

Tax Increment Finance

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

TINLEY PARK MAIN STREET SOUTH Redevelopment Plan and Project



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I. INTRODUCTION

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended, the “**Act**”), the Village of Tinley Park, Illinois (the “**Village**”) anticipates designating the Tinley Park Main Street South Redevelopment Plan and Project as a “redevelopment project area” under the **Act** (the “**Redevelopment Project Area**”), prior to which the **Village** shall have adopted and approved this “**Tax Increment Finance Redevelopment Plan and Redevelopment Project**” as a “redevelopment plan” (the “**Redevelopment Plan**”) and “redevelopment project” (the “**Redevelopment Project**”) and the use of tax increment finance (“**TIF**”) in connection with the payment of qualifying “redevelopment project costs”, (the “**Redevelopment Project Costs**”) under the **Act** and implementation of this **Redevelopment Plan and Redevelopment Project Area** in twenty-three years, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the **Redevelopment Project Area**, the **Village** engaged Ehlers and Associates, Inc. as its “TIF Consultant” (**Consultant**) to investigate whether the **Redevelopment Project Area** qualifies under the **Act** as a “conservation redevelopment project area,” a “blighted redevelopment project area,” or a combination thereof.

The **Redevelopment Project Area** lies both to the east and west of Oak Park Avenue, the major thoroughfare in the downtown area. It is also north and south of the Metra Rock Island tracks. The **Redevelopment Project Area** within this boundary is commercial, institutional, and residential in characteristic. There are small retail facilities, a number of businesses, a few residences, Village property, the Park District’s Visual Arts Center, School District 146 property, and a church. There are also an icehouse and several parking lots (a major Metra facility). A construction yard is also within the boundary. There are several vacancies. Among these is the Central Middle School that occupies considerable property within the **Redevelopment Project Area**.

B. The Village of Tinley Park

The Village of Tinley Park was originally settled in 1830 and was officially established as “Bremen” in 1853. The Village was located on the route of the Chicago, Rock Island and Pacific Railroad lines. This allowed the community to serve many of the trade and merchant needs of the region. In 1890 Bremen changed its name to honor the community’s first railroad station agent and the community incorporated on June 27 of that year. From the 1890’s through the 1950’s the community saw a number of factories and businesses become established.

As its early success was the result of transportation, so too is the continuing success of the

community. The Village is situated at the intersection of I-80 and I-57 close to I-294. These interstate highways give easy access to the nation including Wisconsin on the north, Indiana on the east, and Iowa on the west, and downstate Illinois on the south. Even today, 3000 daily commuters take advantage of the Metra Rock Island rail line to access jobs in Chicago from this southwest suburb. Twelve freight railroads service the Village.

Two elementary school districts serve the majority of students in Tinley Park. These are Tinley Park District 146 and Kirby District 140. Similarly, High School Districts 228 and 230 serve the majority of high school students in the Village. The Village is the location of a campus for DeVry University and St. Xavier College. In addition, mainly Moraine Valley Community College and South Suburban Community College at the community college level serve the community. Additional higher education is available at Governors State University and Robert Morris College, ten minutes from the community and the University of Chicago, 20 minutes from the community. Tinley Park is an hour north of the University of Illinois and an hour south of Northwestern University. Numerous other higher institutions are within forty-five minutes to one-hour driving time.

Health care services are provided at a number of hospitals within a short distance of the community including Palos Community and South Suburban Advocate hospitals. Additional hospitals that serve the area include St. James Hospital, Ingalls Hospital, and Silver Cross Hospital. As with universities, the Village is forty-five minutes to one hour to research hospitals that are renown in the nation for their quality care and research. The Pronger Smith Clinic provides extensive outpatient care services and will soon be joined by South Suburban Advocate with the development of its outpatient facility. Numerous health care professionals office in Tinley Park.

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

Tinley Park is the site of a convention center and has both a full service hotel and numerous motels that provide overnight housing for visitors to the area. It also has a full line of food service from gourmet to fast food.

Tinley Park is governed by six Trustees who form the Board of Trustees along with the Mayor. A City Administrator oversees the day-to-day operations of the Village.

C. Summary of Village's Problems

Tinley Park is a thriving suburb that provides jobs not only to its residents, but also many residents in the surrounding area. It is the convention base for the area.

