Park Conservation Area” means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

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

## V. Eligibility Conclusions

This report concludes that the Legacy Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Conservation Area.

The land within the Redevelopment Project Area is eligible to be designated as a “Conservation Area” in that 50% or more of the structures in the area are 35 years or older, according to Cook County tax records. The Redevelopment Project Area also meets the requirements of Section 11-74.4-3 (b) (2), (3), (8), (11) and (13) of the Act for designation as a Conservation Area, as these criteria are reasonably present and distributed to a major extent. For designation as a Conservation Area three (3) criteria are to be met, and in this case five (5) criteria have been met.

The following five (5) Conservation Area criteria are present in the Redevelopment Project Area:

- Obsolescence
- Deterioration
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Lagging EAV
- Lack of Community Planning

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

The Redevelopment Project Area is approximately 217 acres, in excess of the minimum 1½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the Redevelopment Project Area.

The Redevelopment Project Area is challenged by the community’s aging buildings and inadequate and/or nonexistent infrastructure.

Deterioration, as a factor, is present throughout the Redevelopment Project Area when structures are closely examined. Foundation cracks and/or deteriorated concrete/masonry were identified on many buildings. Roofing, fascia, signage and windows require repair or replacement. There are rotted window frames and garage doors in some buildings. The age

of the structures contributes to the deterioration of many buildings, as property maintenance has not kept pace with the wear and tear that has occurred over time.

Deterioration was observed in the residential and industrial buildings as well as the surface areas, parking lots and driveways. The Panduit building has extensive deterioration from a leaking roof. The leaking roof has caused problems in the interior of the building including: mold and moisture issues, standing water, holes, cracks, missing materials, and unstable ceiling joists.

The Panduit facility which covers 23% of the Redevelopment Project Area is approximately 73% vacant due to the dilapidated state of many of the building's additions. Over the past five years, the portion of the building which is considered to be unusable has increased from 14.2% in 2010, to 67.9% in 2013, and to 73% in 2015. There may be additional vacancies within the multi-family residential buildings as well, but they were not evident.

The Village has indicated there currently is a need for infrastructure improvements within the Redevelopment Project Area. A report from the Village's Engineer indicates that the Redevelopment Project Area suffers from inadequate utilities throughout (**see Attachment 4**). The Redevelopment Project Area has insufficient capacity for storm drainage, water lines, and sanitary sewers.

Obsolescence is also a qualifying factor, as significant facilities and infrastructure within the Redevelopment Project Area have fallen into disuse and are currently ill-suited for their original use, namely certain portions of the Panduit and Tinley Park High School properties, as referenced in the previous section.

A lack of community planning is evident within the Redevelopment Project Area. The Redevelopment Project Area was developed before the Village's first comprehensive plan (adopted in 1967) and without the benefit or guidance of any type of planning standards commonly used after that time. There are buildings that are improperly situated on parcels, and buildings that are located on parcels of inadequate size or shape in the Redevelopment Project Area, in relation to present-day standards of development. Subdivision and/or consolidation of parcels may need to occur prior to any redevelopment. In the residential areas there are homes that are located on multiple parcels with part of the building on one parcel and part of the building on the adjacent parcel. In addition, there are parcels that are landlocked without access to the street except by going through another parcel. These parcels are of an inadequate size for contemporary development for the Redevelopment Project Area.

The Redevelopment Project Area has also not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, all three measurements of the EAV indicate that

the Redevelopment Project Area still compares unfavorably with the rest of the Village and the U.S., as compared to the Consumer Price Index for All Urban Consumers. This factor applies throughout the Redevelopment Project Area.

The Redevelopment Project Area as a whole is adversely impacted by the presence of conservation factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs, and to prevent this area from becoming blighted, TIF funds will be necessary to finance redevelopment activities.

There has been a lack of growth and development through investment by private enterprise. The Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance.

This report concludes that the Legacy Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a Conservation Area.

Based on these factors, the Consultant recommends that the Village of Tinley Park conclude that the property within the Redevelopment Project Area qualifies as a Conservation Area as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

# Tables

**Table 1: Legacy Redevelopment Project Area Parcel Numbers and Five Year EAV History**

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-29-300-028-0000	1,555,375	1,523,023	1,233,898	847,648	804,292	832,893
28-29-300-030-0000	2,968	2,968	2,968	2,968	2,968	2,968
28-29-300-031-0000	656	656	656	656	656	656
28-29-300-032-0000	1,121	1,121	1,121	58,753	55,800	57,101
28-29-300-033-0000	756	756	756	756	756	19,944
28-29-300-034-0000	10,207,089	9,994,776	9,559,524	9,028,547	3,554,388	4,327,855
28-29-300-035-0000	78,786	77,147	80,976	62,060	58,886	63,584
28-29-300-036-0000	809	809	809	809	809	809
28-30-409-003-0000	18,098	18,098	18,098	16,098	16,098	16,098
28-30-409-004-0000	46,351	49,596	47,759	43,773	41,176	34,649
28-30-409-008-0000	49,992	54,412	49,203	45,136	42,470	38,616
28-30-409-009-0000	7,765	7,603	4,563	4,309	12,248	12,163
28-30-409-010-0000	251,935	246,695	199,301	188,231	178,603	197,612
28-30-409-011-0000	9,352	9,158	5,496	5,190	4,925	5,042
28-30-409-012-0000	55,284	69,749	48,552	44,522	41,887	37,278
28-30-409-013-0000	44,967	48,115	47,206	43,251	36,209	36,627
28-30-409-014-0000	45,810	49,033	47,670	43,689	41,096	37,177
28-30-409-015-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-409-015-1001	68,511	67,086	55,779	52,681	42,986	41,009
28-30-409-015-1002	45,730	48,931	49,779	45,681	42,986	41,009
28-30-409-015-1003	47,712	51,052	49,779	45,681	42,986	41,009
28-30-409-015-1004	51,252	54,840	49,779	45,681	42,986	41,009
28-30-409-015-1005	56,112	60,040	49,779	45,681	42,986	41,009
28-30-409-015-1006	68,511	67,086	55,779	52,681	42,689	48,009
28-30-410-004-0000	81,860	60,943	57,565	47,120	44,352	42,012
28-30-410-006-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-410-006-1001	49,786	48,751	37,649	35,558	33,739	26,348
28-30-410-006-1002	38,192	40,865	31,135	28,073	26,279	18,983
28-30-410-006-1003	38,192	40,865	31,135	28,073	26,279	18,983
28-30-410-006-1004	27,962	30,199	27,632	23,541	33,723	19,332
28-30-410-006-1005	9,656	9,656	39,117	36,944	35,055	27,370
28-30-410-006-1006	13,402	13,402	13,402	11,402	11,402	11,402
28-30-410-006-1007	51,724	50,648	39,117	36,944	35,055	27,370
28-30-410-006-1008	37,131	39,730	33,170	29,944	28,055	20,370
28-30-410-006-1009	35,049	37,502	34,605	31,350	24,388	16,414
28-30-410-006-1010	35,049	37,502	34,605	31,350	24,388	16,414
28-30-410-006-1011	35,095	37,552	34,638	31,381	29,418	21,444
28-30-410-006-1012	31,049	33,502	30,605	26,350	24,388	16,414
28-30-410-006-1013	31,962	34,199	31,632	28,541	26,723	19,332

