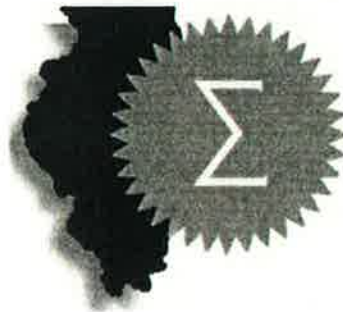


Tax Increment Finance

**Village of Tinley Park
Cook County, Illinois**

**Main Street North
Redevelopment Project Area
Eligibility Report**



December 2002



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Table of Contents

Executive Summary	1
I. Basis for Redevelopment	
Findings.....	5
Eligibility of a Blighted Area	5
Eligibility of a Conservation Area.....	7
Investigation Analysis of Blighted/Conservation Factors.....	7
Conclusions.....	8
II. The Redevelopment Project Area	9
III. Analysis of Conditions in the Areas	
Eligibility Survey and Analysis	12
Presence of Blight Factors.....	13
Eligibility of a Blighted Area.....	13
Eligibility of a Conservation Area.....	20
IV. Eligibility Conclusions	25
Tables	
Table 1: TIF Base / Five-Year EAV	
Table 2: Rating Survey	
Attachments	
Attachment 1: Legal Description	
Attachment 2: Redevelopment Project Area Map	
Attachment 3: Photographs of Area	

EXECUTIVE SUMMARY

This Tinley Park Main Street North Redevelopment Project Area Eligibility Report (the “**Eligibility Report**”), among other things, documents the eligibility and qualifications of the Tinley Park Main Street North Redevelopment Project Area (“**Redevelopment Project Area**”) in the Village of Tinley Park, Illinois (the “**Village**”) for designation as a conservation area pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “**Act**”). This **Eligibility Report** documents the conditions that exist which may be sufficient to designate the **Redevelopment Project Area** as a conservation area and to qualify for application of tax increment finance (“**TIF**”) treatment under the Act.

The **Redevelopment Project Area** is as follows:

Lots 3, 4, 5 and 6, the East 141.75 feet of Lot 10 (as measured along the South line thereof), the East 142.05 feet of Lot 8 (as measured along the South line thereof) and the East 142.20 feet of Lot 7 (as measured along the South line thereof), in Block 6 in Elmore’s Oak Park Avenue Estates, a subdivision of the Northwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian (except that part of drainage ditch conveyed by Document 377150); Lots 1, 2, 3, 4, 5 and 6, and the East 125 feet of Lots 7, 8 and 9, in Block 7 in Elmore’s Oak Park Avenue Estates, aforesaid; and Lots 1 through 19, inclusive, along with the 20 foot wide North/South alley lying West of and adjacent thereto, Lots 20, 21 and 22, along with the 20 foot wide East/West alley lying North of and adjacent thereto, the East 125 feet of the South 60 feet of Lot 31, the East 125 feet of the North 60 feet of Lot 33 and the East 125 feet of Lot 34, in Block 12 in Elmore’s Oak Park Avenue Estates, aforesaid; all in Cook County, Illinois;

P.I.N.’S: 28-30-107-011, -012, -017, -020, -025, -026 and -027; 28-30-111-011, -019, -020, -021, -022, -023, -024, -028, -030, -032 and -036; and 28-30-115-016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -037, -039, and -045;

Common Addresses: 16820 through 17054 South Oak Park Avenue;
6830 West 170th Street; 6932 West 170th Street;
6825 West 170th Street and 6825 West 171st Street; Tinley Park, Illinois;

Also, Lots 1, 7, 8 and 9 in Block 1 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 3 in Marquardt’s Subdivision of the South 180 feet of the South 330 feet of the West 330 feet of the Northeast 1/4 of Section 30, aforesaid; and the East 132 feet of the West 165 feet of the North 150 feet of the South 330 feet of the Northeast 1/4 of Section 30, aforesaid; all in Cook County, Illinois;

P.I.N.’S: 28-30-200-007, -011, -012, -013, -093, -096 and -097;

Common Addresses: 17007 through 17043 South Oak Park Avenue, Tinley Park, Illinois;

Also, the East 299.30 feet of Block 1 (except the West 150 feet of the North 99.25 feet, and except that part taken for street purposes), Block 2 (except that part used for Polygon Resubdivision of part of Blocks 2 and 3 in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, and except that part of the North 16.5 feet thereof located West of the East 299.30 feet thereof), Block 3 (except that part used for Polygon Resubdivision, aforesaid, and except that part used for J.P. Gallagher's Resubdivision of part of Blocks 3 and 4 in McClary's Subdivision, aforesaid) and the East 225 feet of Block 4, all in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian; and Lot 7 in Polygon Resubdivision, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-301-004, -007, -019, 023, -024, 027, -030, -033, -035, 037, -039, -046, and -047;

Common Addresses: 17110, 17114, 17116, 17120, 17122, 17126, 17132, 17140, 17150, 17204 and 17214 South Oak Park Avenue; 6825 West 171st Street; Tinley Park, Illinois;

Also, Lots 7, 23, 24 and 25 in Breitbarth's Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the 34 foot wide (North to South) portion of vacated 172nd Street, running from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 67th Court; the Midlothian Creek right-of-way line of 67th Court; the Midlothian Creek right-of-way located within Breitbarth's Subdivision, aforesaid; all that portion of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian lying East of the East right-of-way line of 66th Court and the East line of Lot 25 in Breitbarth's Subdivision, aforesaid, and North of the C. R. I. & P. Railroad right-of-way (except Harper Hill Townhomes Association, a resubdivision of part of Block 1 in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian, and except the dedicated right-of-way of 171st Street); Lots 10 and 11, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-400-007 and -016; 28-30-401-008 and -009; 28-30-402-001, -003, -004 and -005; 28-30-403-001 and -002; 28-30-406-002, -004 and -005;

