

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

Eligibility Report
March 2015



Prepared by



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

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I. Executive Summary

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

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

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

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

II. Basis for Redevelopment

A. Statutory Findings

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

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

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

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

B. Eligibility

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

C. Conclusions and Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. The Redevelopment Project Area

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

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

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

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

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

The boundaries contain all adjoining rights-of-ways.

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

IV. Analysis of Conditions in the Redevelopment Project Area

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

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

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

A. Eligibility Survey and Analysis

1. Building Components Evaluated

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

a. Primary Structure

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

b. Secondary Structure

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

2. **Building Components Evaluated**

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

a. Sound Structures

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

b. Deteriorated

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

c. Dilapidated

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

B. Presence of Eligibility Factors

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

C. Eligibility of a Blighted Area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EAV Trend for Blighted Improved Parcels within the Redevelopment Project Area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EAV Trend for Vacant Parcels within the Redevelopment Project Area

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

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

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

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

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

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

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

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

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

Finding: There are properties within the Redevelopment Project Area that are prone to chronic flooding, namely the area between the Village Public Works facility and the Library just east of 80th 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
Total EAV of RPA	20,285,244	19,556,811	18,245,132	15,559,396	14,216,008	13,065,907
Percent Change		-3.59%	-6.71%	-14.72%	-8.63%	-8.09%
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	1,741,422,358	1,776,540,132	1,793,855,609	1,592,403,367	1,477,901,180	1,385,246,651
Percent Change		2.02%	0.97%	-11.23%	-7.19%	-6.27%
CPI		3.80%	-0.40%	1.60%	3.20%	2.10%

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

VACANT PARCELS			
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 80TH 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 80TH 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 80TH AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36;
5. 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;
6. THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY TO THE WEST LINE OF 80TH AVENUE;
7. THENCE SOUTH ALONG SAID WEST LINE OF 80TH AVENUE TO THE SOUTH LINE OF 183RD STREET;
8. 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;
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 183RD STREET;
10. THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF 183RD 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 179TH STREET;
12. THENCE EAST ALONG SAID SOUTH LINE OF 179TH 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 179TH STREET;
26. 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;
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 178TH STREET;
37. 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;
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 178TH STREET;
39. 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;
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 177TH PLACE;
49. 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);
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 4TH 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 4TH ADDITION TO TINLEY PARK TO THE SOUTHEASTERLY LINE OF LOTS 87, 88 & 89 IN BARRETT BROTHERS 4TH ADDITION TO TINLEY PARK;
53. 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;
54. THENCE NORTH ALONG SAID EAST LINE OF LOT 87 IN BARRETT BROTHERS 4TH 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 175TH STREET;
56. 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;
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 69TH AVENUE;
60. THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF 69TH 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 175TH STREET;
62. THENCE WEST ALONG SAID NORTH LINE OF 175TH STREET TO THE EAST LINE OF 71ST 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 175TH STREET;
67. 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;

