

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

**CLERK'S CERTIFICATE**

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

**ORDINANCE NO. 2015-O-027**

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

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

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

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

**NAYS:**       Pannitto

**ABSENT:**    Vandenberg

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

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

  
VILLAGE CLERK



ORDINANCE NO. 2015-O-027

AN ORDINANCE APPROVING THE  
VILLAGE OF TINLEY PARK MENTAL HEALTH CENTER  
TAX INCREMENT FINANCING DISTRICT  
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**WHEREAS**, the President and Board of Trustees of the Village of Tinley Park (hereinafter referred to as the "Village") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act") for the proposed Tinley Park Mental Health Center Tax Increment Financing District (hereinafter referred to as the "MHC TIF District") redevelopment plan and project (hereinafter referred to as the "TIF Plan"), and designate the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area") relative to the MHC TIF District; and

**WHEREAS**, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the MHC TIF District and the adoption of the TIF Plan in relation thereto; and

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

**WHEREAS**, the President and Board of Trustees of the Village desire to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and depicted in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto

and made part hereof; and

**WHEREAS**, the Village has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the MHC TIF District, in that the Village has taken the following actions:

	<u><b>ACTION</b></u>	<u><b>DATE TAKEN</b></u>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	December 16, 2014
2.	Published the TIF Interested Parties Registry notice in the newspaper ( <i>Southtown Star</i> )	December 30, 2014
3.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	March 17, 2015
4.	Approved Ordinance No. 2015-O-005 calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	April 28, 2015
5.	Mailed a copy of Ordinance No. 2015-O-005, the Eligibility Report and the TIF Plan, along with a notice of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	April 29, 2015
6.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	April 30, 2015
7.	Held Joint Review Board meetings	May 14, 2015 and June 4, 2015
8.	Published notice of the Public Hearing in the newspaper ( <i>Daily Southtown</i> ) twice	May 29, 2015 and June 5, 2015
9.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area, and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	June 5, 2015
10.	Held a Public Hearing	June 16, 2015

; and

**WHEREAS**, on June 4, 2015, the Joint Review Board, relative to the MHC TIF District, recommended the approval of the Redevelopment Project Area and approval of

the TIF Plan in relation thereto; and

**WHEREAS**, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the TIF Plan; and

**WHEREAS**, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "blighted area," both as to the improved and the vacant land within the Redevelopment Project Area, and the President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a "blighted area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3), both as to the improved and the vacant land within the Redevelopment Project Area; and

**WHEREAS**, the President and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

**WHEREAS**, it is the intent of the President and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs); and

**WHEREAS**, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

**WHEREAS**, the President and Board of Trustees have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

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

**SECTION 1:** That the President and Board of Trustees hereby make the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “blighted area,” as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3), both as to the improved and the vacant land contained within the Redevelopment Project Area;

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs);

E. The TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

G. The estimated date for final completion of the TIF Plan is December 31, 2038, subject to the receipt of 2038 incremental real estate tax revenues during 2039; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31, 2038, subject to the receipt of 2038 incremental revenues during 2039.

**SECTION 2:** That the TIF Plan which was the subject matter of the Public Hearing held on June 16, 2015, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT B and made a part hereof.

**SECTION 3:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 4:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 5:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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