Common Addresses: 17147, 17201 and 17207 South Oak Park Avenue; 6501, 6601 and 6611 West 171st Street; 17145 South 66th Court; 172nd and 66th Court; 6500 and 6601 West Oak Forest Avenue; Tinley Park, Illinois;

Also, the West 316 feet and the East 16.5 feet of the West 667.50 feet of that portion of the West 1/2 of the Southwest 1/4 of Section 29, Township 36 North, Range 13, East of the Third Principal Meridian, located North of the C. R. I. & P. Railroad right-of-way (except that portion thereof covered by P.I.N. 28-29-300-015); all in Cook County, Illinois;

P.I.N.: 28-29-300-007 and -016;

Common Addresses: 6300 and 6350 West Oak Forest Avenue, Tinley Park, Illinois;

Also, Block 21 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-006 and -076;

Common Addresses: 6400 West 171st Street, Tinley Park, Illinois;

Also, Blocks 10 and 11, (except that portion thereof covered by P.I.N. 28-29-101-010), in Assessor's Division of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-29-101-015, -016 and -017;

Common Addresses: 17029 and 17100 South Ridgeland Avenue and 6310 West Oak Forest Avenue, Tinley Park, Illinois;

Along with the following dedicated rights-of-way: Oak Park Avenue, from a point 198.8 feet South of the South right-of-way line of 168th Street to the South right-of-way line of 171st Street; Oak Park Avenue from a point 99.25 feet South of the South right-of-way line of 171st Street to a point 100 feet South of the South right-of-way line of 172nd Street; 169th Street, from the West right-of-way line of Oak Park Avenue to a point 183 West thereof; 170th Street, from the West right-of-way line of Oak Park Avenue to a point 328 feet West thereof; Ravinia Drive, from the East right-of-way line of Oak Park Avenue to a point 70 feet East thereof; 171st Street, from a point 299.3 feet West of the West right-of-way line of Oak Park Avenue to a point 115 feet East of the East right-of-way line of Oak Park Avenue; 172nd Street, from the East right-of-way line of Oak Park Avenue to the East right-of-way line of 66th Court; 67th Court, from a point 350 feet South of the South right-of-way line of 171st Street to a point 445.01 feet South of the South right-of-way line of 171st Street; Ridgeland Avenue, from the South right-of-way line of Willow Lane Drive to a point 635.25 feet South thereof; and that portion of Gaynelle Road located West of the East line of Block 11 in Assessor's Division of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois.

The boundary, where possible, conforms to street lines. Where streets do not exist, lot lines are used as the boundary.

As set forth in the Act, "**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 or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The "conservation area" provisions apply to this **Redevelopment Project Area**.

The **Redevelopment Project Area** within this boundary is commercial, institutional, recreational and residential characteristic. There are many small retail facilities, a number of businesses, a few residences, Park District property, Village property, School District 146 property, and a pool. There are vacancies and deterioration among the buildings. Finally, there are a number of vacant lots scattered throughout the **Redevelopment Project Area**. The **Redevelopment Project Area** consists of 78 acres, which exceeds the minimum acreage requirements of the **Act**.

As defined in the **Act** "...'conservation' area means any improved or vacant 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 the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area..." ("**Conservation Area**")

The **Redevelopment Project Area**, according to the **Act**, is that area designated by the Village in which findings are made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and individual factors defining each of these categories of eligibility are defined in the **Act**. The **Conservation Area** provisions apply to the **Redevelopment Project Area**.

This **Eligibility Report** documents the relevant statutory requirements and how the area meets the eligibility criteria. The **Redevelopment Project Area** meets the eligibility criteria for being designated as a **Conservation Area**.

I. BASIS FOR REDEVELOPMENT

A. Findings

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

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

These findings were made on the basis that the presence of blight, or 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 qualifies either as a **Blighted Area** or as a **Conservation Area** or a **Combination of Blighted and Conservation Area** within the definitions set forth in the Act. These definitions are paraphrased below:

B. Eligibility of a Blighted Area

“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
- Lack of community planning

- EPA Remediation Finding
 - Declining EAV
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 the Village 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:
1. Obsolete platting
 2. Diversity of ownership
 3. Tax and special ownership
 4. Deterioration of structures or site improvements/subject to tax sales within last five Years.
 5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection remediation costs
 6. The Total EAV of the proposed **Redevelopment Project Area** has declined for (3) of the last (5) calendar years.
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 city 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:
1. The area consists of one or more unused quarries, mines, or strip mine ponds.
 2. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 3. The area, prior, to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.
 4. 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.
 5. Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 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.

6. 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.

C. 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 city 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:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Lack of community planning
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs
13. The total equalized assessed value of the proposed **Redevelopment Project Area** has declined 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 balance of the city 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 calendar years for which information is available.

D. Investigation Analysis of Blighted/Conservation Factors

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, various research and field surveys were undertaken including:

- Contacts with Village officials, county officials, and private parties knowledgeable as to area conditions and 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**.
- On site field examination of conditions within the **Redevelopment Project Area**.
- Application of definitions related to **Blighted Area, Conservation Area and Vacant Land** contained in the **Act**.

E. Conclusions

1. There are three categories under which an area can be determined to be blighted. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the **Blighted** and **Conservation** designation deals with developed property. Two sets within the **Blighted** designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the district 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**; and
3. In the case of a Conservation finding, 50% or more of the structures must be thirty-five years or older.

It is also important to note that the test of eligibility is based on the conditions of the **Redevelopment Project Area** as a whole; it is not required that eligibility must be established for each and every property in the **Redevelopment Project Area**.