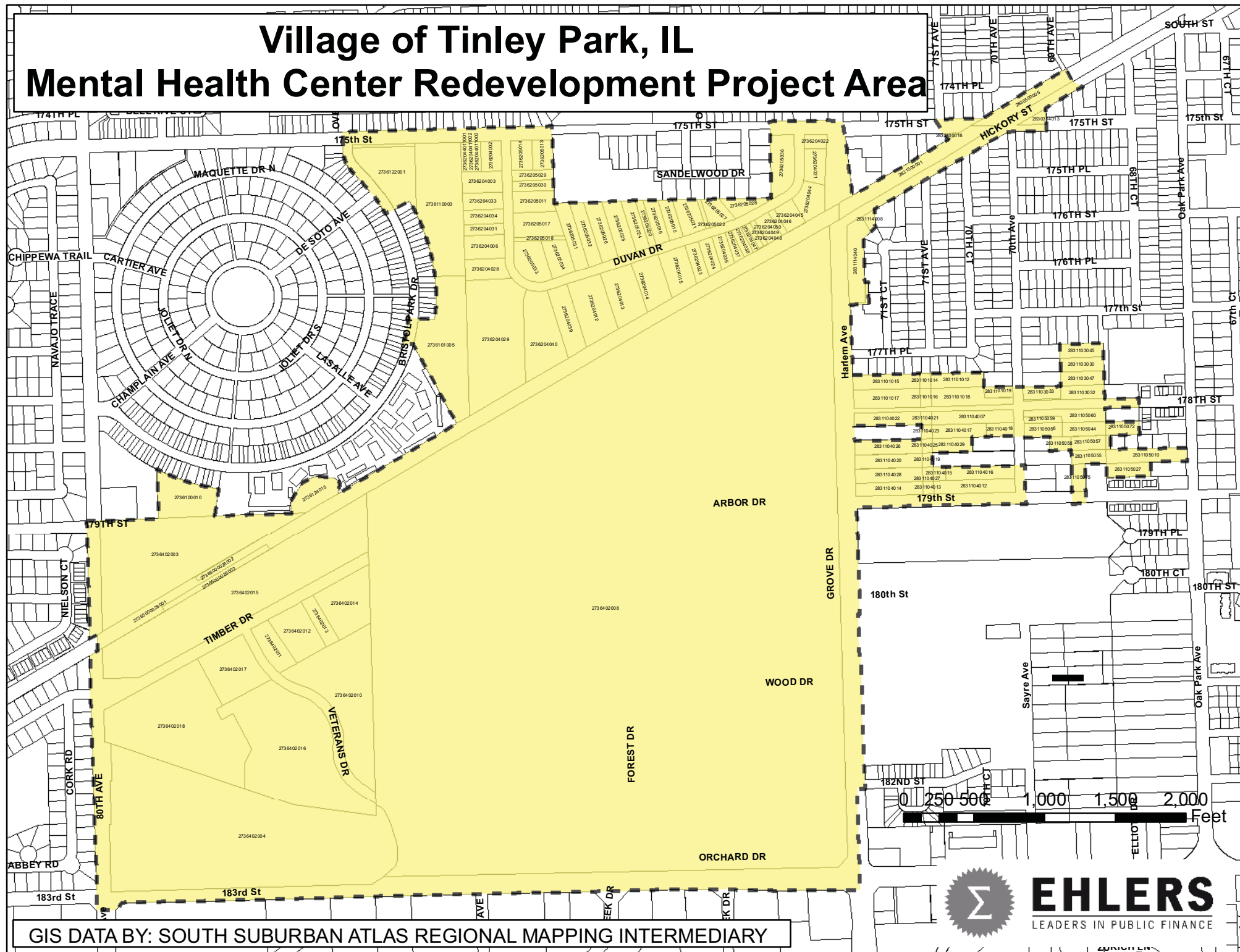
68. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE THEREOF;
69. THENCE WEST ALONG SAID SOUTH LINE OF SANDALWOOD UNIT NO. 1 TO THE SOUTH LINE OF SANDALWOOD UNIT NO. 2, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36;
70. THENCE 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 175TH STREET;
73. 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;
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 80TH 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) 80th 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 183rd 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 80th Avenue and 183rd Street as well as upgrades to the traffic signal at 183rd Street and 80th 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 183rd Street for an entrance to this site including work on Harlem Avenue and 183rd Street for channelization and turning access. Based on the final land plan, at least one new signalized entrance off Harlem Avenue and 183rd 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 183rd Street as well as upgrades to the traffic signal at 183rd 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 179th 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


TALK TO US SERVICES MAP FORMS

Citizens Business Government Educators Search ▾



L.U.S.T. Incident Details










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

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


Source: IEPA website search on 2/24/2015

Illinois EPA Documentation

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

Illinois Environmental Protection Agency

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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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Search










L.U.S.T. Incident Details

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

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L.U.S.T. Incident Details


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IEMA # 952428	LPC # 0314915027	IEMA Date: 11/30/1995
Site: Tinley Park Mental Health Ctr.	Address: 7600 West 183rd St. Tinley Park, IL. 60477	County: Cook
Regulated by: 732	Products: Diesel, Other Petroleum	
20 Day Rpt: 12/21/1995	45 Day Rpt: 1/17/1996	
Project Manager: Harry Chappel	Phone: (217) 785-3913	Email: 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=990540 ▼ ↻  Google 🔍 ☆ 📁 ⬇️ 🏠

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L.U.S.T. Incident Details

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

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

Source: IEPA website search on 2/24/2015

Attachment 5: TPMHC Environmental Report and Map

Cost Item Summary			
Cost Item	Base Cost	Description	Assumptions
Contractor Cost Items – Base Costs			
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 rd 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% ¹	\$ 667,690		
SUBTOTAL			\$ 11,795,690
Environmental Consulting and Site Closure			
Cost Item	Base Cost	Description	Assumptions
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. ²
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 ³	\$ 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		
TOTAL COST ESTIMATE			\$ 12,392,000