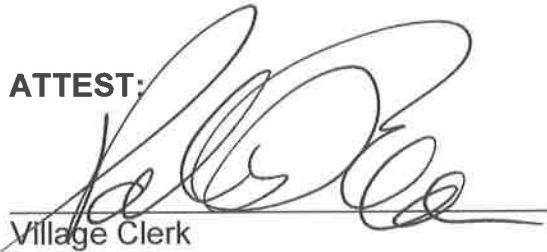
AYES: Seaman, Maher, Grady, Younker

NAYS: Pannitto

ABSENT: Vandenberg

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

**ATTEST:**

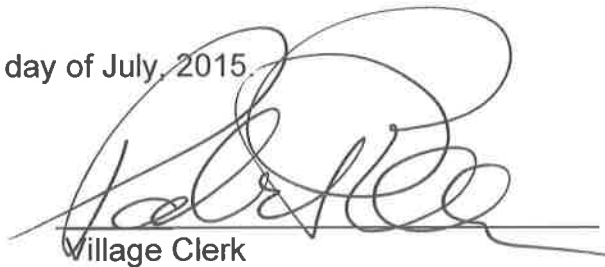


Village Clerk



Village President

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



Village Clerk

## EXHIBIT A-1

### Redevelopment Project Area Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

EXCEPTING THEREFROM

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

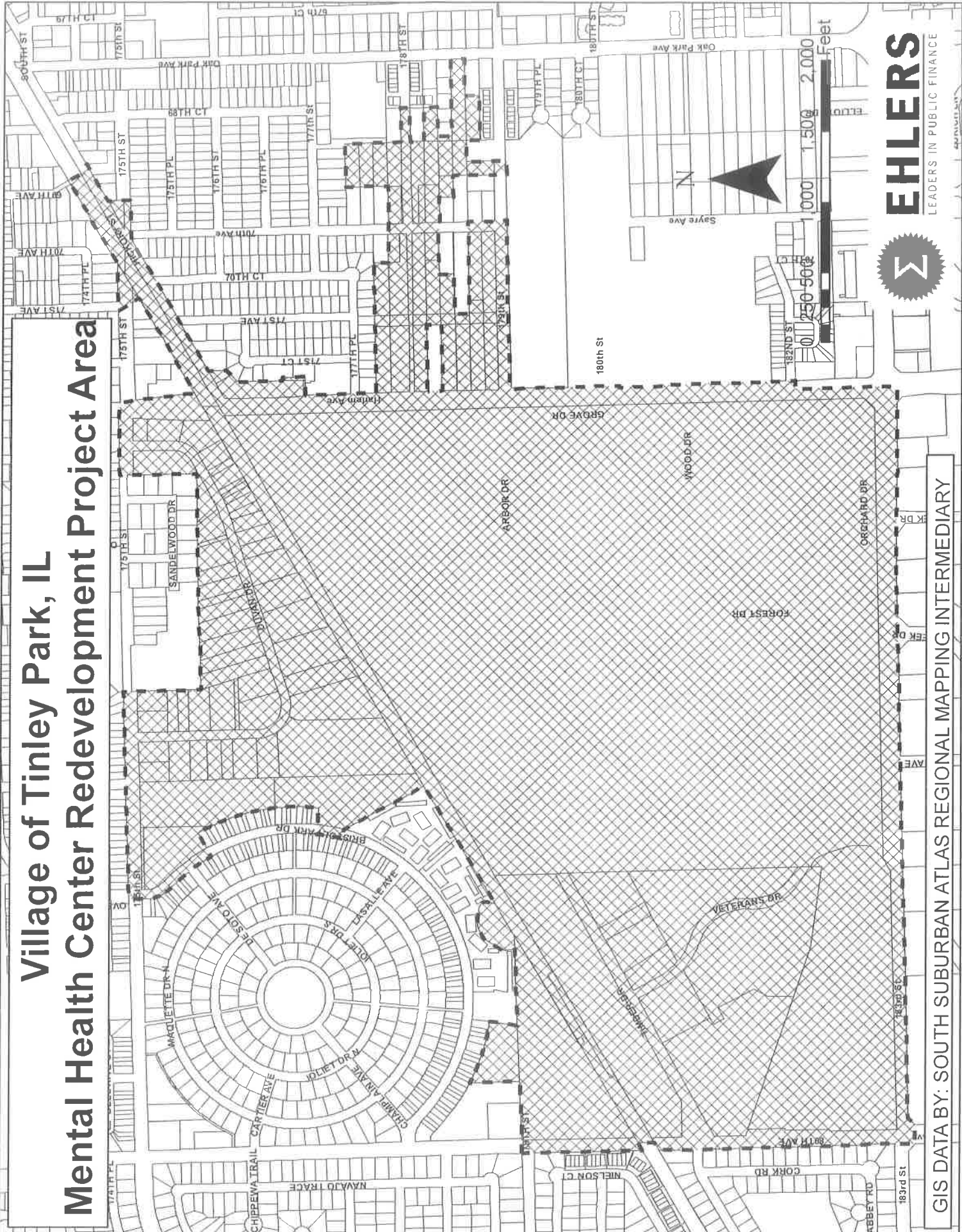
**PINs:** 27-36-100-010; 27-36-101-005; 27-36-110-003; 27-36-122-001; 27-36-124-015;  
27-36-204-002, -003, -006, -012, -013, -014, -015, -021, -022, -023, -024, -028, -029,  
-031, -033, -034, -036, -037, -038, -039 and -040; 27-36-204-041-1001, -1002 and -1003;  
27-36-204-044, -045, -046, -047, -048,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

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

**EXHIBIT A-2**

**Street Location Map**

(attached)



**EXHIBIT B**

**Redevelopment Plan and Project for the  
Village of Tinley Park  
Mental Health Center Tax Increment Financing District**

(attached)



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

Redevelopment Plan and Project  
March 2015



Prepared by



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

## Table of Contents

<b>I.</b>	<b>Introduction.....</b>	<b>1</b>
	A. Discussion of TIF .....	1
	B. Village of Tinley Park .....	1
	C. Summary of the Challenges Associated with the Proposed Redevelopment Project Area .....	4
	D. Tax Increment Financing .....	6
	E. The Redevelopment Project Area of the Village of Tinley Park.....	7
	F. The Village of Tinley Park Tax Increment Redevelopment Plan and Project .....	8
<b>II.</b>	<b>Redevelopment Project Area Eligibility Conditions .....</b>	<b>11</b>
	Surveys and Analyses Conducted .....	12
<b>III.</b>	<b>Redevelopment Plan and Project .....</b>	<b>15</b>
	A. Goals .....	15
	B. Objectives .....	15
	C. Program .....	16
	D. Policies .....	18
	E. Implementation Strategy .....	19
<b>IV.</b>	<b>Agreement with Comprehensive Plan .....</b>	<b>20</b>
<b>V.</b>	<b>Evidence Supporting the Need for the TIF .....</b>	<b>22</b>
<b>VI.</b>	<b>Redevelopment Project Costs .....</b>	<b>25</b>
<b>VII.</b>	<b>Redevelopment Project Certifications.....</b>	<b>29</b>
<b>VIII.</b>	<b>Findings.....</b>	<b>35</b>
<b>IX.</b>	<b>Provisions for Amending the Redevelopment Plan and Project .....</b>	<b>40</b>
<b>Tables</b>		
	Table 1: Mental Health Center Redevelopment Project Area Most Recent EAV and Five Year EAV History.....	41
	Table 2: Mental Health Center Redevelopment Project Area Projected EAV and Tax Increment .....	44

## **Attachments**

Attachment 1:	Mental Health Center Redevelopment Project Area Legal Description .....	45
Attachment 2:	Mental Health Center Redevelopment Project Area Map .....	53
Attachment 3:	Future Land Use Map .....	54
Attachment 4:	Mental Health Center Redevelopment Project Area Eligibility Report .....	55

# I. Introduction

## A. Discussion of TIF

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

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

## B. Village of Tinley Park

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

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

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

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

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

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

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

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

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

Library services are provided by the Tinley Park Public Library.