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-410-006-1014	31,451	33,653	31,135	28,073	19,123	18,983
28-30-410-006-1015	13,080	13,080	13,080	35,073	33,279	13,983
28-30-410-006-1016	31,451	33,653	31,135	28,073	26,279	18,983
28-30-410-006-1017	9,656	9,656	9,656	7,656	7,656	7,656
28-30-410-006-1018	29,501	35,846	29,117	24,944	23,055	15,370
28-30-410-006-1019	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1020	29,501	9,655	39,117	24,944	35,055	7,655
28-30-410-006-1021	38,221	40,896	34,109	30,881	28,944	21,065
28-30-410-006-1022	53,035	51,932	40,109	37,881	35,944	28,065
28-30-410-006-1023	28,944	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1024	34,531	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1025	30,938	33,104	30,642	27,607	25,837	18,640
28-30-410-006-1026	35,503	37,988	31,632	28,541	26,723	19,332
28-30-410-006-1027	50,413	49,365	38,125	29,007	27,165	19,678
28-30-410-006-1028	32,477	34,750	32,125	29,007	27,165	14,678
28-30-410-006-1029	31,962	34,199	31,632	28,541	26,723	19,332
28-30-410-006-1030	32,477	34,750	32,125	29,007	27,165	14,678
28-30-410-006-1031	51,724	44,648	39,117	27,248	25,496	20,370
28-30-410-006-1032	18,886	18,886	18,886	16,886	16,886	15,370
28-30-410-006-1033	33,501	44,648	33,117	29,944	28,055	20,370
28-30-410-006-1034	34,531	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1035	38,221	40,896	34,109	30,415	28,944	21,065
28-30-410-006-1036	34,020	36,401	33,616	30,415	28,502	20,719
28-30-410-006-1037	8,409	8,409	8,409	6,408	6,409	6,409
28-30-410-006-1038	37,598	40,230	30,642	27,607	25,837	18,640
28-30-410-006-1039	32,477	34,750	32,125	29,007	27,165	19,678
28-30-410-006-1040	25,062	25,062	25,062	22,607	20,837	25,640
28-30-410-006-1041	31,962	34,199	31,632	28,541	26,723	14,332
28-30-410-006-1042	8,907	8,907	8,907	6,907	6,907	6,907
28-30-410-006-1043	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1044	31,962	34,199	31,632	28,541	26,723	19,332
28-30-410-006-1045	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1046	33,501	35,846	33,117	29,444	28,055	20,370
28-30-410-006-1047	33,501	35,846	33,117	27,251	25,499	20,370
28-30-410-006-1048	34,531	36,846	34,109	30,881	28,944	21,065
28-30-410-006-1049	34,770	37,204	30,642	27,607	25,837	18,640
28-30-410-006-1050	32,477	34,750	32,125	29,007	27,165	19,678
28-30-410-006-1051	9,157	9,157	9,157	7,157	7,157	7,157
28-30-410-006-1052	48,452	37,204	30,642	27,607	25,837	18,640
28-30-410-006-1053	31,962	34,199	31,632	28,541	26,723	19,332
28-30-410-006-1054	32,992	31,301	28,624	24,478	22,613	15,027
28-30-410-006-1055	32,992	35,301	32,624	29,478	27,613	20,027
28-30-410-006-1056	49,254	48,230	37,340	35,266	33,463	26,065
28-30-410-006-1057	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1058	53,035	36,948	34,109	30,881	28,944	21,065

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-410-006-1059	41,779	44,704	34,109	28,121	26,324	21,065
28-30-410-006-1060	33,501	35,846	33,117	29,944	28,055	15,370
28-30-410-006-1061	32,992	35,301	32,624	29,478	27,613	15,027
28-30-410-006-1062	8,658	8,658	8,658	6,658	6,658	6,658
28-30-410-006-1063	23,831	23,831	23,831	21,831	33,279	25,983
28-30-410-006-1064	9,406	9,406	9,406	7,406	7,406	7,406
28-30-410-006-1065	34,531	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1066	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1067	40,580	43,421	33,117	29,994	28,055	20,370
28-30-410-006-1068	10,152	10,152	10,152	8,152	23,944	8,152
28-30-410-006-1069	42,972	45,980	35,101	31,818	29,833	21,757
28-30-410-006-1070	38,221	40,896	34,109	30,881	28,944	21,065
28-30-410-006-1071	38,643	41,348	34,109	30,881	28,944	21,065
28-30-410-006-1072	35,558	34,047	31,101	26,818	24,833	16,757
28-30-410-006-1073	9,406	9,406	9,406	7,406	7,406	7,406
28-30-410-006-1074	30,959	33,406	27,135	35,073	21,279	13,983
28-30-410-006-1075	31,451	33,653	31,135	28,073	26,279	18,983
28-30-410-006-1076	9,406	50,008	9,406	36,478	34,613	27,027
28-30-410-006-1077	19,621	19,621	19,621	17,621	17,621	16,065
28-30-410-006-1078	29,501	50,648	39,117	36,944	35,055	20,370
28-30-410-006-1079	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1080	34,531	36,948	34,109	25,881	23,944	16,065
28-30-410-006-1081	35,558	38,047	35,101	31,818	29,833	21,757
28-30-410-006-1082	34,531	36,948	34,109	37,881	35,944	21,065
28-30-410-006-1083	41,779	44,704	34,109	30,881	24,631	21,065
28-30-410-006-1084	42,972	45,980	35,101	31,818	29,833	21,757
28-30-410-006-1085	32,992	35,301	32,624	29,478	27,613	20,027
28-30-410-006-1086	8,645	8,645	36,642	34,607	32,837	25,640
28-30-410-006-1087	30,938	33,104	30,642	27,607	25,837	18,640
28-30-410-006-1088	39,986	42,785	32,624	29,478	27,613	20,027
28-30-410-006-1089	10,255	10,255	10,255	8,255	8,255	8,255
28-30-410-006-1090	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1091	17,587	17,587	17,587	15,587	15,587	10,370
28-30-410-006-1092	37,779	40,704	30,109	25,881	23,944	11,065
28-30-410-006-1093	35,558	38,047	35,101	31,818	24,833	16,757
28-30-410-006-1094	35,558	38,047	35,101	31,818	29,833	21,757
28-30-410-006-1095	54,350	53,219	41,101	38,818	36,833	28,757
28-30-410-006-1096	35,558	38,047	35,101	31,818	29,833	21,757
28-30-410-007-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-410-007-1001	71,392	49,907	51,602	48,736	36,955	34,666
28-30-410-007-1002	45,392	49,907	45,602	41,736	29,995	22,666
28-30-410-007-1003	25,968	27,786	28,403	25,492	17,662	16,111
28-30-410-007-1004	45,392	49,907	45,602	41,736	29,995	27,666
28-30-410-007-1005	50,093	53,600	45,602	41,736	29,995	27,666
28-30-410-007-1006	25,968	27,786	28,403	25,492	24,662	23,111



PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-412-007-0000	67,089	40,640	73,929	38,639	66,252	38,639
28-30-412-014-0000	45,487	50,000	45,644	41,775	39,281	35,926
28-30-412-023-0000	45,057	48,211	43,968	40,193	37,779	33,542
28-30-412-024-0000	38,677	41,384	36,387	30,455	28,539	28,802
28-30-412-025-0000	40,833	44,089	43,077	39,351	36,981	33,375
28-30-412-026-0000	61,976	60,687	47,729	45,078	42,772	32,695
28-30-412-027-0000	46,066	50,567	46,600	42,679	40,138	33,901
28-30-412-028-0000	58,647	62,803	40,251	35,460	33,032	38,503
28-30-412-032-0000	43,577	46,627	36,028	32,694	30,663	27,530
28-30-412-033-0000	27,357	27,357	27,357	27,357	27,357	25,357
28-30-412-034-0000	49,744	53,226	50,587	46,444	43,710	35,333
28-30-412-035-0000	40,843	43,982	41,255	36,408	33,932	32,286
28-30-412-037-0000	53,497	52,384	38,790	36,636	34,762	33,320
28-30-412-038-0000	61,403	60,126	37,801	34,369	29,833	29,211
28-30-412-039-0000	61,403	60,126	43,801	41,369	39,253	36,211
28-30-412-040-0000	61,558	56,922	38,416	32,371	25,038	27,701
28-30-412-041-0000	42,090	45,036	39,985	36,431	34,209	30,909
28-30-412-042-0000	22,602	22,602	22,602	20,602	20,602	20,602
28-30-412-043-0000	61,403	43,497	37,801	34,369	32,253	29,211
28-30-412-044-0000	40,786	43,641	38,078	34,629	32,500	29,353
28-30-412-045-0000	46,634	49,898	37,801	34,369	32,253	19,980
28-30-412-046-0000	43,131	47,693	43,404	39,660	37,273	36,404
28-30-412-047-0000	10,312	10,312	10,312	8,312	8,312	36,211
28-30-412-048-0000	45,802	49,008	43,065	39,340	36,970	37,033
28-30-412-050-0000	10,676	10,676	10,676	8,676	40,240	24,871
28-30-412-052-0000	4,435	4,343	3,909	3,692	3,503	3,586
28-30-412-053-0000	23,560	23,090	17,182	16,228	15,398	14,793
28-30-412-058-0000	323,075	257,040	132,667	245,686	111,161	238,655
28-30-412-059-0000	70,482	49,016	45,522	41,660	39,717	36,703
28-30-412-061-0000	48,320	51,702	48,742	40,041	37,635	39,908
28-30-412-063-0000	44,341	47,525	46,107	42,213	39,696	45,277
28-30-412-064-0000	18,944	18,944	18,944	16,944	16,944	16,944
28-30-412-066-0000	290,135	230,828	253,903	239,800	134,109	157,779
28-30-412-067-0000	290,169	230,855	253,897	239,795	134,130	157,795
28-30-412-068-0000	206,220	164,066	119,418	112,785	80,430	112,667
28-30-412-069-0000	233,494	185,767	132,691	125,321	118,911	119,147
28-30-412-070-0000	186,131	141,148	104,743	98,925	93,866	121,319
28-30-412-072-0000	55,285	59,155	61,926	57,153	49,961	48,912
28-30-412-073-0000	101,042	98,941	72,860	68,813	65,293	65,195
28-30-412-074-0000	125,840	123,222	88,925	83,986	79,690	80,573
28-30-412-075-0000	125,840	123,222	88,925	83,986	79,690	80,573
28-30-412-076-0000	56,372	57,103	58,513	53,929	50,813	45,726
28-30-412-077-0000	56,372	60,659	58,513	53,929	50,813	45,726
28-30-412-079-0000	45,858	49,057	46,853	42,917	40,364	29,648
28-30-412-082-0000	42,592	45,573	35,710	32,393	30,379	33,623

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-412-083-0000	105,659	103,462	70,602	66,681	63,270	74,908
28-30-412-085-0000	10,515	10,296	9,268	8,753	8,306	8,503
28-30-412-086-0000	48,954	53,395	48,790	44,746	42,100	40,311
28-30-412-087-0000	76,552	74,960	65,585	54,942	51,744	46,906
28-30-412-088-0000	13,011	13,011	13,011	11,011	11,011	11,011
28-30-412-089-0000	56,498	60,453	51,157	46,983	44,221	45,213
28-30-412-090-0000	56,447	60,398	51,089	46,918	44,160	38,169
28-30-412-091-0000	56,447	60,398	51,089	46,918	44,160	38,169
28-30-412-092-0000	53,498	57,243	51,157	46,983	44,221	38,213
28-30-412-093-0000	1,597	1,564	1,408	1,330	1,262	1,292
28-30-412-094-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-412-094-1001	28,427	30,417	32,546	28,101	26,306	22,992
28-30-412-094-1002	36,316	37,728	34,189	30,957	29,016	22,992
28-30-412-094-1003	44,789	47,924	51,279	48,548	45,707	36,891
28-30-412-094-1004	15,397	15,397	15,397	33,948	25,211	14,459
28-30-412-094-1005	36,316	37,728	34,189	30,957	29,016	17,992
28-30-412-094-1006	53,862	57,632	52,815	48,548	45,707	36,891
28-30-412-094-1007	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-094-1008	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-094-1009	8,348	8,174	7,513	7,095	6,732	4,486
28-30-412-094-1010	8,348	8,174	7,513	7,095	6,227	5,606
28-30-412-094-1011	8,348	8,174	7,513	6,562	6,732	5,606
28-30-412-094-1012	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-094-1013	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-095-0000	78,687	76,926	68,366	63,235	59,643	59,952
28-30-412-096-0000	20,261	19,840	11,609	10,964	10,403	10,650
28-30-413-004-0000	12,968	12,968	12,968	10,968	10,968	10,968
28-30-413-006-0000	40,901	43,764	40,472	36,891	34,646	40,086
28-30-413-007-0000	74,732	50,251	55,580	52,493	47,111	43,256
28-30-413-009-0000	46,857	50,278	34,036	29,590	27,463	24,448
28-30-413-010-0000	69,082	80,147	60,119	56,780	53,876	52,560
28-30-413-011-0000	41,173	44,055	39,123	35,617	33,437	38,905
28-30-413-014-0000	64,696	63,350	50,987	48,155	36,159	33,247
28-30-413-015-0000	13,427	13,427	13,427	11,427	11,427	11,427
28-30-413-017-0000	39,137	41,877	38,024	34,579	32,452	23,162
28-30-413-018-0000	53,582	57,322	40,796	37,197	34,936	28,362
28-30-413-022-0000	11,714	11,714	11,714	9,714	9,714	9,714
28-30-413-023-0000	40,753	43,606	34,709	31,448	29,481	29,015
28-30-413-024-0000	13,519	13,519	13,519	11,519	11,519	11,519
28-30-413-025-0000	41,413	45,888	41,874	38,215	35,902	33,929
28-30-413-026-0000	45,455	48,637	47,432	43,464	47,833	43,834
28-30-413-027-0000	44,256	47,354	46,868	42,931	38,377	36,286
28-30-413-028-0000	40,775	45,389	38,955	41,682	41,277	33,495
28-30-413-029-0000	42,433	45,743	43,591	39,837	37,441	34,961
28-30-413-030-0000	52,321	56,692	46,458	42,544	40,010	45,713