The **Redevelopment Project Area** exhibits the following;

1. Obsolescence
2. Excessive land coverage and overcrowding of structures and community facilities
3. Deleterious land use or layout
4. Lack of community planning

The Tinley Park Main Street North Redevelopment Project Area meets the requirements of designation as a **Conservation** based on the following:

1. Four factors are present and this presence is documented according to the methodology described in the report.
2. The factors are distributed throughout the **Redevelopment Project Area** and are present in a meaningful extent so that the Village of Tinley Park may reasonably find that the applicable factors are clearly present within the intent of the **Act**.
3. Fifty percent or more of the structures in the **Redevelopment Project Area** have an age of 35 years or more. (58%)

II. THE REDEVELOPMENT PROJECT AREA

The **Redevelopment Project Area** is as follows:

Lots 3, 4, 5 and 6, the East 141.75 feet of Lot 10 (as measured along the South line thereof), the East 142.05 feet of Lot 8 (as measured along the South line thereof) and the East 142.20 feet of Lot 7 (as measured along the South line thereof), in Block 6 in Elmore's Oak Park Avenue Estates, a subdivision of the Northwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian (except that part of drainage ditch conveyed by Document 377150); Lots 1, 2, 3, 4, 5 and 6, and the East 125 feet of Lots 7, 8 and 9, in Block 7 in Elmore's Oak Park Avenue Estates, aforesaid; and Lots 1 through 19, inclusive, along with the 20 foot wide North/South alley lying West of and adjacent thereto, Lots 20, 21 and 22, along with the 20 foot wide East/West alley lying North of and adjacent thereto, the East 125 feet of the South 60 feet of Lot 31, the East 125 feet of the North 60 feet of Lot 33 and the East 125 feet of Lot 34, in Block 12 in Elmore's Oak Park Avenue Estates, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-107-011, -012, -017, -020, -025, -026 and -027; 28-30-111-011, -019, -020, -021, -022, -023, -024, -028, -030, -032 and -036; and 28-30-115-016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -037, -039, and -045;

Common Addresses: 16820 through 17054 South Oak Park Avenue;
6830 West 170th Street; 6932 West 170th Street;
6825 West 170th Street and 6825 West 171st Street; Tinley Park, Illinois;

Also, Lots 1, 7, 8 and 9 in Block 1 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 3 in Marquardt's Subdivision of the South 180 feet of the South 330 feet of the West 330 feet of the Northeast 1/4 of Section 30, aforesaid; and the East 132 feet of the West 165 feet of the North 150 feet of the South 330 feet of the Northeast 1/4 of Section 30, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-007, -011, -012, -013, -093, -096 and -097;

Common Addresses: 17007 through 17043 South Oak Park Avenue, Tinley Park, Illinois;

Also, the East 299.30 feet of Block 1 (except the West 150 feet of the North 99.25 feet, and except that part taken for street purposes), Block 2 (except that part used for Polygon Resubdivision of part of Blocks 2 and 3 in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, and except that part of the North 16.5 feet thereof located West of the East 299.30 feet thereof), Block 3 (except that part used for Polygon Resubdivision, aforesaid, and except that part used for J.P. Gallagher's Resubdivision of part of Blocks 3 and 4 in McClary's Subdivision, aforesaid) and the East 225 feet of Block 4, all in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1

of the Southwest 1/4 of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian; and Lot 7 in Polygon Resubdivision, aforesaid; all in Cook County, Illinois;

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Also, Lots 7, 23, 24 and 25 in Breitbarth's Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the 34 foot wide (North to South) portion of vacated 172nd Street, running from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 67th Court; the Midlothian Creek right-of-way line of 67th Court; the Midlothian Creek right-of-way located within Breitbarth's Subdivision, aforesaid; all that portion of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian lying East of the East right-of-way line of 66th Court and the East line of Lot 25 in Breitbarth's Subdivision, aforesaid, and North of the C. R. I. & P. Railroad right-of-way (except Harper Hill Townhomes Association, a resubdivision of part of Block 1 in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian, and except the dedicated right-of-way of 171st Street); Lots 10 and 11, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-400-007 and -016; 28-30-401-008 and -009; 28-30-402-001, -003, -004 and -005; 28-30-403-001 and -002; 28-30-406-002, -004 and -005;

Common Addresses: 17147, 17201 and 17207 South Oak Park Avenue; 6501, 6601 and 6611 West 171st Street; 17145 South 66th Court; 172nd and 66th Court; 6500 and 6601 West Oak Forest Avenue; Tinley Park, Illinois;

Also, the West 316 feet and the East 16.5 feet of the West 667.50 feet of that portion of the West 1/2 of the Southwest 1/4 of Section 29, Township 36 North, Range 13, East of the Third Principal Meridian, located North of the C. R. I. & P. Railroad right-of-way (except that portion thereof covered by P.I.N. 28-29-300-015); all in Cook County, Illinois;

P.I.N.: 28-29-300-007 and -016;

Common Addresses: 6300 and 6350 West Oak Forest Avenue, Tinley Park, Illinois;

Also, Block 21 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-006 and -076;

Common Addresses: 6400 West 171st Street, Tinley Park, Illinois;

Also, Blocks 10 and 11, (except that portion thereof covered by P.I.N. 28-29-101-010), in Assessor's Division of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

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Common Addresses: 17029 and 17100 South Ridgeland Avenue and 6310 West Oak Forest Avenue, Tinley Park, Illinois;

Along with the following dedicated rights-of-way: Oak Park Avenue, from a point 198.8 feet South of the South right-of-way line of 168th Street to the South right-of-way line of 171st Street; Oak Park Avenue from a point 99.25 feet South of the South right-of-way line of 171st Street to a point 100 feet South of the South right-of-way line of 172nd Street; 169th Street, from the West right-of-way line of Oak Park Avenue to a point 183 West thereof; 170th Street, from the West right-of-way line of Oak Park Avenue to a point 328 feet West thereof; Ravinia Drive, from the East right-of-way line of Oak Park Avenue to a point 70 feet East thereof; 171st Street, from a point 299.3 feet West of the West right-of-way line of Oak Park Avenue to a point 115 feet East of the East right-of-way line of Oak Park Avenue; 172nd Street, from the East right-of-way line of Oak Park Avenue to the East right-of-way line of 66th Court; 67th Court, from a point 350 feet South of the South right-of-way line of 171st Street to a point 445.01 feet South of the South right-of-way line of 171st Street; Ridgeland Avenue, from the South right-of-way line of Willow Lane Drive to a point 635.25 feet South thereof; and that portion of Gaynelle Road located West of the East line of Block 11 in Assessor's Division of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois.