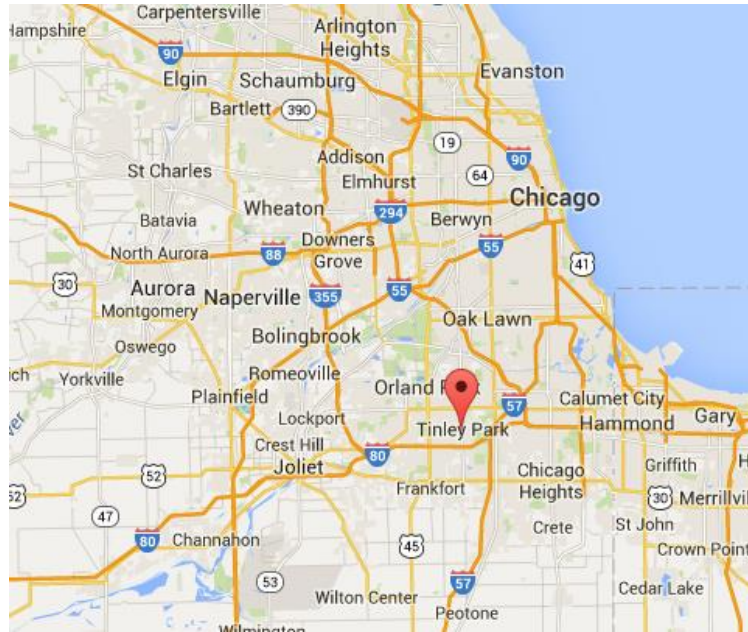
There are three park districts that provide recreational services to residents of the community. The majority of the Village is served by the Tinley Park Park District, which operates and maintains 40 parks, 33 ball fields and several facilities. The District's centerpiece facility is the Tony Bettenhausen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

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

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

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

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



Village of Tinley Park

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

### General Development Context

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

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

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

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

### Proposed Mental Health Center Redevelopment Project Area

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

## II. Redevelopment Project Area Eligibility Conditions

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

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

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

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

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

## Surveys and Analyses Conducted

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Based on these factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

### III. Redevelopment Plan and Project

#### A. Goals

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

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

#### B. Objectives

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

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

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

### **C. Program**

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

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

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

2. Property Assembly

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

3. Land Preparation

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

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

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

## 6. Land Acquisition

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

## 7. Development Agreements

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

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

## 8. Provision of Public Works or Improvements

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

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

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

### b. Landscaping

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

### c. Stormwater Management

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

### d. Sewage Treatment

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

e. Water System

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

9. Construct, Acquire, Renovate or Rehabilitate Public Facilities

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

10. Coordinate Design within the Redevelopment Project Area

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

11. Job Training

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

12. Interest Subsidy

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

13. Eminent Domain

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

14. Assist in Financing Redevelopment Project Area Contiguous TIFs

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

15. Payment to Schools

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

## **D. Policies**

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

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

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

## **E. Implementation Strategy**

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

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

## IV. Agreement with Comprehensive Plan

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

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

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

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

### **Housing**

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

### **Economic Development**

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

### **Public Places and Utilities**

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

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

### **Intergovernmental Cooperation**

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

### **Major Projects**

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

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

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



## V. Evidence Supporting the Need for the TIF

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## VI. Redevelopment Project Costs

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

### A. Estimated Redevelopment Project Costs

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

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

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

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

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

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

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

Notes regarding Redevelopment Project Costs:

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

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

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

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

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

## VII. Redevelopment Project Certifications

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

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

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

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

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

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

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

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

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

#### County of Cook

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

#### County of Will (ROW Only)

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



#### Cook County Consolidated Elections

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

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

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

#### Forest Preserve District of Cook County

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

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

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

#### Bremen Township

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

#### Bremen Township General Assistance

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

#### Bremen Township Road and Bridge

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

#### Frankfort Township (ROW Only)

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

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

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

#### Orland Township

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

#### Orland Township General Assistance

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

#### Orland Township Road and Bridge

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

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

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

#### Village of Tinley Park

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

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

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

#### School District 140 (Kirby)

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

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

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

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

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

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

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

#### Consolidated High School District 230

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

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

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

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

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

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

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

#### Tinley Park Public Library

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

#### Tinley Park Park District

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

#### Metropolitan Water Reclamation District of Greater Chicago

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

#### South Cook County Mosquito Abatement District

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

#### Suburban Cook County Tuberculosis Sanitarium District

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

#### Cook County Health and Hospital System

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## VIII. Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Tables

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

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

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

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

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

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

Village of Tinley Park  
Mental Health Center Project Area

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

Assumptions

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

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

Assumptions:

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

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

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

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

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

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

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

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

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

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

# Attachments

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

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



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

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

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

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

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

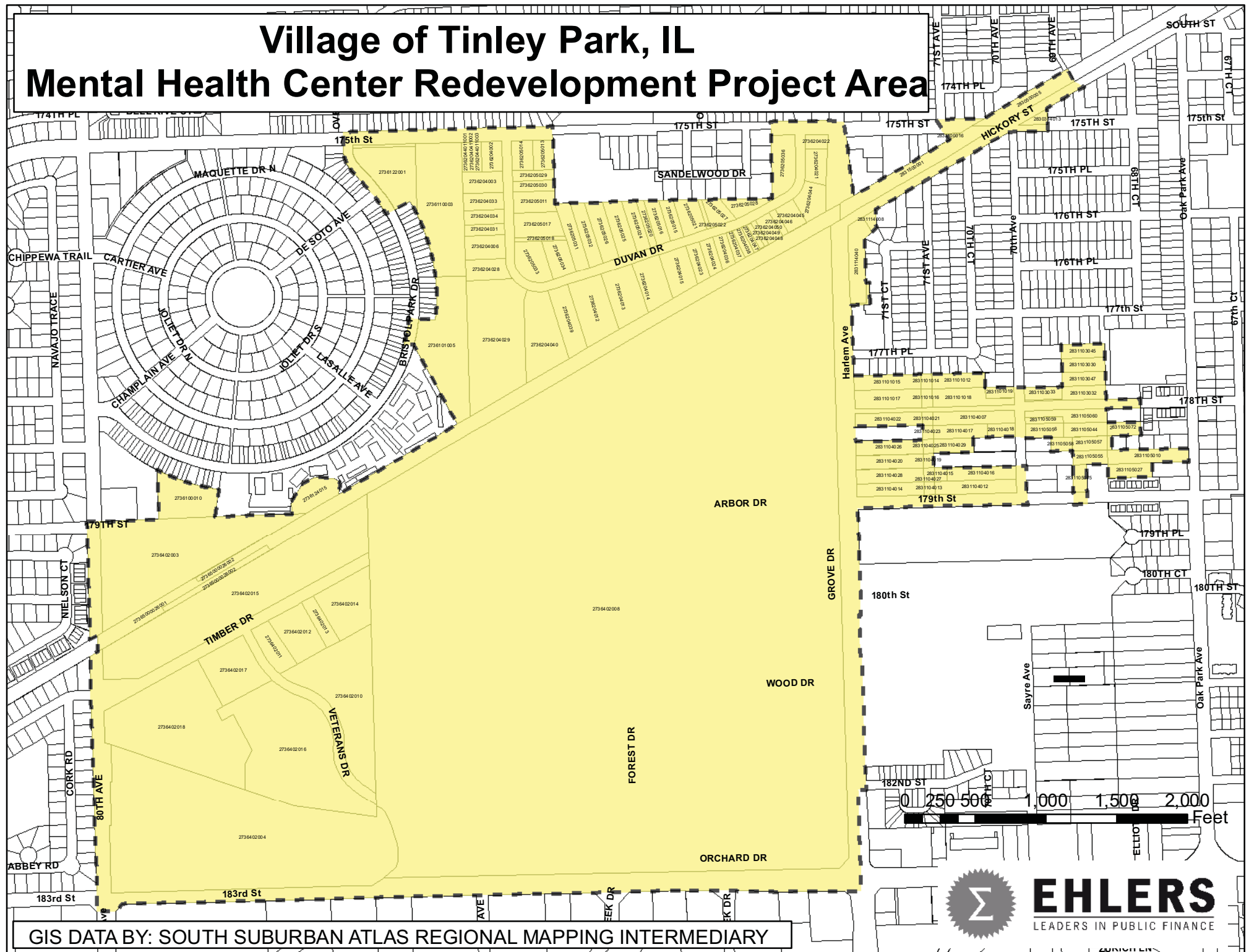
- CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A  
SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
82. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19  
AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE  
LAST DESCRIBED COURSE;
83. THENCE NORTHWESTERLY ALONG SAID EASTERLY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