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-413-031-0000	47,318	50,630	33,108	29,936	28,047	33,264
28-30-413-032-0000	48,238	51,615	50,682	46,534	43,796	38,949
28-30-414-001-0000	9,125	9,125	9,125	8,125	8,125	8,125
28-30-414-002-0000	9,125	9,125	9,125	8,125	8,125	8,125
28-30-414-003-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-414-004-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-414-005-0000	25,240	27,254	28,684	17,937	16,713	16,713
28-30-414-006-0000	25,240	29,039	28,684	17,937	16,713	16,713
28-30-414-007-0000	25,231	27,004	26,418	24,284	22,863	20,112
28-30-414-008-0000	25,231	26,991	26,418	24,284	22,863	20,112
28-30-414-009-0000	20,800	22,545	23,148	19,987	17,810	14,740
28-30-414-010-0000	29,131	31,431	32,754	28,123	24,950	20,306
28-30-414-011-0000	48,658	53,105	52,346	48,105	45,286	41,249
28-30-414-012-0000	7,431	7,277	4,625	4,368	4,145	4,243
28-30-414-016-0000	38,720	42,397	44,733	45,048	42,422	32,715
28-30-414-022-0000	44,643	43,611	38,618	35,407	33,309	24,667
28-30-414-023-0000	14,262	13,940	12,607	11,640	10,973	8,877
28-30-414-024-0000	98,272	96,221	85,999	81,222	77,068	61,248
28-30-414-025-0000	35,474	34,736	31,269	29,532	28,021	22,803
28-30-414-031-0000	42,051	44,995	40,026	36,470	29,604	36,879
28-30-414-032-0000	6,949	6,805	4,441	4,194	3,980	4,074
28-30-414-038-0000	7,873	7,709	5,359	5,061	4,802	4,916
28-30-414-039-0000	91,498	92,828	71,813	65,269	73,317	56,481
28-30-414-043-0000	4,074	3,970	3,574	3,375	3,203	3,279
28-30-414-044-0000	83,191	81,461	73,267	69,197	65,658	50,606
28-30-414-045-0000	83,191	81,381	73,258	69,189	65,650	50,598
28-30-414-046-0000	33,435	32,723	29,317	27,688	26,272	21,012
28-30-414-049-0000	2,069	2,026	1,824	1,723	1,635	1,673
28-30-414-050-0000	6,437	6,303	3,966	3,745	3,554	3,638
28-30-414-051-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-414-051-1001	10,920	11,684	11,729	9,744	5,712	9,008
28-30-414-051-1002	28,683	28,086	19,618	18,528	14,181	17,725
28-30-414-051-1003	16,942	18,128	18,478	16,188	14,936	15,116
28-30-414-051-1004	33,934	33,228	23,780	22,459	17,187	17,183
28-30-414-051-1005	44,182	37,263	24,223	21,544	20,084	20,305
28-30-414-051-1006	35,693	34,950	24,421	23,065	21,885	22,064
28-30-414-053-0000	166,675	163,208	111,145	104,972	99,602	101,509
28-30-414-054-0000	166,908	163,436	111,436	105,246	99,863	101,665
28-30-414-056-0000	6,602	6,963	7,158	7,072	6,674	5,642
28-30-414-057-0000	141,467	138,524	110,569	92,403	87,676	97,002
28-30-414-058-0000	195,173	191,113	137,883	130,225	123,546	121,543
28-30-414-059-0000	44,859	48,279	64,278	48,708	37,574	36,020
28-30-414-060-0000	39,079	41,815	38,702	35,219	33,059	29,320
28-30-414-061-0000	78,537	81,298	70,336	65,096	61,408	48,392
28-30-416-022-0000	66,105	70,189	57,045	52,543	49,498	45,767

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-417-002-0000	47,982	51,341	52,114	47,886	45,079	38,714
28-30-417-003-0000	89,035	74,687	87,183	54,142	49,289	50,887
28-30-417-004-0000	69,077	67,640	48,011	45,344	37,674	42,346
28-30-417-005-0000	13,654	13,654	13,654	50,307	40,734	43,248
28-30-417-006-0000	32,757	32,076	27,927	26,375	18,026	22,580
28-30-417-007-0000	3,286	3,214	2,893	2,733	2,593	2,654
28-30-417-008-0000	41,121	43,999	39,227	35,715	33,530	47,015
28-30-417-009-0000	44,109	47,197	43,033	39,309	36,941	35,616
28-30-417-010-0000	49,548	53,547	51,517	47,322	44,544	41,638
28-30-417-011-0000	39,116	42,535	39,718	36,178	33,970	31,898
28-30-417-012-0000	76,016	50,423	44,224	40,434	38,008	34,558
28-30-417-013-0000	37,830	40,478	35,802	32,480	30,461	29,380
28-30-417-014-0000	58,158	62,408	51,392	47,204	44,432	47,013
28-30-417-015-0000	44,254	47,352	43,481	39,733	30,858	31,187
28-30-417-016-0000	46,374	49,620	37,700	34,273	32,162	30,988
28-30-417-017-0000	34,926	57,932	52,149	49,252	40,192	32,229
28-30-417-018-0000	4,676	5,861	5,398	5,098	11,378	9,419
28-30-417-019-0000	35,777	38,641	38,838	35,681	33,587	24,491
28-30-417-020-0000	17,218	18,064	17,892	16,565	15,628	12,700
28-30-419-007-0000	52,543	36,268	33,413	24,557	22,943	20,765
28-30-419-008-0000	43,802	48,350	43,475	39,727	37,338	35,215
28-30-419-009-0000	147,783	150,168	111,624	104,091	98,409	87,743
28-30-419-012-0000	59,476	63,698	64,614	62,545	39,520	45,575
28-30-420-001-0000	6,686	6,537	5,885	5,558	5,274	5,399
28-30-420-002-0000	61,902	65,031	62,556	52,748	49,436	37,749
28-30-420-003-0000	5,325	5,214	3,075	2,904	2,755	2,821
28-30-420-007-0000	10,373	10,157	6,158	5,816	5,519	5,650
28-30-420-008-0000	57,462	56,443	38,377	36,246	34,392	34,612
28-30-420-009-0000	37,682	40,320	37,790	34,357	32,243	36,260
28-30-420-012-0000	57,316	60,767	53,840	49,516	46,625	46,127
28-30-420-013-0000	46,686	51,174	48,909	44,859	42,206	40,093
28-30-420-014-0000	4,105	4,019	3,618	3,417	3,242	3,319
28-30-420-015-0000	85,671	83,889	53,361	50,397	47,819	46,673
28-30-420-016-0000	49,866	53,357	46,024	42,134	39,621	38,763
28-30-420-017-0000	40,615	43,977	38,767	35,280	33,118	39,075
28-30-420-018-0000	48,947	50,235	39,192	35,682	33,499	32,476
28-30-420-019-0000	63,233	61,918	59,391	56,092	53,223	49,377
28-30-420-020-0000	46,545	49,083	41,146	37,528	35,250	31,860
28-30-420-021-0000	40,648	43,493	40,389	36,812	34,571	32,547
28-30-420-022-0000	43,751	48,300	46,702	45,372	42,693	39,096
28-30-420-023-0000	46,413	50,376	48,038	32,441	30,424	28,824
28-30-420-024-0000	54,152	57,943	51,214	47,036	44,272	41,189
28-30-420-025-0000	51,150	54,731	38,960	35,463	27,006	29,642
28-30-420-028-0000	50,886	54,448	54,279	44,913	42,019	35,935
28-30-420-029-0000	37,930	40,585	34,171	30,940	29,000	27,088