The boundary, where possible, conforms to street lines. Where streets do not exist, lot lines are used as the boundary.

The **Redevelopment Project Area** within this boundary is for the most part commercial in characteristic. There are both retail industrial businesses. There are many small retail facilities, a number of businesses, and a few residences. The area also contains a school and school property, park district facilities and park district open space as well as a poll owned by a not for profit organization. There are vacancies and deterioration among many of the buildings. Finally, there are a number of vacant lots scattered throughout the **Redevelopment Project Area**.

III. ANALYSIS OF CONDITIONS IN THE AREA

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted various research and undertook field surveys. The Consultant surveyed the **Redevelopment Project Area** on July 31, 2002. In that survey, the following tools were used to determine conditions of blight:

A survey and analysis of existing conditions within the **Redevelopment Project Area** were completed by the Consultant to document the extent to which each blighted factor is present within the **Redevelopment Project Area**. The surveys and analyses included:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of vacant sites;
5. Review of previously prepared plats, plans and studies;
6. Analysis of water, sewer, gas utilities, etc.

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 down spouts.

2. Final Building Rating

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. Blank

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 factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or require 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. These buildings appear in the category dilapidated. Structural integrity, however, was not documented. While these factors were reviewed, the Village's TIF Consultant did not conduct a documented building condition analysis, as the visual survey did not detect such levels of defects. Had these conditions been identified, such analysis would have been done.

B. Presence of Blight Factors

Summarized below are the conclusions of the surveys and analyses completed for each blight 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. The Rating Survey showing the conditions for each parcel is found as Rating Survey, Table II.

These factors will be documented in the study.

- The blight factors, which are present, are reasonably distributed throughout the **Redevelopment Project Area**.
- The entire **Redevelopment Project Area** is impacted by and shows the presence of blight factors.

The eligibility factors are related to both improved and vacant land. While the land in the **Redevelopment Project Area** is completely developed (vacant land has been subdivided), all eligibility factors for blighted designation, including those for vacant land, were screened.

1. Eligibility of a Blighted Area

"Blighted Area" means any improved or vacant area within the boundaries of the **Redevelopment Project Area** located within the territorial limits of the Village where:

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**, each of which is (i) present, with that presence documented to a meaningful extent, so that a city 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.

None of the buildings in the area appear to be at this level of disrepair. An ascertainment of the structural state was not done on buildings as part of this study. As such, these findings will not be used to qualify the area. Adequate numbers of factors for determination of conservation exist for qualification without these criteria.

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

*Structures throughout this area meet these criteria. There are a number of available retail facilities in the general area that are no longer desirable because of size, access, and parking and some are vacant. In addition, there are a number of structures that are no longer functioning and are ill suited for their original use. These structures are throughout the **Redevelopment Project Area**. Most small retail stores do not meet requirements for current development. There are converted residences that do not meet modern standards for parking and access. In addition, there is a small shopping area known as Elmore Plaza that no longer meets modern standards for shopping areas. It lacks adequate parking and access is difficult to dangerous.*

- (c) **Deterioration.** With respect to buildings, 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.

*Deterioration, as a factor, is present throughout the entire **Redevelopment Project Area**. Cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions exist through the **Redevelopment Project Area**. A number of unpaved parking lots (gravel or bare ground with many potholes used for parking) exist in the area. Significant deterioration was noted in buildings at the Plaza and the School District reported significant deterioration at their facility. However, this criterion will not be sited for the creation of the district.*

- (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.

The Village maintains an aggressive code enforcement program. Therefore, there is not a record of code violations in the area.

- (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.

*Illegal structures are not apparent in the **Redevelopment Project Area**.*

- (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.

There are significant vacancies in the area. A number of vacant lots are present. However, these are not in numbers needed to qualify the project.

- (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 refers 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.

The above characteristics were not noted.

- (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**.

With the exception of the lack of stormwater detention and retention areas, no problems were noted with utilities on a surface view.

- (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.

Excessive land coverage exists throughout the Redevelopment Project Area on lots occupied by small retail businesses. Many of these do not have adequate parking. Street access is difficult in many of these areas. There are facilities that require a large numbers of cars to park on the street. In addition, many of the businesses are in residential facilities that have been converted. These have poor access to streets and parking is sometimes inadequate. Many lots demonstrate inadequate parking although they have no setback and are fully paved. Finally, there is a shopping center that has inadequate parking for the stores and inadequate access to the street.

- (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.

Deleterious layout exists throughout the entire area. There are a hodge podge of non-related businesses and lots that do not support the redevelopment of the Redevelopment Project Area. In addition, there is a small shopping center that has inadequate parking and access. There are a number of converted houses that serve as both housing and business locations that were not designed for this use. The existence of these facilities makes these areas unattractive for the development of other land uses. Many parcels lack both access and parking.

- (k) **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 city 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.

Many parcels are of inadequate shape and size. The street layout makes access difficult to certain lots throughout the area. Ingress and egress are difficult to certain lots. Uses intrude into residential areas. The Redevelopment Project Area was platted and developed prior to the development of the community's planning program and comprehensive plan.

- (l) **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**.