Despite the fact that Tinley Park has many outstanding attributes and has had extensive growth in certain areas, its original community is old and is beginning to show signs of deterioration. To that end the Village has begun an effort to revitalize this area. Among its efforts were and are a downtown improvements plan, a historic district ordinance, and a

façade treatment program. There are currently a number of vacant facilities and lots and a number of uses that are no longer acceptable in the **Redevelopment Project Area**. Under all circumstances, it is difficult to attract business and industry to the **Redevelopment Project Area**. Although Tinley Park continues to be a major business and transportation location, redevelopment of its downtown area is too costly and difficult to achieve without incentives to deal with the problems that hamper development.

To that end, the **Village** is creating the Tinley Park Main Street South Redevelopment Project Area to address problems that are leading to blight. These problems will continue to develop unless the **Village** intervenes. This **TIF** will assist in financing public improvements and redevelopment of the area to avoid a continuation of the above scenario.

D. Tax Increment Financing

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

The **Act** defines a number of eligible items that may be **Redevelopment Project Costs** under the **Act**. Incremental Property Taxes may pay for many of these **Redevelopment Project Costs**. In addition, a municipality may pledge as payment additional revenues including revenues from the **Redevelopment Project Area**, municipal property taxes or other non-designated revenue sources, bonds backed by the general obligation of the municipality or payable solely by Incremental Property Taxes.

Tax increment finance does not generate tax revenues by increasing tax rates, but rather through the temporary capture of new tax revenues generated by the increase in the **EAV** over the Initial **EAV**. This increased **EAV** of properties results from a municipality's redevelopment program, improvements and activities, various development and redevelopment activities, and the reassessment of properties. Under the **Act**, all taxing districts continue to receive property taxes levied on the initial **EAV** of properties within the **Redevelopment Project Area**. Additionally, taxing districts can receive distributions of Incremental Property Taxes designated by the **Village** as "surplus" under the **Act**. This occurs when taxes received exceed principal and interest obligations for that year and expected **Redevelopment Project** expenditures necessary to implement the **Redevelopment**

Plan. Taxing districts also benefit from the increased property tax base after **Redevelopment Project Costs** and obligations are paid.

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

At the request of the **Village**, the TIF Consultant surveyed the area identified by the **Village** and referred to as the Tinley Park Main Street South Redevelopment Project Area to document any blighting or conservation area factors that may exist within the Redevelopment Project Area. The TIF Consultant documented these factors in an analysis entitled the "Tinley Park Main Street South Redevelopment Project Area Eligibility Report, October 2002" (the "**Eligibility Report**"), in Attachment III to this **Redevelopment Plan**. The **Redevelopment Project Area** and its existing conditions are briefly described below. For greater detail on these factors, refer to the **Eligibility Report**, which is Attachment III of this document.

The **Redevelopment Project Area** contains approximately 61.215 acres.

The boundaries of the **Redevelopment Project Area** are follows:

Lots 3 and 4 in Block 5 in McClary's Subdivision of the East $\frac{1}{2}$ of the North $\frac{1}{2}$ of Lot 1 of the Southwest $\frac{1}{4}$ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the North 60 feet of Lot 1 in Block 1, Lot 3 in Block 2 and Lots 7 and 8 in Block 3 in Christian Andres Subdivision of part of the South $\frac{1}{2}$ of Lot 1 of the Southwest $\frac{1}{4}$ of Section 30, aforesaid; the West 54 feet of Lot 10, the West 54 feet and South 5 feet of Lot 11 and Lots 12 through 16, inclusive, in Andres Subdivision of Lot 9 in Block 3 of Christian Andres Subdivision, aforesaid; Lots 3, 8, 9, 10 and 11 in John M. Rauhoff's Subdivision of part of the South $\frac{1}{2}$ of Lots 1 and 2 of the Southwest $\frac{1}{4}$ of Section 30, aforesaid, beginning at a point 380 feet South of the Northeast corner of Lot 10 of Block 3 of Christian Andres Subdivision, running thence South on the East line of said Lot 10, 460 feet, thence West 190 feet, thence South 16 feet, thence West 1025 feet, thence North 880.84 feet to the North line of the South $\frac{1}{2}$ of Lot 2 of said Southwest $\frac{1}{4}$, thence East on the North line of the South $\frac{1}{2}$ of Lots 2 and 1 of said Southwest $\frac{1}{4}$, 1215 feet to the East line of Lot 10 of Block 3, thence South 391.20 feet to point of beginning; Lot A in Subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South $\frac{1}{2}$ of Lots 1 and 2 of the Southwest $\frac{1}{4}$ of Section 30 and of part of the North $\frac{1}{2}$ of Lot 2 of the Northwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 9, inclusive, in Herman Stoeckman's Subdivision of the South 433 feet of the East 183 feet of the Southwest $\frac{1}{4}$ of Section 30, aforesaid; Lot B in Hickory Square, a resubdivision of part of Lot 9 in Circuit Court Petition in Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian and the C.R. I. & P. Railroad right-of-way located West of the East right-of-way line of Oak Park Avenue and West of the Southeasterly extension of the West line of Lot A in Subdivision of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of South $\frac{1}{2}$ of Lots 1 and 2 of the Southwest $\frac{1}{4}$ of Section 30 and of part of the North $\frac{1}{2}$ of Lot 2 of the Northwest $\frac{1}{4}$ of