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

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

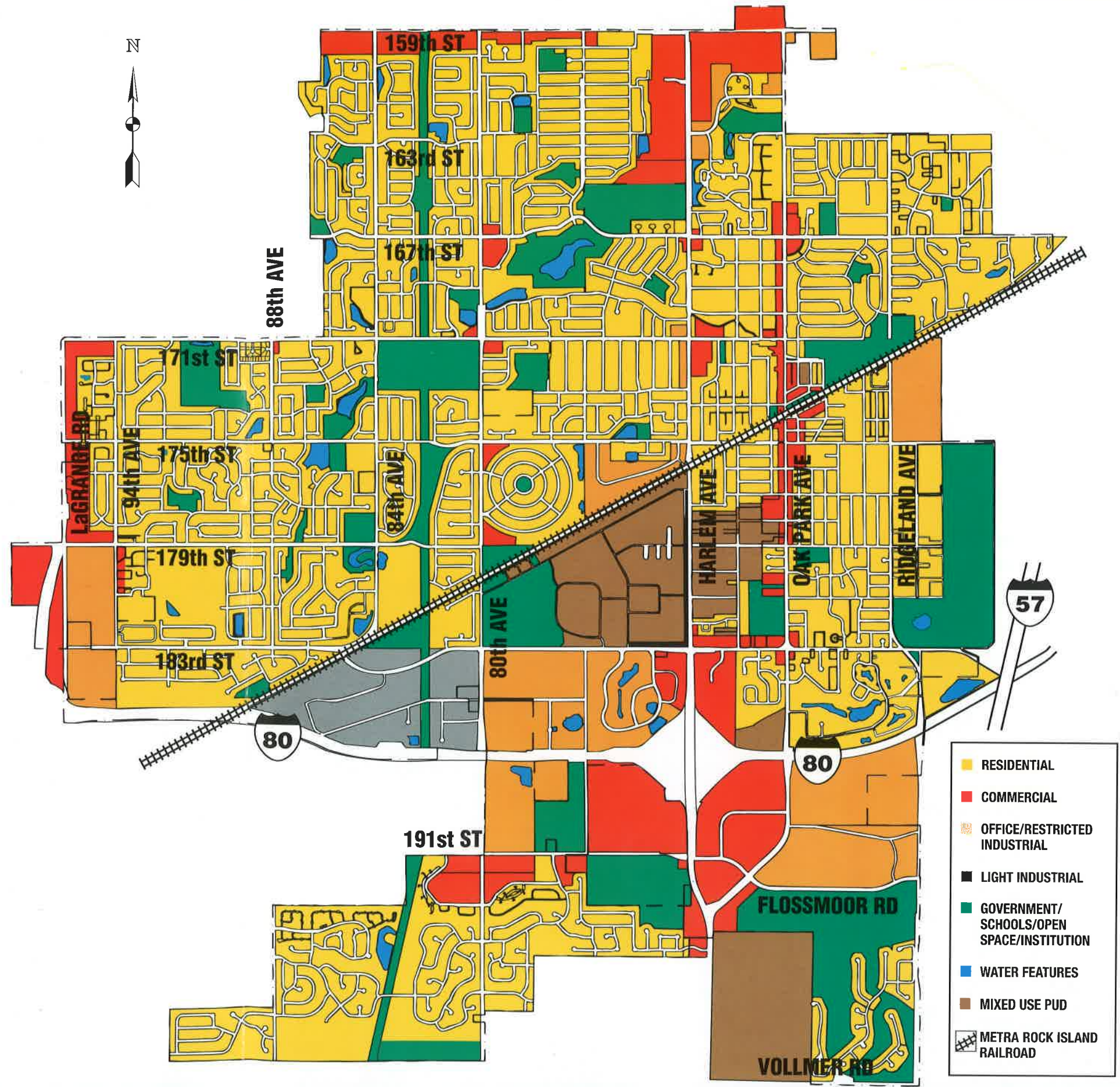


## Mental Health Center Redevelopment Project Area



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





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

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



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

Eligibility Report  
March 2015



Prepared by



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

## Table of Contents

<b>I. Executive Summary.....</b>	<b>1</b>
<b>II. Basis for Redevelopment.....</b>	<b>2</b>
A. Statutory Findings .....	2
B. Eligibility.....	2
C. Conclusions and Findings .....	2
<b>III. The Redevelopment Project Area .....</b>	<b>5</b>
<b>IV. Analysis of Conditions in the Redevelopment Project Area.....</b>	<b>6</b>
A. Eligibility Survey and Analysis .....	6
B. Presence of Eligibility Factors .....	7
C. Eligibility of a Blighted Area .....	7
D. Eligibility of Conservation Area.....	19
E. Eligibility of an Industrial Park Conservation Area .....	20
<b>V. Eligibility Conclusions .....</b>	<b>21</b>

### Tables

Table 1: Mental Health Center Redevelopment Project Area Parcel Numbers and Five Year EAV History .....	26
Table 2: Improved Parcels .....	29
Table 3: Vacant Parcels .....	30
Table 4: Conditions Survey of Improved Parcels .....	31
Table 5: Conditions Survey of Vacant Parcels.....	33

### Attachments

Attachment 1: Mental Health Center Redevelopment Project Area Legal Description .....	35
Attachment 2: Mental Health Center Redevelopment Project Area Map .....	43
Attachment 3: Engineer's Report on Utility Issues.....	44
Attachment 4: Illinois EPA Documentation .....	45
Attachment 5: TPMHC Environmental Report and Map .....	46
Attachment 6: FEMA Flood Zone Map .....	47
Attachment 7: Photographs Representative of Conditions in Mental Health Center Redevelopment Project Area.....	48

### Appendices

Appendix A: Definitions .....	55
Appendix B: Eligibility Categories.....	56

# I. Executive Summary

This “Tax Increment Finance, Village of Tinley Park, Mental Health Center Redevelopment Project Area, Eligibility Report, March 2015” (the “Eligibility Report”), among other things, documents the eligibility and qualifications of the Mental Health Center Redevelopment Project Area (the “Redevelopment Project Area”) in the Village of Tinley Park, Illinois (the “Village”) for designation as a “Blighted Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

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

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

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

## II. Basis for Redevelopment

### A. Statutory Findings

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

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted Area and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in **Appendix A: Definitions**.

### B. Eligibility

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

### C. Conclusions and Findings

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### III. The Redevelopment Project Area

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

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

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

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

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

The boundaries contain all adjoining rights-of-ways.

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

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

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

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

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

### A. Eligibility Survey and Analysis

#### 1. Building Components Evaluated

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

##### a. Primary Structure

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

b. Secondary Structure

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

2. **Building Components Evaluated**

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

a. Sound Structures

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

b. Deteriorated

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

c. Dilapidated

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

## **B. Presence of Eligibility Factors**

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

## **C. Eligibility of a Blighted Area**

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

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

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

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

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

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

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

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

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

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

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

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

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

- c. **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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

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

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

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

- d. **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

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

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

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

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

- e. **Illegal use of individual structures.** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

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

- f. **Excessive vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

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



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

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

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

- g. Lack of ventilation, light, or sanitary facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- j. **Deleterious land use or layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EAV Trend for Blighted Improved Parcels within the Redevelopment Project Area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- f. **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an

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

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

EAV Trend for Vacant Parcels within the Redevelopment Project Area

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

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

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

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

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

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

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

**c. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered**



**professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.**

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

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

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

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

- e. **Prior to November 1, 1999, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.**

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

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

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

#### **D. Eligibility of Conservation Area**

“Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the

structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the conservation factors as defined in the Act is detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

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

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

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

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

## V. Eligibility Conclusions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Based on all of the above factors, the Consultant recommends that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long term physical, economic, and social well-being of the Village.