The Redevelopment Project Area has not incurred remediation costs. There is a gas station present in the Redevelopment Project Area. It is likely IEPA will have to be consulted if these facilities are redeveloped.

- (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 city 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.

EAV is documented in Table I. The EAV does not meet this criterion.

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 the City 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.

The area is not vacant; therefore, these criteria are not applied.

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

The area is not vacant; therefore, these criteria are not applied.

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

The area is not vacant; therefore, these criteria are not applied.

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

The area is not vacant; therefore, these criteria are not applied.

- (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**.

*Although these criteria apply to vacant land and this land is developed, the **Redevelopment Project Area** has not incurred remediation costs. As noted in the section applying to developed property, there is a gas station present in the **Redevelopment Project Area**. It is likely; IEPA will have to be consulted if this facility is redeveloped.*

- (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 city 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.

EAV is provided in Table I.

3. **If vacant**, 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 city 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.**

The area is not vacant; therefore, these criteria are not applied. However, there are no quarries, mines, or strip mine ponds present.

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

The area is not vacant; therefore, these criteria are not applied.

- (c) **The area, prior to its designation, is subject to chronic flooding** that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.

The area is not vacant; therefore these criteria are not applied.

- (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.

The area is not vacant; therefore these criteria are not applied

- (e) **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 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 is not vacant; therefore, these criteria are not applied.

- (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.

The area is not vacant; therefore, these criteria are not applied.

2. Eligibility of a Conservation Area

The Redevelopment Project Area does qualify as a "conservation area". The thirteen criteria for determination of conservation area are the same as the criteria for "blighted". However, an additional criterion of age of structure is applied. The review of the **Redevelopment Project Area** according to the original thirteen criteria show that it qualified. The age of the structures also qualify it, as 58% are older than thirty-five years.

"Conservation area" means any improved area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the city 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:

Fifty % or more of the structures in the area are older than 35 years. The area is eligible to be a "Conservation 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.

None of the buildings in the area appear to be at this level of disrepair. An ascertainment of the structural state was not done on buildings as part of this study. As such, these findings will not be used to qualify the area. Adequate numbers of factors for determination of conservation exist for qualification without these criteria.

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

*Structures throughout this area meet these criteria. There are a number of available retail facilities in the general area that are no longer desirable because of size, access, and parking and some are vacant. In addition, there are a number of structures that are no longer functioning and are ill suited for their original use. These structures are throughout the **Redevelopment Project Area**. Most small retail stores do not meet requirements for current development. There are converted residences that do not meet modern standards for parking and access. In addition, there is a small shopping area known as Elmore Plaza that no longer meets modern standards for shopping areas. It lacks adequate parking and access is difficult to dangerous.*

- (c) **Deterioration.** With respect to buildings, 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.

*Deterioration, as a factor, is present throughout the entire **Redevelopment Project Area**. Cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions exist through the **Redevelopment Project Area**. A number of unpaved parking lots (gravel or bare ground with many potholes used for parking) exist in the area. Significant deterioration was noted in buildings at the Plaza and the School District reported significant deterioration at their facility. However, this criterion will not be sited for the creation of the district.*

- (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.

The Village maintains an aggressive code enforcement program. Therefore, there is not a record of code violations in the area

- (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.

*Illegal structures are not apparent in the **Redevelopment Project Area**.*

- (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.

There are significant vacancies in the area. A number of vacant lots are present. However, these are not in numbers needed to qualify the project.

- (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 or inadequacy 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.

The above characteristics were not noted.

- (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**.

With the exception of the lack of stormwater detention and retention areas, no problems were noted with utilities on a surface view.

- (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 condition warranting the designation of an area as one exhibiting excessive land coverage are: 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 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 increased threat of spread of fire due to the close proximity of buildings, 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.

*Excessive land coverage exists throughout the **Redevelopment Project Area** on lots occupied by small retail businesses. Many of these do not have adequate parking. Street access is difficult in many of these areas. There are facilities that require a large numbers of cars to park on the street. In addition, many of the businesses are in residential facilities that have been converted. These have poor access to streets and parking is sometimes inadequate. Many lots demonstrate inadequate parking although they have no setback and are fully paved. Finally, there is a shopping center that has inadequate parking for the stores and inadequate access to the street.*

- (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.

*Deleterious layout exists throughout the entire area. There are a hodge podge of non-related businesses and lots that do not support the redevelopment of the **Redevelopment Project Area**. In addition, there is a small shopping center that has inadequate parking and access. There are a number of converted houses that serve as both housing and business locations that were not designed for this use. The existence of these facilities makes these areas unattractive for the development of other land uses. Many parcels lack both access and parking.*

- (k) **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 city 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.

*Many parcels are of inadequate shape and size. The street layout makes access difficult to certain lots throughout the area. Ingress and egress are difficult to certain lots. Uses intrude into residential areas. The **Redevelopment Project Area** was platted and developed prior to the development of the community's planning program and comprehensive plan.*

- (l) **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**.

The Redevelopment Project Area has not incurred remediation costs. There is a gas station present in the Redevelopment Project Area. It is likely IEPA will have to be consulted if these facilities are redeveloped.

- (m) The total equalized assessed value of the proposed Redevelopment Project Area has declined 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 balance of the city 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 calendar years for which information is available.

EAV is documented in Table I. The EAV does not meet this criterion.

IV. ELIGIBILITY CONCLUSIONS

The **Redevelopment Project Area** meets the requirements of the **Act** for designation as a **Conservation Area**. There is a reasonable presence and distribution of these factors included in the **Act**. This factor include:

- Obsolescence
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning

An additional factor required to establish an area as a **Conservation Area** is the age of structures. As 58% of the structures are thirty-five years or older the **Redevelopment Project Area** meets the requirement that at least 50% of the structures be 35 years or older.

Finally, the factors are distributed throughout the **Redevelopment Project Area** and are present in a meaningful extent so that the Village of Tinley Park may reasonably find that the applicable factors are clearly present within the intent of the **Act**.