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-420-030-0000	17,454	17,454	17,545	15,454	15,454	15,454
28-30-420-031-0000	43,156	46,224	42,085	38,414	30,691	34,844
28-30-420-032-0000	33,330	35,911	38,075	35,678	29,882	29,822
28-30-421-003-0000	44,439	72,890	52,856	49,920	47,367	44,022
28-30-421-008-0000	42,804	51,290	46,211	42,311	39,789	36,602
28-30-421-009-0000	57,079	55,892	50,019	47,241	34,945	42,812
28-30-421-010-0000	67,796	49,630	40,413	36,835	34,593	32,830
28-30-421-011-0000	63,173	61,859	45,751	36,201	33,991	27,584
28-30-421-012-0000	37,608	41,195	36,162	32,820	30,783	41,190
28-30-421-013-0000	40,426	43,256	37,573	34,153	32,048	32,438
28-30-421-015-0000	35,998	38,518	30,411	27,388	25,629	24,932
28-30-421-016-0000	40,334	41,157	41,357	37,615	35,231	33,098
28-30-421-017-0000	10,414	10,414	10,414	8,414	8,414	8,401
28-30-421-018-0000	41,081	65,607	51,504	48,643	46,155	28,839
28-30-421-019-0000	36,544	39,102	32,454	29,318	27,461	25,020
28-30-421-020-0000	48,756	77,118	55,937	51,497	48,505	44,822
28-30-421-022-0000	52,139	56,514	49,871	45,768	43,069	37,481
28-30-421-023-0000	36,829	39,407	33,871	30,657	28,731	28,350
28-30-421-024-0000	15,714	15,714	15,714	13,714	13,714	13,714
28-30-421-025-0000	62,071	66,239	59,520	54,880	51,715	51,455
28-30-421-026-0000	12,509	12,509	37,613	10,509	42,668	39,610
28-30-421-027-0000	55,327	59,636	57,517	52,989	49,921	44,925
28-30-421-028-0000	50,040	52,036	53,635	41,663	39,174	41,107
28-30-421-029-0000	15,430	75,610	51,718	48,845	46,347	49,715
28-30-422-001-0000	24,302	26,180	27,824	26,803	25,253	20,098
28-30-422-002-0000	24,302	25,827	27,824	26,803	25,253	20,098
28-30-422-004-0000	24,737	26,665	28,322	26,882	22,828	17,634
28-30-422-005-0000	24,737	26,282	28,322	26,882	22,828	17,634
28-30-422-006-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-422-007-0000	49,810	54,234	52,666	48,408	45,574	36,602
28-30-422-008-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-422-016-0000	20,267	21,783	23,204	23,128	21,766	16,526
28-30-422-017-0000	20,267	21,588	23,204	23,128	21,766	16,526
28-30-422-018-0000	59,927	58,674	52,817	36,826	34,943	36,958
28-30-422-019-0000	10,306	10,091	9,277	7,311	6,937	7,233
28-30-422-020-0000	18,100	19,853	19,086	15,247	15,247	11,973
28-30-422-021-0000	18,238	19,309	19,216	15,409	15,409	12,093
28-30-422-024-0000	38,687	41,395	33,810	29,377	27,261	25,675
28-30-422-025-0000	30,995	33,810	31,955	32,304	30,191	27,069
28-30-422-026-0000	88,789	92,401	87,137	80,964	76,465	69,714
28-30-422-027-0000	59,469	63,688	60,628	55,927	52,708	40,031
28-30-422-028-0000	86,517	84,718	65,701	60,719	57,255	50,954
28-30-422-029-0000	92,671	49,400	49,400	55,685	48,408	51,903
28-30-422-030-0000	11,279	11,279	11,279	9,279	55,177	39,805
28-30-422-031-0000	63,072	67,219	67,695	62,601	59,041	50,291

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-422-032-0000	62,352	60,931	66,212	61,201	57,713	51,782
28-30-423-003-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-423-004-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-423-005-0000	23,671	25,328	25,111	19,980	18,779	15,119
28-30-423-006-0000	23,671	25,328	25,111	19,980	18,779	15,119
28-30-423-007-0000	7,907	7,907	7,907	6,907	29,126	20,221
28-30-423-008-0000	7,907	7,907	7,907	6,907	29,126	20,221
28-30-423-009-0000	7,676	10,742	9,669	9,132	8,665	7,631
28-30-423-010-0000	25,693	41,729	38,858	36,700	34,823	28,095
28-30-423-011-0000	11,214	16,711	15,257	14,410	13,673	11,517
28-30-423-012-0000	40,960	40,108	31,640	26,382	24,854	20,335
28-30-423-013-0000	40,960	40,108	31,640	26,382	24,854	20,335
28-30-423-019-0000	29,564	29,812	26,537	21,417	20,142	18,054
28-30-423-020-0000	29,564	29,607	26,537	21,417	20,142	18,054
28-30-423-021-0000	4,074	3,990	3,591	3,393	3,218	3,295
28-30-423-036-0000	68,039	66,624	61,851	58,415	55,428	60,938
28-30-423-037-0000	77,128	75,524	59,635	56,322	53,442	59,093
28-30-423-041-0000	76,844	75,121	64,570	59,650	56,241	47,741
28-30-423-042-0000	82,837	81,114	71,042	67,096	63,664	59,008
28-30-423-043-0000	82,840	81,117	70,570	66,650	63,241	59,741
28-30-423-044-0000	112,821	110,474	91,076	86,017	81,617	81,154
28-30-423-045-0000	54,001	57,781	60,108	55,436	45,071	42,145
28-30-423-046-0000	46,015	49,236	43,168	38,215	35,646	23,748
28-30-423-047-0000	42,780	45,775	43,722	39,960	32,558	30,493
28-30-423-048-0000	15,163	15,163	15,163	13,163	13,163	13,163
28-30-500-006-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-200-006-0000	309,035	245,870	184,450	174,205	165,295	178,308
28-31-200-008-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-200-009-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-201-004-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-201-007-0000	59,999	64,199	60,648	41,181	40,614	43,626
28-31-201-008-0000	76,997	75,395	67,317	63,578	60,326	62,557
28-31-201-009-0000	48,385	52,838	47,533	43,560	37,936	45,022
28-31-201-010-0000	42,662	45,648	43,701	39,940	37,540	35,438
28-31-201-011-0000	49,507	52,972	39,925	36,375	34,156	33,100
28-31-201-027-0000	81,590	85,353	69,064	61,895	58,269	61,776
28-31-202-002-0000	57,214	61,219	45,350	41,497	39,017	38,597
28-31-202-031-0000	42,323	45,286	72,730	39,023	36,669	34,782
28-31-202-033-0000	46,963	75,362	58,144	54,914	52,105	48,600
28-31-202-035-0000	45,527	50,039	51,836	48,312	45,483	36,880
28-31-202-036-0000	63,236	45,180	35,137	31,852	29,865	32,506
28-31-202-037-0000	49,480	52,944	48,564	44,533	41,897	39,973
28-31-202-046-0000	48,357	52,626	51,796	47,586	44,794	42,392
28-31-202-047-0000	57,097	58,256	56,331	50,646	59,442	48,108
28-31-203-002-0000	55,169	59,481	56,904	57,880	54,561	32,517

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-31-203-003-0000	93,557	85,611	61,412	56,667	53,411	52,485
28-31-203-004-0000	49,207	52,651	50,352	46,222	43,500	37,510
28-31-203-027-0000	66,714	65,327	47,720	45,069	42,764	40,236
28-31-203-044-0000	118,031	115,576	87,053	82,218	78,013	76,589
28-31-203-045-0000	118,095	115,639	87,101	82,263	78,055	76,619
28-32-100-005-0000	65,487	70,071	57,889	53,340	50,254	54,573
28-32-100-006-0000	87,147	85,335	63,889	60,340	57,254	51,503
28-32-100-030-0000	46,865	49,349	38,119	64,557	34,329	26,885
28-32-100-036-0000	32,515	34,791	32,487	29,349	27,490	22,692
28-32-100-045-0000	136,860	134,013	109,152	103,089	97,816	87,493
28-32-100-063-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-32-100-063-1001	44,401	43,478	25,675	24,294	23,009	14,229
28-32-100-063-1002	44,401	43,478	25,675	24,294	23,009	14,229
28-32-100-063-1003	34,461	33,620	20,694	18,211	16,922	14,793
28-32-100-063-1004	36,369	35,488	21,953	19,401	18,050	8,491
28-32-100-063-1005	34,461	33,620	20,694	18,211	16,922	7,793
28-32-100-063-1006	36,369	35,488	21,953	19,401	18,050	8,491
28-32-100-063-1007	39,211	38,396	25,871	24,434	23,184	7,338
28-32-100-063-1008	34,461	33,620	20,694	18,211	16,922	14,793
28-32-100-063-1009	41,708	40,841	27,517	25,988	24,659	15,251
28-32-100-063-1010	34,165	33,329	20,498	18,026	16,746	7,684
28-32-100-063-1011	35,044	34,191	21,080	18,576	17,268	8,008
28-32-100-063-1012	34,094	33,260	20,453	17,984	16,706	7,659
28-32-100-063-1013	34,391	33,551	20,646	18,166	16,879	7,766
28-32-100-063-1014	46,585	45,616	26,937	25,441	24,140	14,929
28-32-100-063-1015	34,900	34,049	20,985	18,486	17,183	7,956
28-32-100-063-1016	36,588	35,702	22,099	19,538	18,181	8,572
28-32-100-063-1017	41,708	40,841	27,517	25,988	24,659	15,251
28-32-100-063-1018	41,708	34,841	27,517	18,988	14,701	8,251
28-32-101-002-0000	54,118	33,578	33,578	29,578	29,578	29,578
28-32-101-003-0000	48,480	51,874	49,336	45,263	42,590	41,393
28-32-101-004-0000	58,657	54,968	58,816	55,472	52,277	46,288
28-32-101-005-0000	55,354	59,662	51,538	47,342	44,562	40,802
28-32-101-006-0000	63,961	76,507	48,790	43,425	40,846	44,200
28-32-101-026-0000	65,914	67,630	64,231	59,330	55,937	50,368
28-32-101-027-0000	47,826	52,609	47,961	43,964	39,357	36,973
28-32-102-001-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
Total EAV of RPA	30,999,867	30,864,544	27,510,475	25,320,555	18,598,545	18,152,297
Percent Change		-0.44%	-10.87%	-7.96%	-26.55%	-2.40%
Village Wide EAV	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558	1,344,281,964
Balance of Village Wide EAV	1,765,097,076	1,781,236,197	1,580,452,288	1,466,796,633	1,379,714,013	1,326,129,667
Percent Change		0.91%	-11.27%	-7.19%	-5.94%	-3.88%
CPI	-0.40%	1.60%	3.20%	2.10%	1.50%	1.60%