Notes:

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

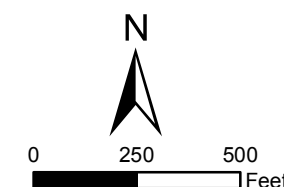
Legend

-  Approximate Outline of Suspected Fill Area
-  Approximate Site Boundary
-  Approximate Tunnel Location
-  Live Electric Line
-  Live Gas Line
-  Live Water Line

- Text** Building structure or significant site feature
- Text** Recognized Environmental Concern or other potential environmental concern

Notes:

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



FORMER TINLEY MENTAL
HEALTH CENTER
TINLEY PARK, ILLINOIS

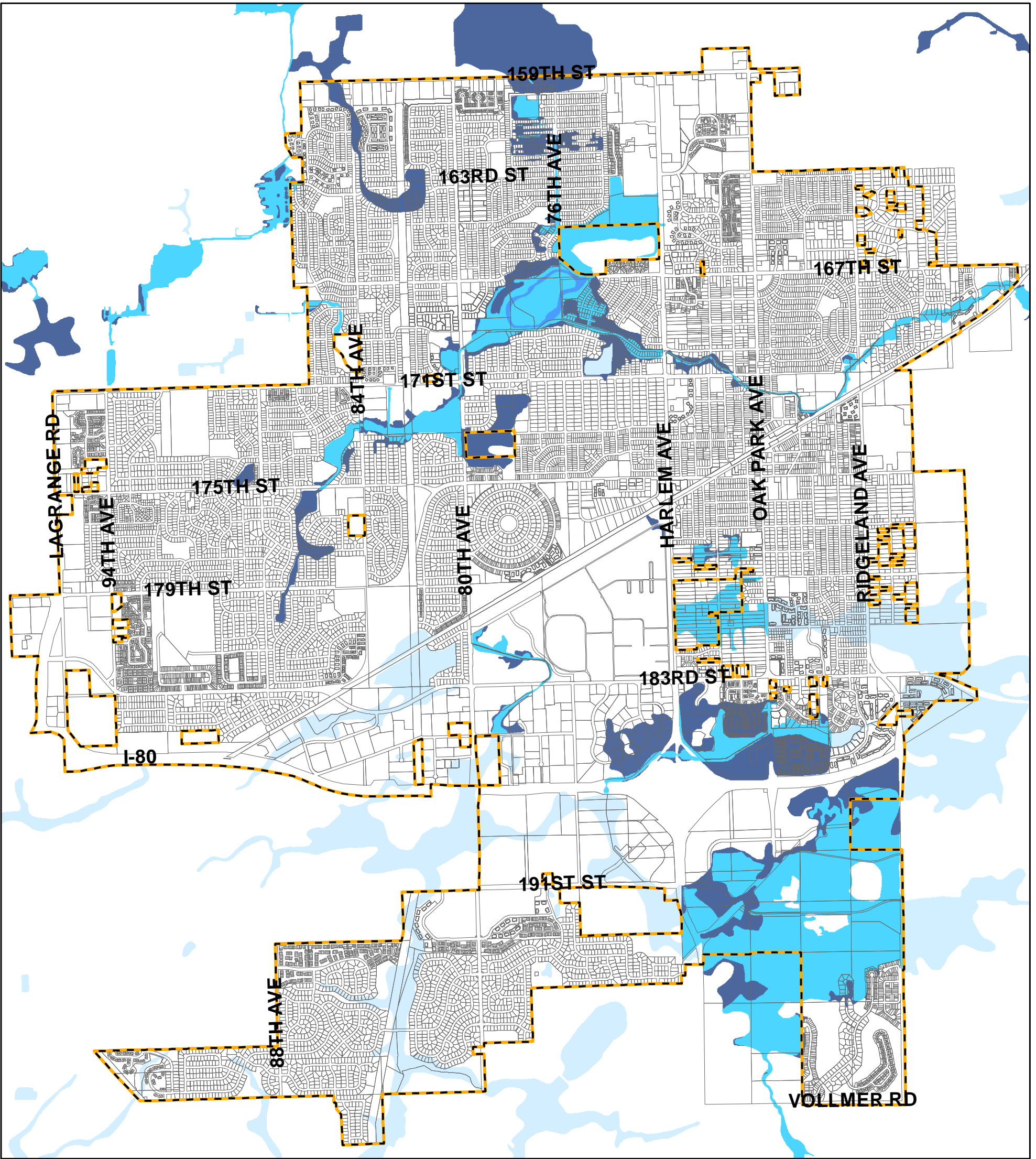
FIGURE 2
RECOGNIZED ENVIRONMENTAL
CONCERNS / ENVIRONMENTAL ISSUES



Attachment 6: FEMA Flood Zone Map

Village of Tinley Park

Flood Zone Boundary Map

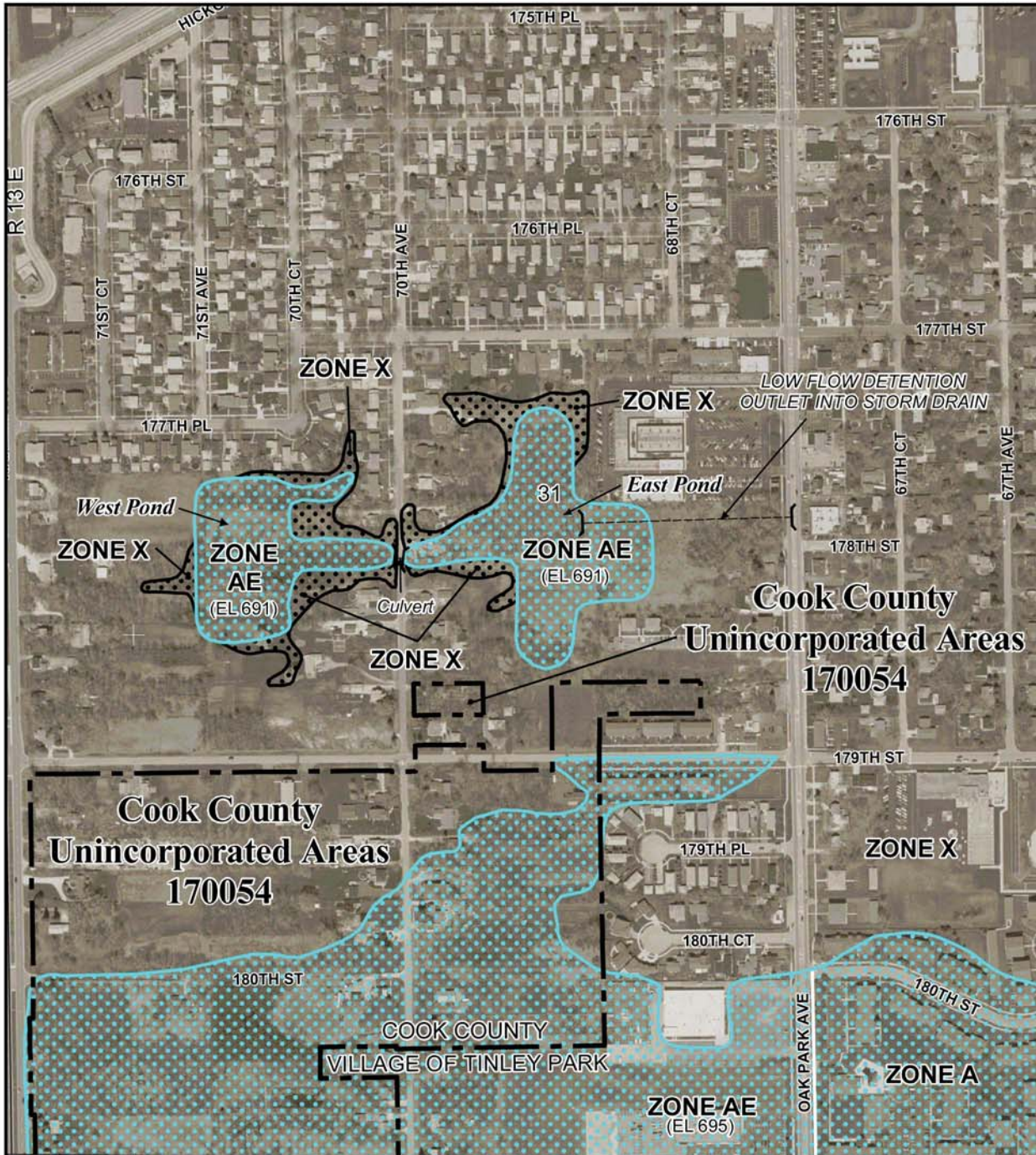


Legend

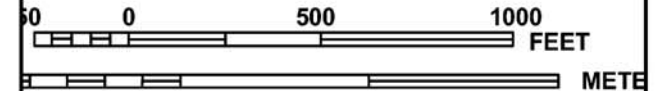
- VILLAGE LIMITS
- FEMA Floodplain**
- FLOOD ZONES**
 - A
 - AE
 - AO
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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.