Based on these factors, the Village's **TIF** Consultant has recommended that the Village could conclude that the **Redevelopment Project Area** qualifies as a **Conservation Area** as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. The **Redevelopment Project Area** has not been subject to sound growth and development through investment by private enterprise and the project would not reasonably be anticipated to be developed without **TIF** assistance.

TABLE 1

TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

TIF BASE and FIVE-YEAR EAV

VILLAGE OF TINLEY PARK									
Cook County, Bremen Township									
Parcel Number (PIN #)	Type	Exemption Year	Exemption Taken	EAV 2001	EAV 2000	EAV 1999	EAV 1998	EAV 1997	Age of Structure
28-29-101-015	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-29-101-016	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-29-101-017	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-29-300-007	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-29-300-016	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-107-011	C	2001		356,814	429,409	27,540	27,849	27,849	4
28-30-107-012	C	2001		129,908	129,908	129,908	147,783	147,783	61
28-30-107-017	R	2001		2,279	2,279	2,279	2,279	2,279	na
28-30-107-020	R	2001		2,279	2,279	2,279	2,279	2,279	na
28-30-107-025	C	2001		30,902	30,902	30,902	30,902	30,902	28
28-30-107-026	C	2001		117,468	32,650	32,650	30,862	30,862	72
28-30-107-027	C	2001		130,960	130,960	130,960	120,794	120,794	33
28-30-111-011	R	2001		42,798	42,798	59,250	53,142	53,142	34
28-30-111-019	C	2001		212,495	159,369	212,498	178,625	178,625	44
28-30-111-020	C	2001		146,920	146,920	146,920	178,002	178,002	42
28-30-111-021	C	2001		111,173	111,173	136,205	123,484	123,484	34
28-30-111-022	C	2001		153,946	153,946	153,946	126,742	126,742	30
28-30-111-023	C	2001		90,459	90,459	90,459	86,161	86,161	33
28-30-111-024	C	2001		240,289	203,879	203,735	199,962	239,911	45
28-30-111-028	Vacant	2001		1,908	1,908	1,908	1,908	1,908	n/a
28-30-111-030	C	2001		9,428	9,428	9,428	9,428	9,428	36
28-30-111-032	C	2001		21,232	21,232	21,232	21,232	21,232	36
28-30-111-036	Vacant	2001		2,717	2,717	2,717	2,717	2,717	n/a
28-30-115-016	EXEMPT	2001		EXEMPT	25,655	25,966	25,254	24,895	n/a
28-30-115-017	EXEMPT	2001		EXEMPT	105,018	106,293	91,379	90,080	n/a
28-30-115-018	EXEMPT	2001		EXEMPT	105,018	106,293	91,379	90,080	n/a
28-30-115-019	EXEMPT	2001		EXEMPT	107,691	108,998	93,651	92,319	n/a
28-30-115-020	C	2001		58,029	63,014	67,916	66,524	65,578	53
28-30-115-021	C	2001		58,029	63,014	67,916	66,524	65,578	53
28-30-115-022	C	2001		58,765	63,839	85,451	67,908	66,943	52
28-30-115-023	C	2001		58,765	63,839	85,451	67,908	66,943	52
28-30-115-024	C	2001		150,916	161,033	204,534	165,208	165,811	72
28-30-115-025	C	2001		47,020	50,674	66,291	52,472	51,726	51
28-30-115-026	C	2001		30,566	30,566	30,938	29,472	29,053	39
28-30-115-027	C	2001		81,216	81,216	82,202	75,647	74,671	52
28-30-115-028	C	2001		117,485	117,485	118,912	96,022	94,657	72
28-30-115-029	C	2001		69,509	75,884	34,214	81,674	80,513	46
28-30-115-030	C	2001		101,939	111,497	48,966	120,230	118,520	46
28-30-115-037		2001		6,046	6,046	6,119	5,927	5,843	24
28-30-115-039	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-115-045	C	2001		171,854	171,854	132,296	169,631	174,439	30

VILLAGE OF TINLEY PARK									
Cook County, Bremen Township									
Parcel Number (PIN #)	Type	Exemption Year	Exemption Taken	EAV 2001	EAV 2000	EAV 1999	EAV 1998	EAV 1997	Age of Structure
28-30-200-006	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-200-007	C	2001		69,885	25,206	25,512	23,371	23,038	55
28-30-200-011	R	2001		25,230	25,230	25,536	23,698	23,361	54
28-30-200-012	R	2001		24,512	24,512	24,810	22,800	22,475	54
28-30-200-013	C	2001		88,718	88,718	89,795	79,715	78,581	55
28-30-200-076	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-200-093	C	2001		190,109	190,109	192,418	182,900	180,299	11
28-30-200-096	C	2001		112,489	112,489	80,377	96,768	95,392	78
28-30-200-097	C	2001		26,920	26,920	26,619	26,468	26,092	39
28-30-301-004	C	2001		178,438	178,438	180,605	145,790	143,716	15
28-30-301-007	C	2001		112,647	112,647	114,015	93,226	91,900	95
28-30-301-019	Vacant	2001		2,215	2,215	2,241	2,171	EXEMPT	n/a
28-30-301-023	C	2001		192,413	192,413	164,435	188,014	185,340	29
28-30-301-024	C	2001		81,342	81,342	70,211	80,373	79,230	29
28-30-301-027	R	2001		24,303	24,303	24,598	23,815	23,477	95
28-30-301-030	R	2001		96,415	96,415	97,586	79,780	78,645	95
28-30-301-033	Vacant	2001		14,588	14,588	14,766	14,302	14,099	n/a
28-30-301-035	Vacant	2001		14,588	14,588	41,902	55,762	36,596	n/a
28-30-301-037	C	2001		101,732	101,732	102,967	91,371	90,071	77
28-30-301-039	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-301-046	Vacant	2001		4,342	4,342	4,395	4,257	4,197	n/a
28-30-301-047	R	2001		23,863	23,863	24,152	22,946	EXEMPT	120
28-30-400-007	C	2001		8,890	8,890	59,998	81,718	80,556	21
28-30-400-016	C	2001		22,557	22,557	152,235	9,980	9,838	21
28-30-401-008	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-401-009	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-402-001	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-402-003	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-402-004	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-402-005	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-403-001	R	2001		25,532	25,532	25,842	24,790	24,437	88
28-30-403-002	R	2001		22,213	22,213	22,482	21,921	21,609	111
28-30-406-002	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-406-004	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-406-005	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
** The County Multiplier for 2001 is based on an estimate using the 2000 multiplier.									
The State will not have the 2001 multiplier available until the fall of 2002.									