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

**Table 2: Conditions Survey**

The table below documents the Conservation Area qualifying factors present within the Legacy Redevelopment Project Area at the time of this report. The **Conditions Survey Block Map** in **Attachment 3** shows the location of the blocks in the Redevelopment Project Area.

Block Number	Obsolescence	Deterioration	Inadequate Utilities	Lack of Community Planning	Lagging EAV
28-29-300	X	X	X	X	X
28-30-409	X	X	X	X	X
28-30-410	X		X	X	X
28-30-412	X	X	X	X	X
28-30-413		X	X	X	X
28-30-414	X	X	X	X	X
28-30-416		X	X	X	X
28-30-417	X		X	X	X
28-30-419		X	X	X	X
28-30-420			X	X	X
28-30-421	X	X	X	X	X
28-30-422	X	X	X	X	X
28-30-423	X	X	X	X	X
28-30-500	<i>Railroad</i>				
28-31-200			X	X	X
28-31-201		X	X	X	X
28-31-202		X	X	X	X
28-31-203		X	X	X	X
28-32-100	X	X	X	X	X
28-32-101	X		X	X	X
28-32-102	X	X	X	X	X

*\* Inadequate Utilities, Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by parcel.*



# Attachments

## **Attachment 1: Legacy Redevelopment Project Area Legal Description**

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOGETHER WITH THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 32 NORTH OF THE INDIAN BOUNDARY LINE, ALL TAKEN AS A TRACT, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE SOUTHEAST CORNER THEREOF BEING ALSO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND WESTWARD EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF 62ND AVENUE;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WESTERLY LINE OF 62ND AVENUE TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY LINE OF LOT 6 IN BLOCK 2 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, RECORDED AUGUST 2, 1930 AS DOCUMENT NUMBER 10718539;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 TO 6, INCLUSIVE IN BLOCK 2 IN ELMORE'S RIDGELAND AVENUE ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 6 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, AFORESAID;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 3 TO 6, INCLUSIVE IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 2 IN WILLIAM A. WILKIN'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, RECORDED MARCH 6, 1953 AS DOCUMENT NUMBER 15561439;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN WILLIAM A. WILKIN'S RESUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF LOT 1 IN FRED E. JURCAK'S RESUBDIVISION OF LOT 1 IN WILLIAM A. WILKIN'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, RECORDED SEPTEMBER 2, 1965 AS DOCUMENT NUMBER 19576829 AND CORRECT BY DOCUMENT RECORDED OCTOBER 29, 1965 AS DOCUMENT NUMBER 19633426;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 IN WILLIAM A. WILKIN'S RESUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER THEREOF;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 2 IN T. D. GALAS SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE IN LYNDBERG AND WYDEVELD'S TITAN ARMS, A RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED MAY 18, 1965 AS DOCUMENT NUMBER 19467234;

THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 AND 2 IN T. D. GALAS SUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE EAST LINE OF LOT 4 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED SEPTEMBER 11, 1929 AS DOCUMENT NUMBER 10477250;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 4 IN BLOCK 1 TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINES OF LOTS 2, 3 AND 4 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 174.00 FEET OF LOT 1 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 174.00 FEET OF SAID LOT 1 TO THE WEST LINE THEREOF;

THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 6 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, WITH THE SOUTH LINE OF THE NORTH 100.00 FEET THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF LOT 6 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, TO THE WEST LINE THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN OWNER'S SUBDIVISION OF THE EAST 20.00 FEET OF LOT 4 AND ALL OF LOT 5 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED JANUARY 5, 1959 AS DOCUMENT NUMBER 17419287;

THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 AND 2 IN OWNER'S SUBDIVISION, AFORESAID, AND ALONG THE SOUTH LINE OF LOTS 2, 3 AND 4 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 100.00 FEET OF LOT 1 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 100.00 FEET OF SAID LOT 1 IN BLOCK 2 TO THE WEST LINE THEREOF;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK 2 TO ITS POINT OF INTERSECTION WITH THE EASTWARD EXTENSION OF THE SOUTH LINE OF LOT 1 IN WILLIAM A. WILKIN'S ADDITION TO TINLEY PARK IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED JUNE 24, 1955 AS DOCUMENT NUMBER 16280076;

THENCE WESTERLY THE EASTWARD EXTENSION OF THE SOUTH LINE OF LOT 1, AFORESAID AND THE SOUTH LINE OF LOTS 1 TO 5 INCLUSIVE, IN WILKIN'S ADDITION TO TINLEY PARK, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 5, BEING ALSO A POINT ON THE EAST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN) BEING A SUBDIVISION OF PART OF SAID SECTIONS 30 AND 31;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16, AFORESAID, TO THE NORTH LINE OF THE SOUTH 133 FEET OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 133 FEET OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID TO THE WEST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID TO THE NORTH LINE OF 176TH STREET;

THENCE WESTERLY ALONG THE NORTH LINE OF 176TH STREET TO A POINT 195.00 FEET WEST OF THE WEST LINE OF GARDEN AVENUE (NOW VACATED) (FORMERLY KNOWN AS 67TH STREET);

THENCE NORTH ALONG A LINE DRAWN 195.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF GARDEN AVENUE, AFORESAID TO A POINT 144.00 FEET SOUTH OF THE SOUTH LINE OF 175TH STREET;

THENCE WEST PARALLEL WITH 175TH STREET TO A POINT 294.00 FEET WEST OF THE WEST LINE OF GARDEN AVENUE, AFORESAID;

THENCE NORTH PARALLEL TO THE WEST LINE OF GARDEN AVENUE, AFORESAID, 144.00 FEET TO THE SOUTH LINE OF 175TH STREET;

THENCE EAST ALONG THE SOUTH LINE OF 175TH STREET TO ITS POINT OF INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WEST LINE OF LOT 12 IN WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN), BEING A SUBDIVISION OF PART OF SAID SECTIONS 30 AND 31, RECORDED APRIL 4, 1910 AS DOCUMENT NUMBER 4534716;

THENCE NORTHERLY ALONG SAID SOUTHWARD EXTENSION AND THE WEST LINE OF SAID LOT 12 IN WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13, AFORESAID TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 3 IN WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13, AFORESAID;