# Tables

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

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



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

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

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

**Table 2: Improved Parcels**

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

**Table 3: Vacant Parcels**

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

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

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

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

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

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

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

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

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

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

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



# Attachments

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

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

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

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

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

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

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

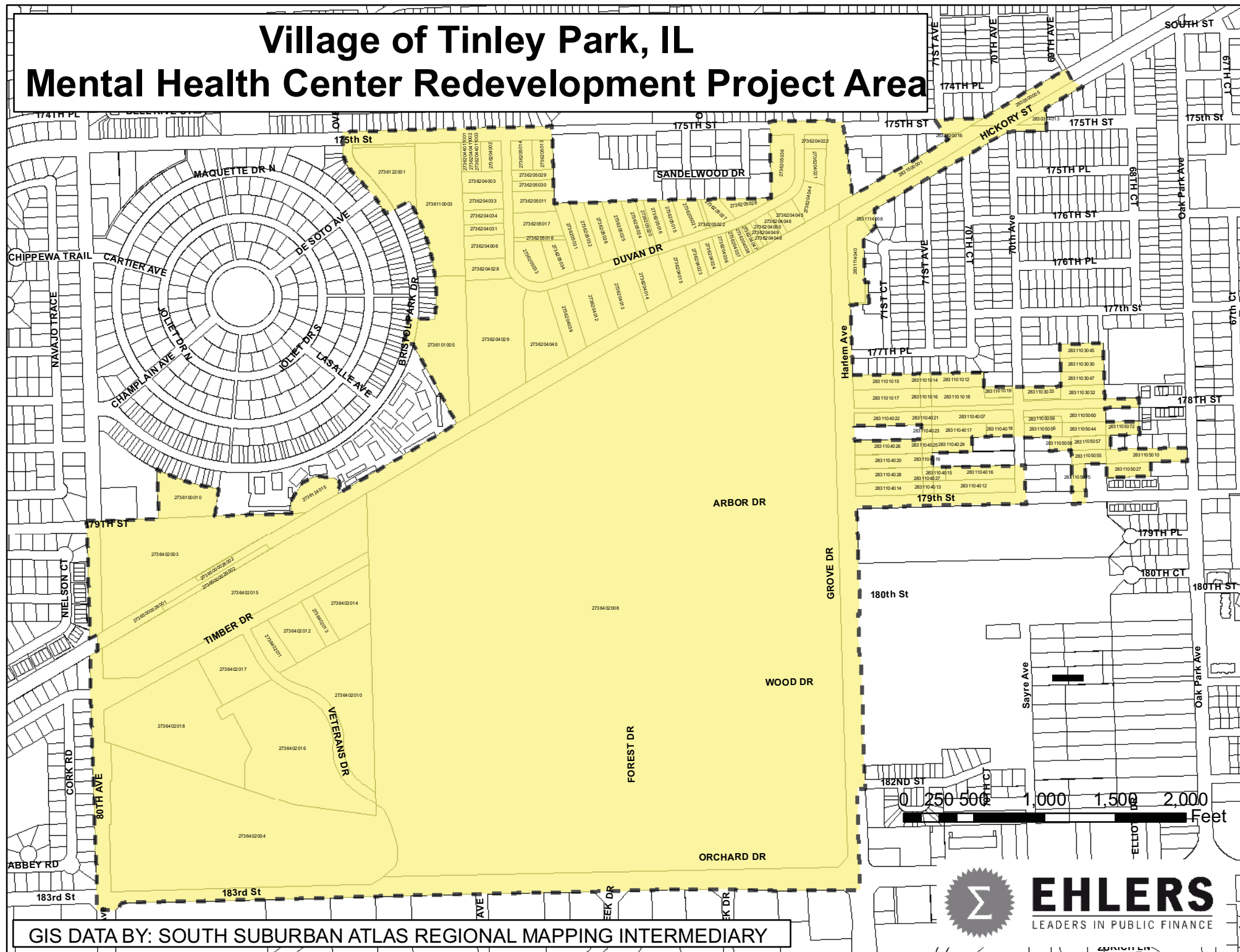
- CORNER OF LOT 19 IN GRAFTON PLACE OF BRISTOL PARK, A  
SUBDIVISION OF PARK OF THE NORTHWEST QUARTER OF SECTION 36;
82. THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 19  
AFORESAID TO A BEND THEREIN, BEING 83.54 FEET NORTH FROM THE  
LAST DESCRIBED COURSE;
83. THENCE NORTHWESTERLY ALONG SAID EASTERLY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

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



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

# Mental Health Center Redevelopment Project Area



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

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

Date: February 12, 2015

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 9) Duval Industrial Drive (Area 9)

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

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

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

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

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

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

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

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



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


# Illinois EPA Documentation

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

Illinois Environmental Protection Agency


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










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

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


Source: IEPA website search on 2/24/2015

# Illinois EPA Documentation

  epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=941705   Google     

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L.U.S.T. Incident Details

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

Tank Operator

General

Title XVI

TACO

Claims

Source: IEPA website search on 2/24/2015

# Illinois EPA Documentation

Source: IEPA website search on 2/24/2015

← epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=951781

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

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

Tank Operator General Title XVI TACO Claims

Source: IEPA website search on 2/24/2015

# Illinois EPA Documentation

epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=952428

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


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


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

Source: IEPA website search on 2/24/2015

# Illinois EPA Documentation


← epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=990540 ▼ ↻  Google 🔍 ☆ 📁 ⬇️ 🏠

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

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

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

Source: IEPA website search on 2/24/2015

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

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





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

Notes:

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



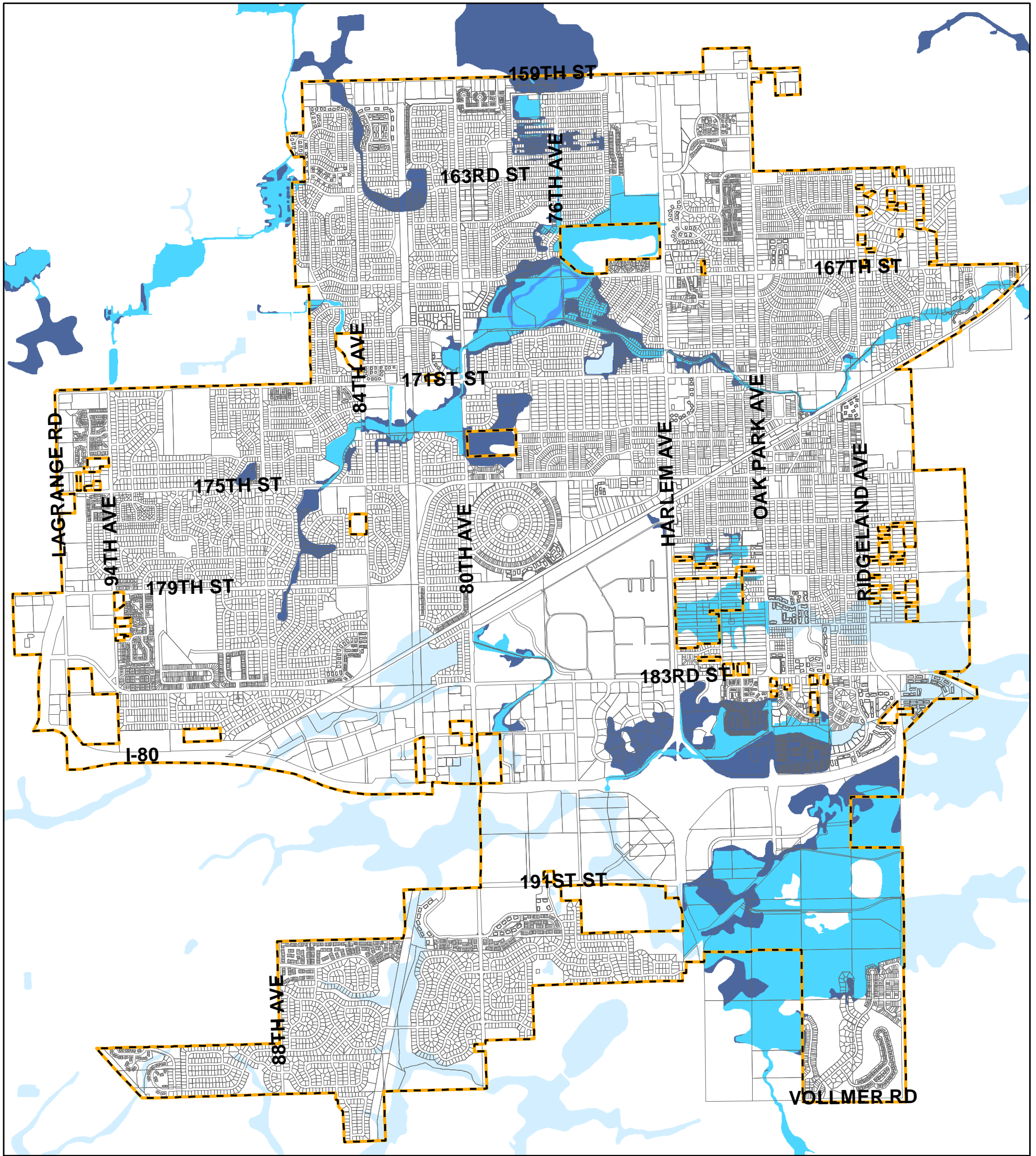




## **Attachment 6: FEMA Flood Zone Map**

# ***Village of Tinley Park***

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



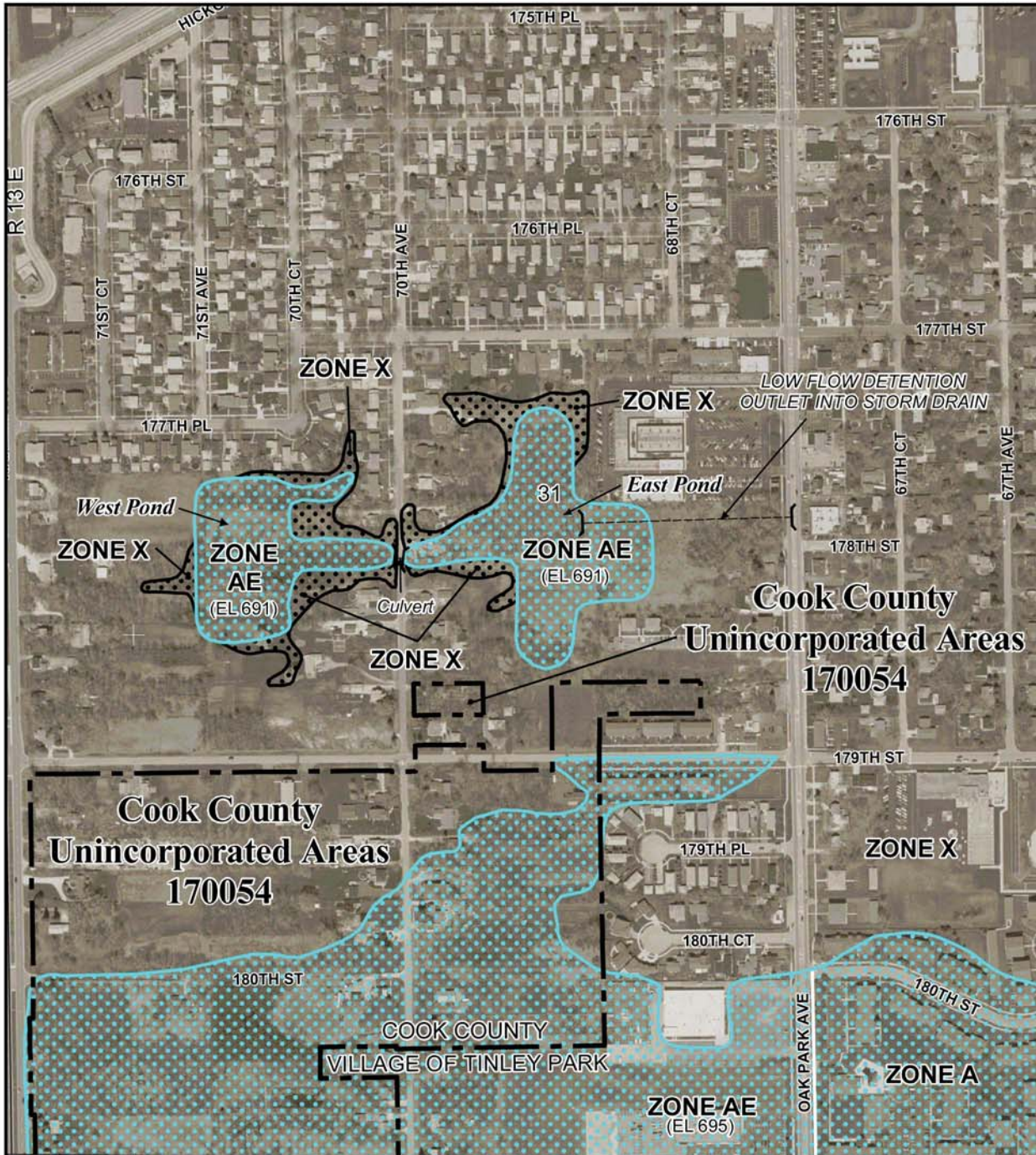
**Legend**

- VILLAGE LIMITS
- FEMA Floodplain**
- FLOOD ZONES**
  - A
  - AE
  - AO
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