TABLE 2

[illegible]

ATTACHMENT 1

TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

Lots 3, 4, 5 and 6, the East 141.75 feet of Lot 10 (as measured along the South line thereof), the East 142.05 feet of Lot 8 (as measured along the South line thereof) and the East 142.20 feet of Lot 7 (as measured along the South line thereof), in Block 6 in Elmore's Oak Park Avenue Estates, a subdivision of the Northwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian (except that part of drainage ditch conveyed by Document 377150); Lots 1, 2, 3, 4, 5 and 6, and the East 125 feet of Lots 7, 8 and 9, in Block 7 in Elmore's Oak Park Avenue Estates, aforesaid; and Lots 1 through 19, inclusive, along with the 20 foot wide North/South alley lying West of and adjacent thereto, Lots 20, 21 and 22, along with the 20 foot wide East/West alley lying North of and adjacent thereto, the East 125 feet of the South 60 feet of Lot 31, the East 125 feet of the North 60 feet of Lot 33 and the East 125 feet of Lot 34, in Block 12 in Elmore's Oak Park Avenue Estates, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-107-011, -012, -017, -020, -025, -026 and -027; 28-30-111-011, -019, -020, -021, -022, -023, -024, -028, -030, -032 and -036; and 28-30-115-016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -037, -039, and -045;

Common Addresses: 16820 through 17054 South Oak Park Avenue;
6830 West 170th Street; 6932 West 170th Street;
6825 West 170th Street and 6825 West 171st Street; Tinley Park, Illinois;

Also, Lots 1, 7, 8 and 9 in Block 1 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Lot 3 in Marquardt's Subdivision of the South 180 feet of the South 330 feet of the West 330 feet of the Northeast 1/4 of Section 30, aforesaid; and the East 132 feet of the West 165 feet of the North 150 feet of the South 330 feet of the Northeast 1/4 of Section 30, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-007, -011, -012, -013, -093, -096 and -097;

Common Addresses: 17007 through 17043 South Oak Park Avenue, Tinley Park, Illinois;

Also, the East 299.30 feet of Block 1 (except the West 150 feet of the North 99.25 feet, and except that part taken for street purposes), Block 2 (except that part used for Polygon Resubdivision of part of Blocks 2 and 3 in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian, and except that part of the North 16.5 feet thereof located West of the East 299.30 feet thereof), Block 3 (except that part used for Polygon Resubdivision, aforesaid, and except that part used for J.P. Gallagher's Resubdivision of part of Blocks 3 and 4 in McClary's Subdivision, aforesaid) and

the East 225 feet of Block 4, all in McClary's Subdivision of the East 1/2 of the North 1/2 of Lot 1 of the Southwest 1/4 of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian; and Lot 7 in Polygon Resubdivision, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-301-004, -007, -019, 023, -024, 027, -030, -033, -035, 037, -039, -046, and -047;

Common Addresses: 17110, 17114, 17116, 17120, 17122, 17126, 17132, 17140, 17150, 17204 and 17214 South Oak Park Avenue; 6825 West 171st Street; Tinley Park, Illinois;

Also, Lots 7, 23, 24 and 25 in Breitbarth's Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the 34 foot wide (North to South) portion of vacated 172nd Street, running from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 67th Court; the Midlothian Creek right-of-way line of 67th Court; the Midlothian Creek right-of-way located within Breitbarth's Subdivision, aforesaid; all that portion of the Southeast 1/4 of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian lying East of the East right-of-way line of 66th Court and the East line of Lot 25 in Breitbarth's Subdivision, aforesaid, and North of the C. R. I. & P. Railroad right-of-way (except Harper Hill Townhomes Association, a resubdivision of part of Block 1 in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian, and except the dedicated right-of-way of 171st Street); Lots 10 and 11, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen, aforesaid; all in Cook County, Illinois;

P.I.N.'S: 28-30-400-007 and -016; 28-30-401-008 and -009; 28-30-402-001, -003, -004 and -005; 28-30-403-001 and -002; 28-30-406-002, -004 and -005;

Common Addresses: 17147, 17201 and 17207 South Oak Park Avenue; 6501, 6601 and 6611 West 171st Street; 17145 South 66th Court; 172nd and 66th Court; 6500 and 6601 West Oak Forest Avenue; Tinley Park, Illinois;

Also, the West 316 feet and the East 16.5 feet of the West 667.50 feet of that portion of the West 1/2 of the Southwest 1/4 of Section 29, Township 36 North, Range 13, East of the Third Principal Meridian, located North of the C. R. I. & P. Railroad right-of-way (except that portion thereof covered by P.I.N. 28-29-300-015); all in Cook County, Illinois;

P.I.N.: 28-29-300-007 and -016;

Common Addresses: 6300 and 6350 West Oak Forest Avenue, Tinley Park, Illinois;

Also, Block 21 in Parkside, a subdivision of the Northeast 1/4 (except the South 330 feet of the West 330 feet thereof) in Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-30-200-006 and -076;