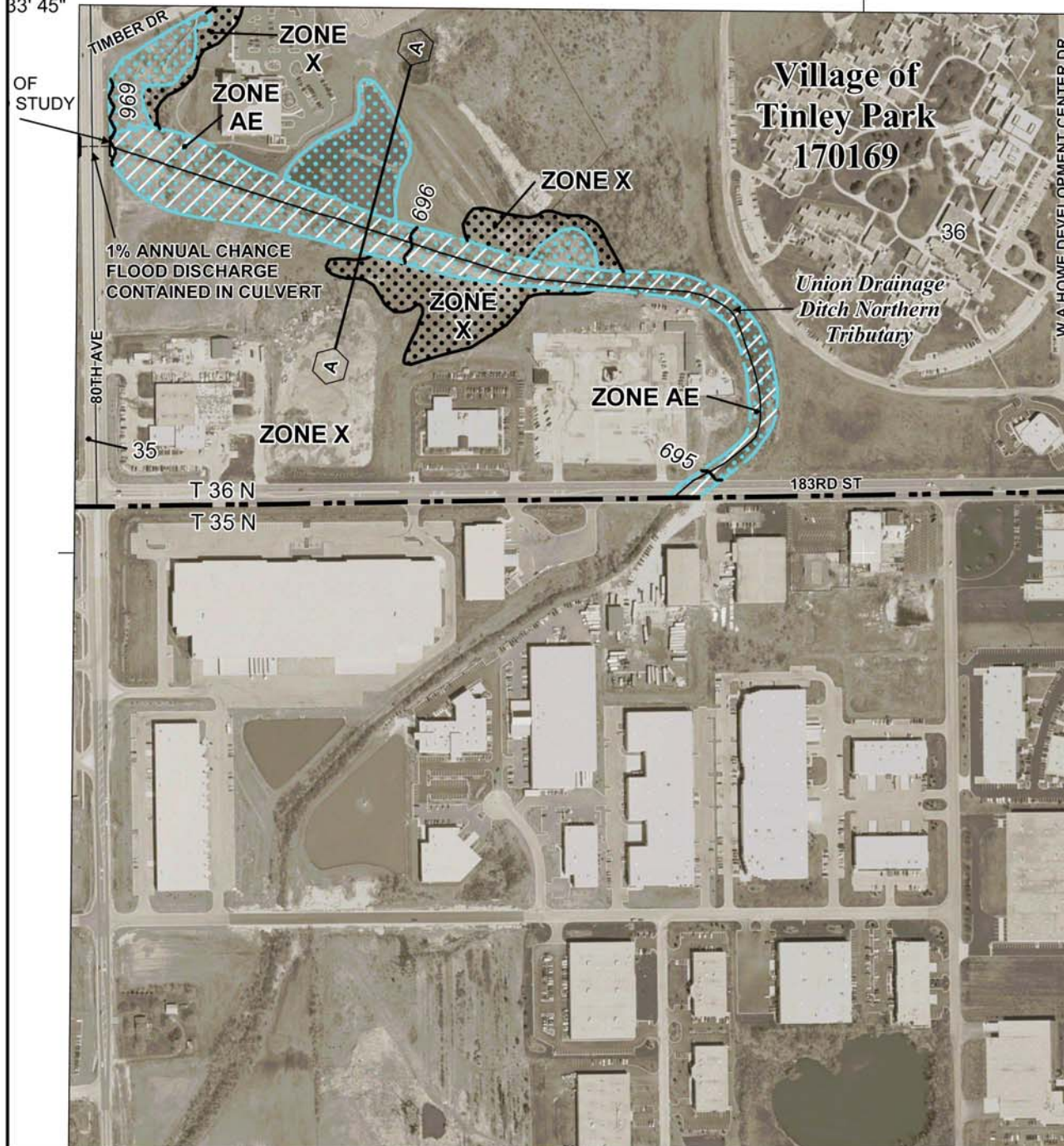
MAP NUMBER
17031C0708J

MAP REVISED
AUGUST 19, 2008

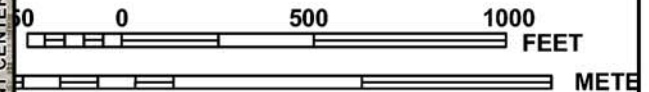
Federal Emergency Management Agency

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

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
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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.