Section 31 Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-30-302-015 and -016; 28-30-308-017 and -023; 28-30-312-003, -006, -009, -019, -021, -023, -024 and -025; 28-30-313-002, -004, -009, -010, -011 and -012; 28-30-314-003, -004, -005, -006, -007, -008, -009, -010, -011, -012 and -032; 28-30-500-004-6004; and Pt. 28-30-500-004-6001;

Common Address: 17236, 17324, 17432, 17448 and 17500 South Oak Park Avenue; 173rd and 68th Court; 6875 West 173rd Place; 17375 South 69th Court; 17356 and 17368 South 68th Court; and 17335 South 68th Court; Tinley Park, Illinois;

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 through 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66th Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

P.I.N's: 28-30-403-005, -006, -008, -009, -010, -011, -013, -014, -019, -020, -028 and -029; 28-30-404-025; 28-30-407-002, -003, -004, -005, -006, -007, -008 and -009; 28-30-408-001 and -002; 28-30-411-005, -008, -009, -010, -011, -012, -013, -014, -015, -017, -023 and -024; 28-30-415-003, -004, -009 and -010; 28-30-415-010-8001 and -8002; 28-30-416-015, -016 -023

and -024; 28-30-418-007; 28-30-424-001 and -002; 28-30-425-001 and -002; 28-30-500-004-6002 and -6003; and Pt. 28-30-500-004-6001;

Common Addresses: 17235, 17237, 17247, 17251, 17255, 17265, 17309, 17401, 17407 and 17459 South Oak Park Avenue; 6744 West 173rd Street; 17249 South 67th Court; 6706, 6712, 6720, 6724, 6730 and 6750 West North Street; 6647 and 6653 West 173rd Street; 6657, 6659, 6665, 6671, 6709, 6725, 6727 and 6730 West South Street; 6775 West 174th Street; 17407, 17420 and 17423 South 67th Court; and 6730 West 174th Place; including the commuter parking lots and commuter station between Oak Park Avenue and 66th Court; Tinley Park, Illinois;

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1 all in Block 1 in Elmore's Harlem Avenue Estates, a subdivision in the West $\frac{1}{2}$ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-31-102-008, 009, -010, -011, -012, -013, -014, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -049 and -050; 28-31-103-012, -020, -021 and -024; and 28-31-103-026-1001 through -1039, inclusive.

Common Addresses: 17500, 17514, 17560, 17600, 17604, 17608, 17612, 17658, 17660, 17776, 17700, 17704-06, 17708, 17710, 17712, 17714, 17716, 17718, 17720-24, 17726-R, 17726-A through J, 17728-A through D, 17728-J, 17730 - A through D, 17730-W, 17732-AB, 17732-C through L and 17746 South Oak Park Avenue, Tinley Park, Illinois;

Also, Block 15 (except the East 195 feet and except the West 99 feet of the East 294 feet of the North 144 feet thereof) in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 147, 148, 149 (except the North 10 feet thereof), 152, 153, 155, 156, 157 (except the North 49 feet thereof), 158, 159 and 160 in O. Rueter & Co.'s Tinley Park Gardens, a subdivision of the South 60 acres of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-31-200-003, -011 and -012; 28-31-204-001, -002, -003, -005, -006 and -007; 28-31-208-001, -002, -006, -007 and -016;

Common Addresses: 17501, 17541, 17551, 17605, 17609, 17621, 17651, 17655, 17701, 17713, 17743, 17745, 17747 and 17749 South Oak Park Avenue, Tinley Park, Illinois;