Common Addresses: 6400 West 171st Street, Tinley Park, Illinois;

Also, Blocks 10 and 11, (except that portion thereof covered by P.I.N. 28-29-101-010), in Assessor's Division of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N.'S: 28-29-101-015, -016 and -017;

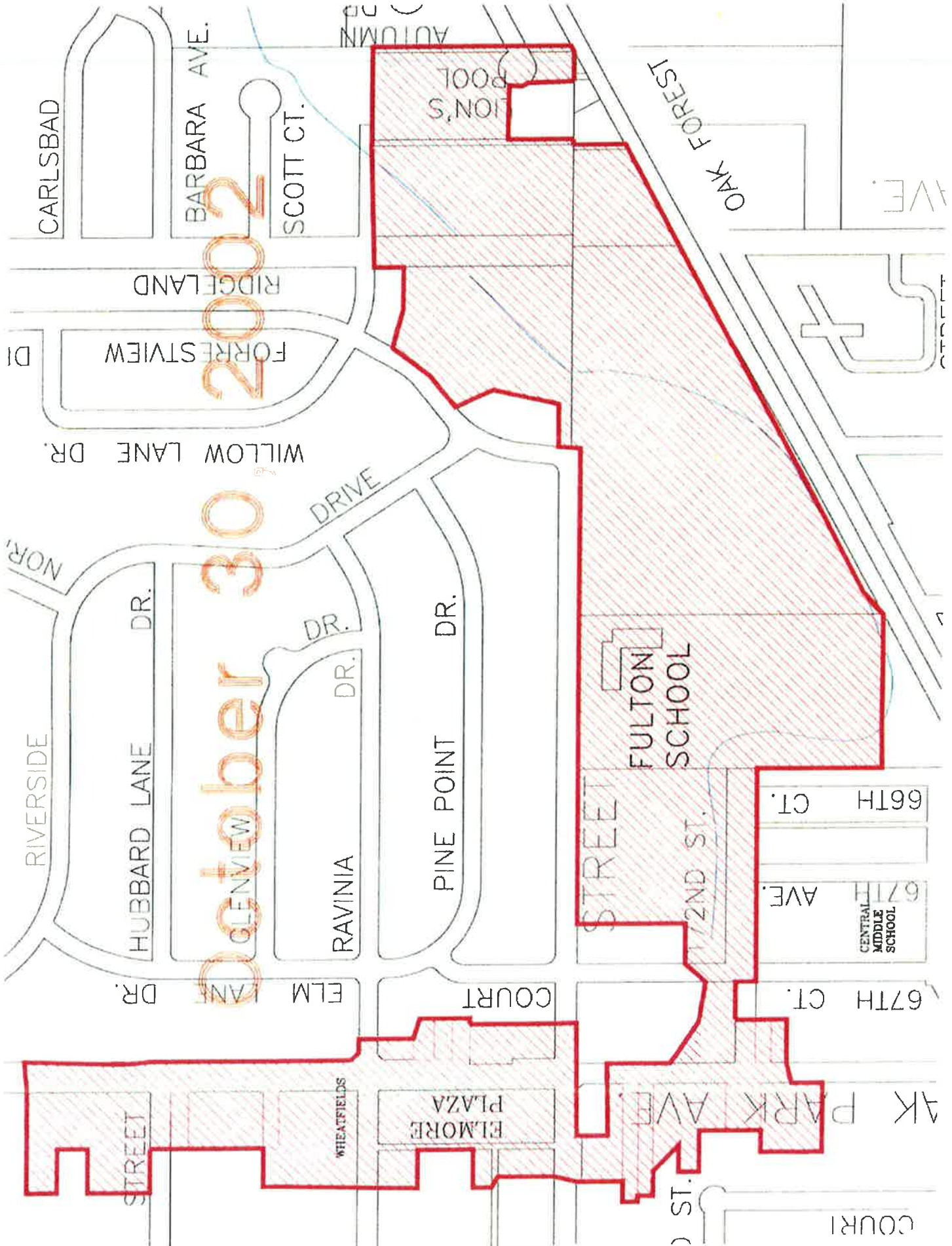
Common Addresses: 17029 and 17100 South Ridgeland Avenue and 6310 West Oak Forest Avenue, Tinley Park, Illinois;

Along with the following dedicated rights-of-way: Oak Park Avenue, from a point 198.8 feet South of the South right-of-way line of 168th Street to the South right-of-way line of 171st Street; Oak Park Avenue from a point 99.25 feet South of the South right-of-way line of 171st Street to a point 100 feet South of the South right-of-way line of 172nd Street; 169th Street, from the West right-of-way line of Oak Park Avenue to a point 183 West thereof; 170th Street, from the West right-of-way line of Oak Park Avenue to a point 328 feet West thereof; Ravinia Drive, from the East right-of-way line of Oak Park Avenue to a point 70 feet East thereof; 171st Street, from a point 299.3 feet West of the West right-of-way line of Oak Park Avenue to a point 115 feet East of the East right-of-way line of Oak Park Avenue; 172nd Street, from the East right-of-way line of Oak Park Avenue to the East right-of-way line of 66th Court; 67th Court, from a point 350 feet South of the South right-of-way line of 171st Street to a point 445.01 feet South of the South right-of-way line of 171st Street; Ridgeland Avenue, from the South right-of-way line of Willow Lane Drive to a point 635.25 feet South thereof; and that portion of Gaynelle Road located West of the East line of Block 11 in Assessor's Division of the East 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (except the railroad) in Section 29, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois.

ATTACHMENT 2

TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

REDEVELOPMENT PROJECT AREA MAP



Pictures/Main Street North



Land Coverage/Layout



Vacant Property



Vacant Property/Deteriorated



Land Coverage/Layout/Deterioration



Land Coverage/Layout



Vacant



Deterioration