THENCE NORTHERLY ALONG THE WEST LINE OF LOT 3 WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13, AFORESAID TO THE SOUTH LINE OF 174TH PLACE;

THENCE EASTERLY ALONG THE SOUTH LINE OF 174TH PLACE TO ITS POINT OF INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE EAST LINE OF THE WEST 2.60 FEET OF THE SOUTH HALF OF LOT 2 IN BLOCK 11 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN) BEING A SUBDIVISION OF PART OF SAID SECTIONS 30 AND 31;

THENCE NORTHERLY ALONG SAID SOUTHWARD EXTENSION AND ALONG THE EAST LINE OF THE WEST 2.60 FEET OF THE SOUTH HALF OF LOT 2 TO THE NORTH LINE OF SAID SOUTH HALF OF LOT 2;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 2 TO THE EAST LINE THEREOF;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND ITS SOUTHWARD EXTENSION TO THE SOUTH LINE OF 174TH PLACE;

THENCE EASTERLY ALONG THE SOUTH LINE OF 174TH PLACE AND ITS EASTWARD EXTENSION TO THE SOUTHEASTERLY LINE OF 67TH AVENUE;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE 67TH AVENUE AND ITS NORTHEASTERLY AND SOUTHWESTERLY EXTENSIONS AND ALONG THE EASTERLY LINE OF 66TH COURT AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS TO THE NORTHWEST CORNER OF LOT 2 IN KARA'S TARA SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 30, RECORDED JUNE 8, 1993 AS DOCUMENT NUMBER 93430045;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 3 IN KARA'S TARA SUBDIVISION, AFORESAID TO THE SOUTHWEST CORNER OF LOT 4 IN DOUBLE "R" SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 30, RECORDED MARCH 20, 1969 AS DOCUMENT NUMBER 2440847;

THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 4 AND 5 IN DOUBLE "R" SUBDIVISION, AFORESAID, AND THE NORTHWARD EXTENSION THEREOF TO THE NORTHWESTERLY LINE OF OAK FOREST AVENUE;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF OAK FOREST AVENUE TO THE WESTERLY LINE OF 66TH COURT;

THENCE NORTHEASTERLY TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY WITH THE EASTERLY LINE OF 66TH COURT;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY TO THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE NORTHWESTERLY LINE OF OAK FOREST AVENUE;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF OAK FOREST AVENUE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

## **Attachment 2: Legacy Redevelopment Project Area Map**

**Village of Tinley Park, Illinois**

**Legacy Redevelopment Project Area**



GIS DATA BY: Ruekert & Mielke, Inc.; Cook County; US Census

### **Attachment 3: Conditions Survey Block Map**



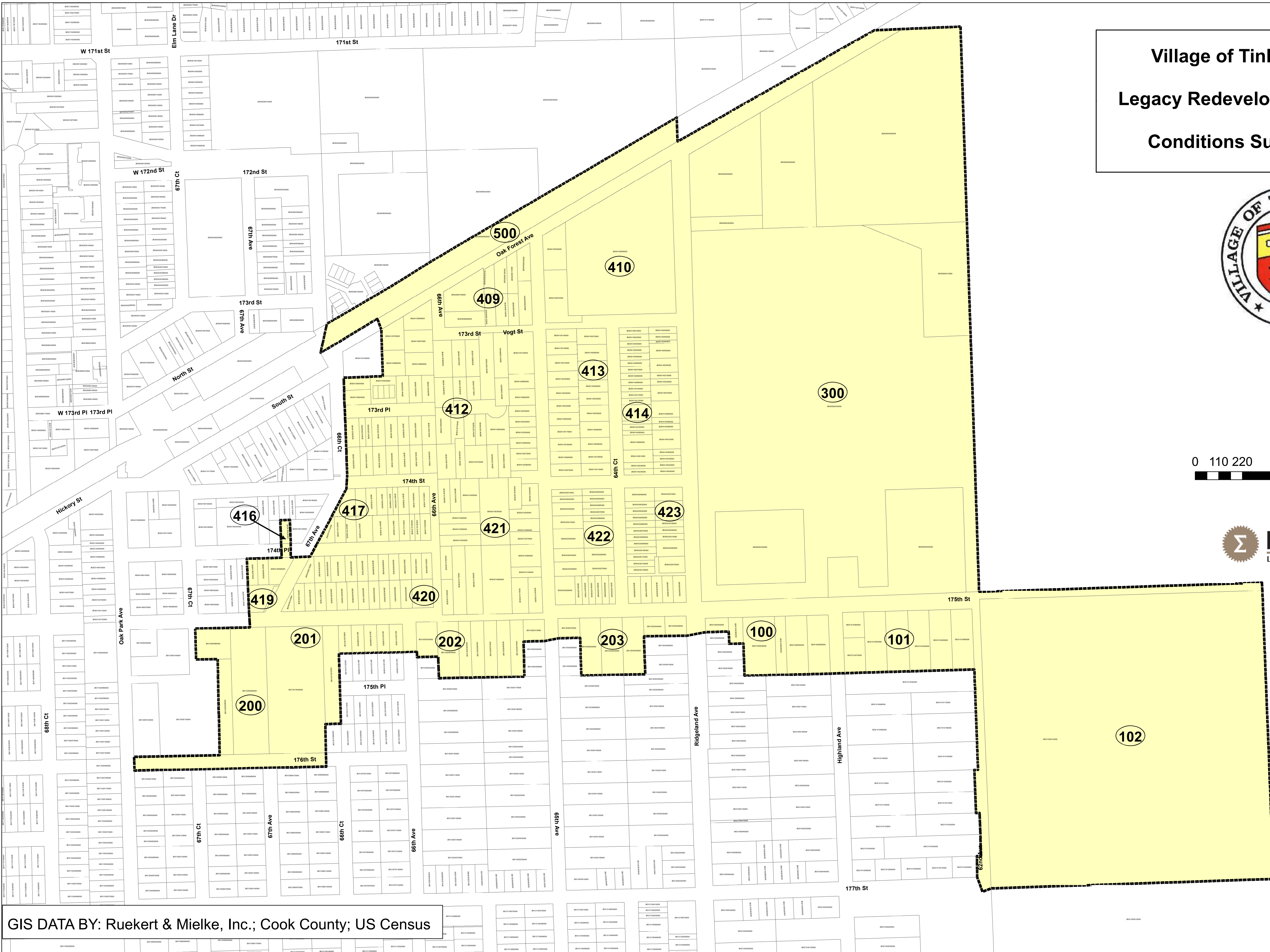
**Village of Tinley Park, Illinois**

**Legacy Redevelopment Project Area**

**Conditions Survey Block Map**



0 110 220 440 660 880 Feet



GIS DATA BY: Ruekert & Mielke, Inc.: Cook County: US Census

## **Attachment 4: Engineer's Report on Needed Infrastructure Improvements**

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

Date: January 25, 2016

Project/Subject: **Proposed TIF areas- Panduit**

Project No: 16-055/14-371

The area highlighted on the attached exhibit is proposed to be created into tax increment financing (TIF) district. From an engineering perspective, the following infrastructure improvements are needed to support development/re-development of these areas.

**Water:** The existing watermain network in this area is aging and has experienced several main breaks over the years and may be undersized for the redevelopment of this property; therefore, Installation of some new water main including fire hydrants, valves and associated appurtenances should occur in this area. **Currently watermains along Vogt, 173<sup>rd</sup> Place 175<sup>th</sup> Street and Ridgeland are scheduled for replacement.**

**Sanitary Sewer:** The existing sanitary network is aged and most of it is clay and must be rehabilitated or replaced with PVC in order to reduce Inflow and infiltration. The Village has performed some work in this area over the years but should continue to investigate the sewers conditions and implement the necessary repairs to the sanitary sewer and manholes as needed.