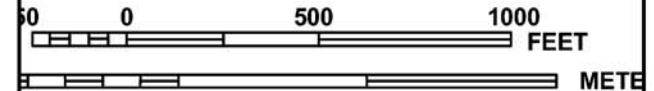
1 in = 0.5 miles

**Robinson ENGINEERING**





MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0708J

**FIRM**

**FLOOD INSURANCE RATE MAP  
COOK COUNTY,  
ILLINOIS  
AND INCORPORATED AREAS**

**PANEL 708 OF 832**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0708	J
TINLEY PARK, VILLAGE OF	170169	0708	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
17031C0708J**

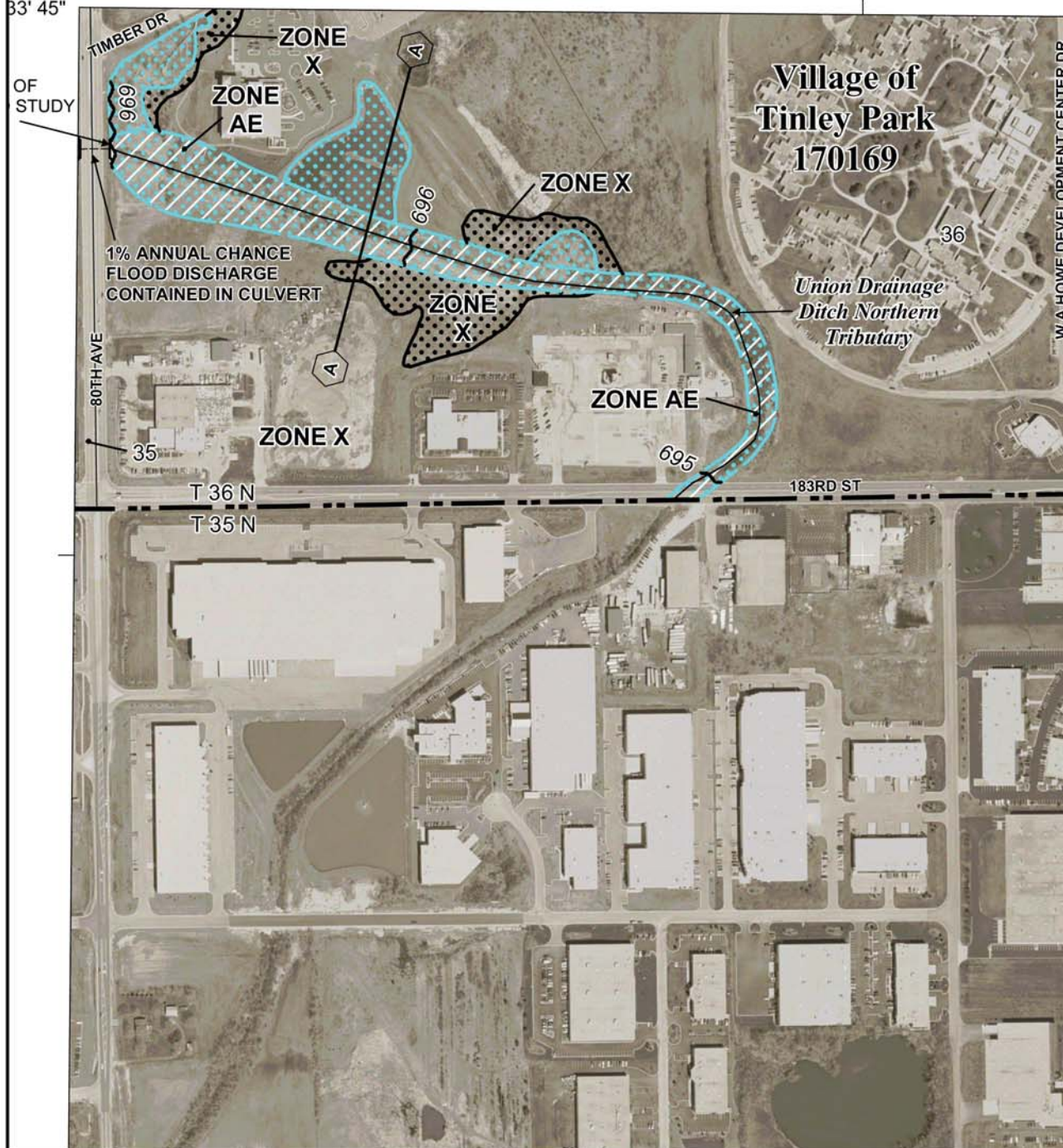
**MAP REVISED  
AUGUST 19, 2008**

**Federal Emergency Management Agency**

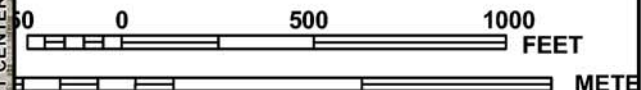
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



## OF STUDY



**MAP SCALE 1" = 500'**



NFIP

# NATIONAL FLOOD INSURANCE PROGRAM

**PANEL 0716J**

## FIRM

**FLOOD INSURANCE RATE MAP  
COOK COUNTY,  
ILLINOIS  
AND INCORPORATED AREAS**

PANEL 716 OF 832

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

## COMMUNITY

NUMBER	PANEL	SUFFIX
--------	-------	--------

COOK COUNTY

170054 0716 J

TINLEY PARK, VILLAGE OF

170169	0716	J
--------	------	---

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
17031C0716J

MAP REVISED  
AUGUST 19, 2008

**Federal Emergency Management Agency**

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## Attachment 7: Photographs Representative of Conditions in Mental Health Center Redevelopment Project Area

The photographs below are graphic examples of the Blighted Area qualifying factors found in Mental Health Center Redevelopment Project Area at the time of this report.





















# Appendices

## **Appendix A: Definitions**

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

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

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



## Appendix B: Eligibility Categories

### Eligibility of a Blighted Area

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

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

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

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

*OR*

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

- Obsolete platting
- Diversity of ownership



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

*OR*

3. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the area to which it pertains:
  - The area consists of one or more unused quarries, mines or strip mine ponds.
  - The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
  - The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
  - The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
  - Prior to November 1, 1999, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area, and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
  - The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding.

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

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

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

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

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