Also, Oak Park Avenue, from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North; Range 13 East of the Third Principal Meridian; to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue, from the northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid, to the South right-of-way line of 178th Street; 68th Court, from the North right-of-way line of the C.R.I. & P. Railroad to the North right-of-way line of 173rd Place; 67th Court and 67th Avenue, from the North right-of-way line of Hickory Street to the South right-of-way line of 172nd Street; Hickory Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; 66th Court, from the North right-of-way line of Hickory Street to the South right-of-way line of the C.R. I. & P. Railroad; 67th Avenue, from the South right-of-way line of Hickory Street to the North right-of-way line of North Street; North Street, from the East right-of-way line of Oak Park Avenue to the South line of Lots 5 and 6 in Block 5 in Village of Bremen, aforesaid; South Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; South Street (Hickory Street), from the West right-of-way line of Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67th Court to a point 400 feet East of the East right-of-way line of 67th Court; 67th Court, from the South right-of-way line of South Street to the North right-of-way line of 174th Place; 175th Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176th Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177th Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178th Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69th Avenue, from a point 97.28 feet South of the South right-of-way line of 177th Street to a point 497.28 feet South of the South right-of-way line of 177th Street; all in Cook County, Illinois.

The **Redevelopment Project Area** within this boundary is commercial, institutional, and residential characteristic. There are small retail facilities, a number of businesses, a few residences, Village property, the Park District's Visual Arts Center, School District 146 property, and a church. There are also an icehouse and several parking lots (a major Metra

facility). A construction site is also present. There are several vacancies. Among these is the Central Middle School that occupies considerable property within the **Redevelopment Project Area**.

The **Redevelopment Project Area** lies both to the east and west of Oak Park Avenue, the major thoroughfare in the downtown area. It is also north and south of the Metra Rock Island tracks. It will be contiguous to the Tinley Park North Main Street Redevelopment Project Area. The Tinley Park North Main Street Redevelopment Project Area is being concurrently developed with this **Redevelopment Project Area**. However, the two districts do differ in terms of their needs. North Mains Street contains extensive older developments with intervening vacant lots. It also has a strip center that needs to be redeveloped. Main Street South **Redevelopment Project Area** has the need for the redevelopment of the Central Middle School. It also has inappropriate uses that must be relocated. In both cases parking and land coverage are problems.

Much of the **Redevelopment Project Area** suffers from an overall lack of planning, as evidenced by the inappropriate size and shape of parcels for contemporary development and the existence of incompatible land-uses. Obsolete buildings and platting, deterioration of structures, excessive vacancies, deleterious land use, and overall depreciation of physical maintenance characterize the **Redevelopment Project Area**. The area to be redeveloped will also need EPA reviews. The school has documented environmental problems. The icehouse has subjected the area to several evacuations due to leaking toxic chemicals. The construction yard may have some contamination. There are also auto repair facilities that will need review if redeveloped.

F. The Village of Tinley Park Tax Increment Redevelopment Project and Plan

The **Redevelopment Project Area** as a whole has not been subject to growth and development through private investment. Although there has been some development activity, this activity is seen in those building that have had easy adaptation. Future growth will not occur without intervention to deal with some of the problems generated by the above situations. Furthermore, it is not reasonable to expect that the **Redevelopment Project Area** as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

This **Redevelopment Plan** has been prepared in accordance with the provisions of the Act. This **Redevelopment Plan** is intended to guide improvements and activities within the **Redevelopment Project Area** in order to stimulate private investment in the **Redevelopment Project Area**. The goal of the **Village**, through the implementation of this **Redevelopment Plan**, is that the entire **Redevelopment Project Area** be revitalized to the extent possible on a comprehensive and planned basis. For this to occur, the Village must foster private investment and rehabilitation of the **Redevelopment Project Area**.

In order for future redevelopment successes to occur, cooperation is necessary between the private sector and the **Village** and the **Redevelopment Project Area** is a means of

implementing such cooperation. By means of public investment, the **Redevelopment Project Area** will become a stable environment that will attract additional private investment. With this as a sound financial base, the **Village** will be better able to provide services for its citizens and increase the viability of the **Village**, especially this area.