**Sanitary Force main:** The existing sanitary force main along 175<sup>th</sup> Street is aged and should be replaced.

**Floodplain:** Currently none of the properties within the TIF are mapped in the floodplain.

**Storm Water:** The storm water management in this area is minimal. Because most of these properties were developed prior to the stormwater management standards that exist today there is very little storm sewer or detention in this area. A large detention pond and storm sewer network to and from it should be constructed to enable these properties to have an adequate storm outlet to connect to if stormwater improvements are conducted in the neighborhoods. The storm water management in the right of way may need to be upgraded or enclosed in areas in order to accommodate pedestrian access. Storm sewers may need to be provided for the roadway if the cross section is changed. Green infrastructure will need to be incorporated for volume control to meet the Metropolitan Water Reclamation District's Watershed Management Ordinance.

**Detention:** A nine acre detention pond should be built on the Panduit property in order to accommodate the stormwater management for this parcel and provide benefit to the other properties within the TIF.

**Field tile:** Most of the stormwater conveyance that exists within this TIF area is provided by field tiles. These field tiles are aged and have had minimal replacement over the years as it is not easily determined which ones are private and which are part of the public system. The field tile system

should continue to be investigated, abandoned where able, and rehabilitated and replaced where necessary.

**Streets:** Many of the existing road cross sections in this area are rural cross sections that do not fit with the character of the downtown area. The roadways, where possible, should be upgraded with a curb and gutter cross section with improved drainage. Streets should be reconstructed or resurfaced as necessary. Key intersections and arterial roadways should be improved to accommodate existing and projected traffic and to encourage safe and efficient traffic movements. 175<sup>th</sup> Street at Oak Park Avenue should receive a traffic signal upgrade (temporary to permanent) and the roadway cross section and drainage should be improved. A potential roundabout at 175<sup>th</sup> Street and Ridgeland Avenue should be constructed if all engineering and safety principles are met.

**Street Lights:** Street lights should be provided in areas where necessary and where provided upgraded to LED lighting if warranted.

**Pedestrian Access:** Sidewalks or multi use paths should be provided in this area to encourage foot and bicycle traffic through the neighborhoods, to and from the downtown area (especially the train station), as well as the High School.

**Wetlands:** There are no National Wetlands Inventory registered wetlands within the TIF area.

## **Attachment 5: Representative Photographs of Conditions in the Legacy Redevelopment Project Area**

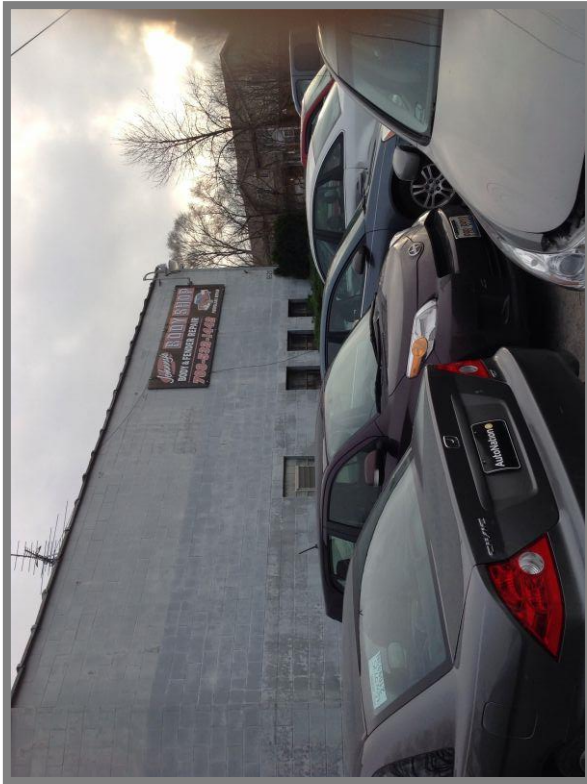
The photographs below are graphic examples of the qualifying factors found within the Legacy Redevelopment Project Area at the time of this report.







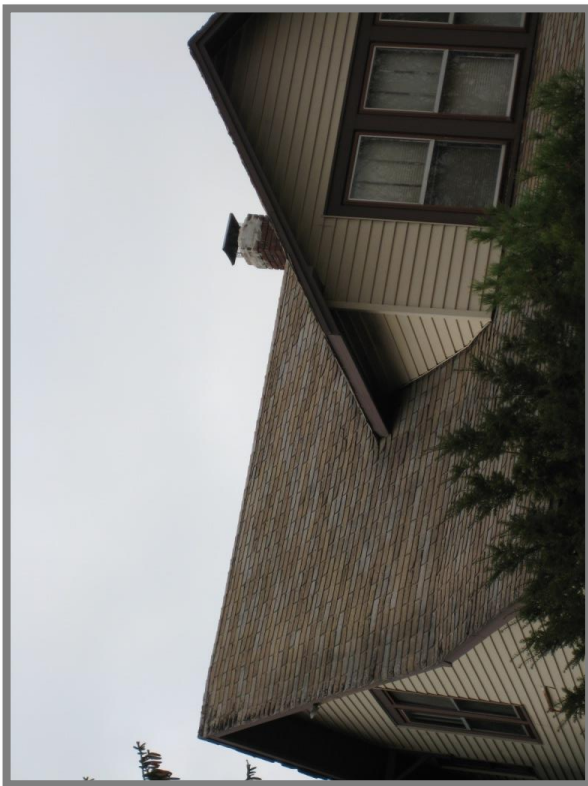
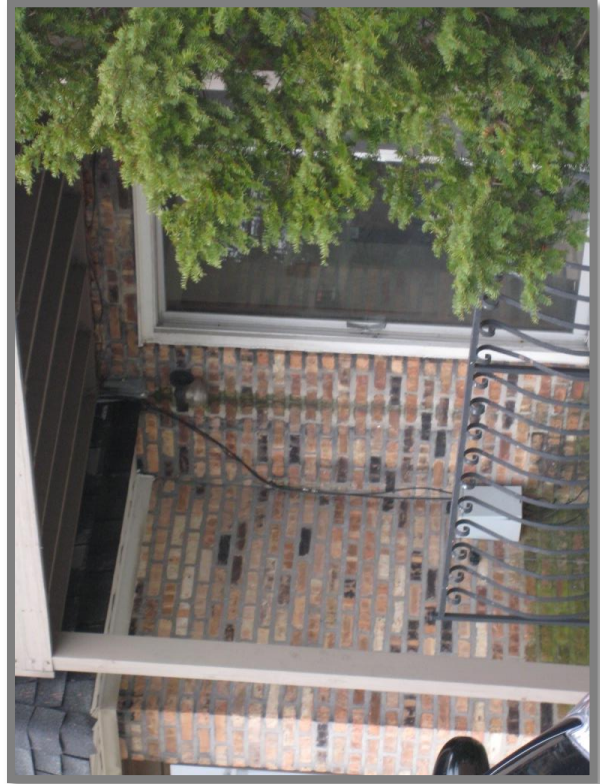














# Appendices

## **Appendix A: Definitions**

As defined in the Act “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

As defined in the Act “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of thirteen specific factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

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



## Appendix B: Eligibility Categories

### **Eligibility of a Blighted Area**

There are three categories under which an area can be determined to meet the “Blighted area” criteria. The area must meet the criteria under one of the following three categories.

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

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

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

*OR*

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

- Obsolete platting
- Diversity of ownership

- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- EPA remediation finding
- Lagging EAV

*OR*

3. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the area to which it pertains:
  - The area consists of one or more unused quarries, mines or strip mine ponds.
  - The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
  - The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
  - The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
  - Prior to the effective date of the applicable amendatory Act of the 91<sup>st</sup> 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.
  - The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding.

### **Eligibility of a Conservation Area**

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

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

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

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