The **Village** will use **Incremental Property Taxes** to stimulate the comprehensive and coordinated development of the **Redevelopment Project Area**. Only through the implementation of **Redevelopment Project Costs** allowed under the **Act** would the **Redevelopment Project Area** develop on a comprehensive and coordinated basis, thereby reducing the factors, which have precluded substantial development of the **Redevelopment Project Area** by the private sector. Left on its own, the **Redevelopment Project Area**, without costs authorized by the **Act**, will continue to experience blight conditions and will see that blight expand.

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

- A strengthened sales tax base for the **Village**;
- An improved balance between property and sales tax for the **Village**;
- A strengthened property tax base for all governments;
- Reductions of problem conditions in the **Redevelopment Project Area** as well as general physical improvement and upgrading of properties;
- The enhancement of a commercial corridor which serves the needs of residents and visitors to the **Redevelopment Project Area**; and
- The enhanced landscaping and visual appearance of the **Village**;
- Increased job opportunity;
- The stabilization of a portion of the community.

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

Attachment I is the legal description and Attachment II is the map depicting the boundaries of the **Redevelopment Project Area**.

The following is a summary of the key recommendations for the **Redevelopment Project Area** to achieve the above benefits:

Additional commercial businesses, commercial businesses with a residential component, and

residences should be sought and assisted in locating in the **Redevelopment Project Area**. The community seeks to make its downtown area a “smart growth area”. It would seek the development of facilities that provide homes for those who use the train to access jobs and to allow those residents to walk to restaurants, stores and service facilities within the area.

To accomplish redevelopment on a comprehensive basis within the **Redevelopment Project Area**, the following steps should be taken:

- 1) Coordinate design within the **Redevelopment Project Area** including the enforcement of the Historic District Ordinance and the downtown development plan;
- 2) Rehabilitate, repair, remodel, or replace obsolescent and deteriorating structures;
- 3) Improve and replace existing public facilities and improvements that are deteriorating;
- 4) Revitalize, replace, or redevelop parking facilities;
- 5) Maximize and improve access;
- 6) Rehabilitate, remodel, repair or replace other deteriorating facilities not appropriate to the area;
- 7) Relocate affected businesses;
- 8) Provide for new or rebuilt public infrastructure, facilities and improvements to maximize the development;
- 9) Assist redevelopment objectives in the adjacent **Redevelopment Project Area**;
- 10) Undertake a landscaping plan;
- 11) Finance redevelopment objectives undertaken in the **Redevelopment Project Area**;
- 12) Acquire real estate and personal property, including for disposition at 100% write-down for public and/or private development activities;
- 13) Provide financing assistance and interest subsidy for public and private development activities;
- 14) Improve infrastructure to deal with existing flooding problems.

II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

The **Redevelopment Project Area's** conservation conditions documented in this section are based on surveys and analyses conducted by the TIF Consultant. As set forth in the **Act**, the **Redevelopment Project Area** qualifies as a Conservation Area.

The following conditions qualify the **Redevelopment Project Area**:

- Of the thirteen factors listed in the **Act** for ascertainment of “conservation” conditions in **Redevelopment Project Areas**, six are significantly present in the **Redevelopment Project Area**.
- The factors present are reasonably distributed throughout the **Redevelopment Project Area**.
- All areas within the **Redevelopment Project Area** show the presence of these factors.
- 68.8% of structures are 35 years or older.

As previously noted, the detailed analysis concerning the definition, application and extent of the blight factors in the **Redevelopment Project Area** is found in Attachment III, **Eligibility Report**, of this **Redevelopment Plan**.

Surveys and Analyses Conducted

The conditions summarized above are based upon surveys and analyses conducted by the TIF Consultant. The surveys and analyses conducted include:

- 1) An exterior survey of the condition and use of each building;
- 2) Field survey of environmental conditions covering streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
- 3) Analysis of existing uses and their relationships;
- 4) Analysis of tax maps to ascertain platting;
- 5) Analysis of vacant sites; and
- 6) Review of previously prepared plans, studies and data.

III. REDEVELOPMENT PLAN

A. Redevelopment Plan Goals

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

- 1) An improved quality of life in the **Redevelopment Project Area** and the **Village** by the reduction of physical and economic deterioration and obsolescence within the **Redevelopment Project Area**.
- 2) An environment within the **Redevelopment Project Area** which will contribute more positively to the health, safety and general welfare of the **Village**, and preserve or enhance the value of properties adjacent to **Redevelopment Project Area**.
- 3) A diversified and increased tax base for the **Village** and an increased property tax base for other local governments having jurisdiction overlapping the **Redevelopment Project Area**.
- 4) Strengthen and diversify the economy of the **Village** and the larger community.
- 5) Encourage sound economic development in the **Redevelopment Project Area**, thereby creating employment opportunities within the community.
- 6) Creation of a “smart growth” environment within the **Village**, which minimizes the use of cars by creating a self-sufficient environment with access to transit service.

B. Redevelopment Plan Objectives

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

- 1) Reduce or eliminate those conditions that qualify the **Redevelopment Project Area** as a “conservation area.” Attachment III describes these conditions.
- 2) Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
- 3) Strengthen the economic well-being of the **Redevelopment Project Area** and the **Village** by increasing business activity, tax base, and job opportunities.
- 4) Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this **Redevelopment Plan** and contemporary development needs and standards.

- 5) Stimulate private investment in appropriate new construction and rehabilitation.
- 6) Achieve attractive development with a complementary mix of uses within the **Redevelopment Project Area**.
- 7) Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
- 8) Provide needed incentives to encourage a broad range of improvements.
- 9) Improve the visual attractiveness of the **Village** by landscaping, renovation and removal of buildings and screening of unattractive uses.
- 10) Increase residential opportunities in the downtown area of the **Village**.

C. Redevelopment Program

The **Village** proposes to achieve its redevelopment goals and objectives for the **Redevelopment Project Area** through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

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

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

2. Property Assembly

The **Village**, or an agent for the **Village**, may acquire and assemble land for the purpose of redevelopment. Vacant, underutilized or misused property may be acquired by purchase, exchange, 100% write down, or long-term lease by private developers or the **Village** for the purpose of new development.

3. Land Preparation

The **Village** may assist businesses in the preparation of land and buildings for the relocation of businesses including IEPA hazardous waste clean up. To the extent these conditions are found, funds may be used to assess the conditions and, where applicable, provide for or assist with the clean up.

4. Relocation

In the event that active businesses and residents are displaced by the public acquisition of property, they may be relocated and may be provided with financial assistance and advisory services.

5. Redevelopment Agreements

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

6. Provision of Public Works or Improvements

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

a) Streets, Sidewalks, Utilities and Parking

It is anticipated that public infrastructure improvements will be necessary to adequately serve the **Redevelopment Project Area** and potential new development. Improved access will be necessary to solve the problems of some of the businesses. Parking lots will need to be created, replaced, improved, or modified to meet the needs of replacement businesses.

b) Landscaping

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

c) Stormwater Management

Create facilities to manage stormwater, preventing infiltration of the system. Stormwater detention/retention will be addressed and may be addressed outside the boundary of the **TIF** boundary to exonerate problems created within the boundary.

d) Improvements to Public Buildings

Address the maintenance, rehabilitation, and expansion needs of public buildings.

7. Building Rehabilitation and Facade Improvements

The Village will encourage the rehabilitation of buildings, both public and private, which includes upgrading commercial facades that are basically sound.

8. Building Demolition

Where possible, buildings will be remodeled, repaired and rehabilitated. Where this is not possible, due to deterioration or with buildings that are incompatible in the market, buildings may be demolished.

9. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the **Redevelopment Project Area** aesthetically pleasing. Consistent and coordinated design patterns should be promoted. The Historic District Ordinance and downtown plan will be enforced

10. Job Training

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

11. Interest Subsidies

Funds may be provided to redevelopers or developers for a portion of interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of qualifying redevelopment facilities and improvements.

12. Assist in financing Project Contiguous TIF's

The Tinley Park Main Street South Redevelopment Project Area is contiguous to this Redevelopment Project Area. Funds derived from either **Redevelopment Project Area** or others that might be contiguous are eligible to be used for the support of the others redevelopment program under this **Redevelopment Plan**.

This assistance will be budgeted and may be used to meet future needs complying with this **Redevelopment Plan**.

13. Payment to Schools

Local schools will be compensated for additional students created by the District either according to the law or according to agreement of the Village and the ability of the **Redevelopment Project Area** to support such subsidies.

D. Redevelopment Policies

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

The **Village** may also employ other financial incentives for private investment within the **Redevelopment Project Area**. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the **Redevelopment Project Area**. This portion of the community, the **Village** as a whole, and all other local taxing bodies, will benefit from the implementation of this **Redevelopment Plan**.

E. Redevelopment Implementation Strategy

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

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

IV. REDEVELOPMENT PROJECT COSTS

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

Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the **Redevelopment Plan**. The activities and improvements and their estimated costs (2002 dollars) are summarized below. To the extent that obligations are issued to pay for such **Redevelopment Project Costs** prior to, and in anticipation of, the adoption of the **Redevelopment Project Area**, the **Village** shall be reimbursed from **Incremental Property Taxes** for such **Redevelopment Project Costs**. **Redevelopment Project Costs**, described in this **Redevelopment Plan**, are intended to provide an upper estimate of expenditures.

These costs are subject to prevailing market conditions and are in addition to total **Redevelopment Project Costs**. While all of the costs in the budget are eligible **Redevelopment Project Costs** under the Act and this **Redevelopment Plan**, inclusion herein, does not commit the **Village** to finance all these costs with TIF.

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services. | \$250,000 |
| (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors | \$300,000 |
| (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land | \$10,000,000 |
| (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, and fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project , the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments | \$10,000,000 |

(5) Costs of the construction of public works or improvements	\$20,000,000
(6) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto	\$5,000,000
(7) To the extent of the Village , by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project. In addition, if the project creates students for the primary and secondary education districts, the Village will reimburse the taxing districts according to the provisions of the Act	\$10,000,000
(8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act	\$10,000,000
(9) Payment in lieu of taxes	\$5,000,000
(10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area ; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code	\$250,000

- (11) Interest cost incurred by a redeveloper related to the construction,
renovation or rehabilitation of a redevelopment project \$15,000,000

The above costs may be affected by reimbursing developers who incur **Redevelopment Project Costs** authorized by a redevelopment agreement. The **Village** reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act from one for eligible costs in another **Redevelopment Project Area** that is contiguous to the **Redevelopment Project Area** from which the revenues are received.

- (12) Contributions to Contiguous **Redevelopment Project Area**
Redevelopment Project Costs \$ 5,000,000

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

Notes:

1. All costs shown are in 2002 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Private redevelopment costs and investments are in addition to the above.
3. The total estimated Redevelopment Project Costs shall not be increased by more than 5% after adjustment for inflation from the date this Redevelopment Plan adoption.
4. TIF revenues may be expended into or from any contiguous Redevelopment Project Area.
5. Certain infrastructure work in connection and appurtenant to the Redevelopment Project Area is to be undertaken.

V. REDEVELOPMENT PROGRAM CERTIFICATIONS

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

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

A. An itemized list of estimated Redevelopment Project Costs.

See Previous Section IV. Redevelopment Project Costs

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

As described in Section III of this **Redevelopment Plan** and in Attachment III, the **Redevelopment Project Area** as a whole is adversely impacted by the presence of numerous blighted factors. The **Redevelopment Project Area** meets the conservation age requirement, and the factors are reasonably distributed throughout the **Redevelopment Project Area**. Although there has been growth and development in the downtown area through investment by private enterprise in the area, these investments have been made on projects of a less difficult nature. The **Redevelopment Project Area** requires coordinated activities that are both more complicated and difficult. Private investment will not occur in a coordinated fashion without intervention by the **Village**.

The **Redevelopment Project Area** on the whole has not been subject to growth and development through investment by private enterprise and will not be without TIF assistance. Four factors within the improved portions of the **Redevelopment Project Area** are widespread and represent major impediments to sound growth and development.

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

It is anticipated that **Redevelopment Projects** implemented, as part of the Redevelopment Program and Plan, will not cause increased demand for services or capital improvements by any other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment.

There is a small amount of residential development within the **Redevelopment Project Area**. It is anticipated that assistance will be given to School District 146 that is located within the boundaries of the district. In addition, the Tinley Park District may be considered for funding of open space development in future years.

The following is an assessment by district:

Cook County

There will be no increased demand for services or negative financial impact.

Cook County Consolidated Elections

There will be no increased demand for services or negative financial impact.

Tinley Park Park District

There will be no increased demand for services or negative financial impact.

Tinley Park Public Library

There will be no increased demand for services or negative financial impact.

Village of Tinley Park

There will be no increased demand for services or negative financial impact.

Cook County Forest Preserve District

There will be no increased demand for services or negative financial impact.

Metropolitan Water Reclamation District

There will be no increased demand for services or negative financial impact. Sewer lines are available to service the Redevelopment Project Area and improvements to utilities are anticipated through TIF.

South Cook County Mosquito Abatement District

There will be no increased demand for services or negative financial impact.

South Suburban Community College District 510

There will be no increased demand for services or negative financial impact.

Suburban Cook County Tuberculosis Sanitarium District

There will be no increased demand for services or negative financial impact.

Community High School District 228

No increased demand for services or negative financial impact is expected. If additional students are generated, the District will be compensated according to the Act.

School District 146

No increased demand for services or negative financial impact is expected. If additional students are generated, the District will be compensated according to the Act.

Bremen Township

There will be no increased demand for services or negative financial impact.

General Assistance - Bremen

There will be no increased demand for services or negative financial impact.

Road and Bridge - Bremen

There will be no increased demand for services or negative financial impact.

D. The sources of funds to pay costs.

The tax increment is the principal source of funds to pay for **Redevelopment Project Costs** and secure municipal obligations. The Village of Tinley Park may pledge, as payment, additional revenues including revenues from the **Redevelopment Project**, municipal property taxes or other non-designated revenue sources, bonds backed by the general obligation of the municipality. In addition, the **Village** may utilize state and federal grants. Finally, the community may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

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

The Village may issue obligations secured by Incremental Property Taxes pursuant to the **Act**. To enhance the security of a municipal obligation, the **Village** may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the **Act**. All obligations issued by the **Village** pursuant to this **Redevelopment Plan** and the **Act** shall be retired within twenty-three (23) years from the adoption of the initial ordinances approving the **Redevelopment Project Area** and **Redevelopment Plan**, with the **Village** reserving the right to have obligations maturing in the 24th year and to apply Incremental Property Taxes received in such 24th year. Obligations may be of parity or senior/junior natures.

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

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

See Table 1.

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

General Land Uses within the **Redevelopment Project Area** will remain the same. The majority of the **Redevelopment Project Area** is composed of commercial uses. There

are also residential and Government/Schools/Open Space/Institution uses.

See Table 2 for estimated EAV and current property classification.

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

The **Village** is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this **Redevelopment Plan**. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

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

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

This **Redevelopment Plan** does not concern an industrial park conservation **Redevelopment Project Area**.

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

The **Redevelopment Project Area** is within the boundaries of the **Village**.

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

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

In response to the above compliance requirement in the Act, the Village of Tinley Park finds that private investment and redevelopment has not occurred to the extent necessary to eliminate the blighting influences that currently exist and will grow in the **Redevelopment Project Area**. Likewise, geographic (Cook County) conditions complicate any redevelopment efforts. The **Redevelopment Project** is not reasonably expected to be developed without the efforts and leadership of the **Village**, including the

adoption of this **Redevelopment Plan** and the application of **Incremental Property Taxes** under the Act and this **Redevelopment Plan**.

Without the adoption of this **Redevelopment Plan**, the **Redevelopment Project Area** is not reasonably expected to be redeveloped by private enterprise. In the absence of Village-sponsored redevelopment initiatives, there is a prospect that blighting conditions will continue to exist and spread. Failure to improve property that is declining within the **Redevelopment Project Area** will result in these conditions spreading within the **Redevelopment Project Area** and to adjacent properties and sites. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the **Redevelopment Project Area** could lead to a reduction of real estate tax revenue to all taxing districts.

2. **According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole...(additional provisions for municipalities with a population of 100,000 or more).**

The Village of Tinley Park adopted the "Village of Tinley Park Master Plan" as their comprehensive plan in 1998. This plan has the following Goals and Objectives that support the goals and objectives developed **Redevelopment Plan**.

- Appearance: Enhance the appearance of the access points to the Village, the major thoroughfares, and the central business district.
- Improve the architectural facades of buildings on the thoroughfares leading to, and in the central business district.
- Landscape the thoroughfares and the central business district.

Economic Development: Promote diversified economic development in order to encourage business and commercial activities in balance with anticipated needs of population growth.

- Maintain and develop the Central Business District.

Public Place and Utilities: Develop municipal facilities and services that economically and adequately service existing and anticipated growth.

- Encourage development of "infill" parks.
- Eliminate or reduce flooding hazards and install retention/detention areas where possible.

Based on the above comparison the Village finds that the Goals and Objectives of the **Redevelopment Plan** support the Goals and Objectives of the Village's Comprehensive Plan and more specifically the above sighted plan and project.

3. **According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issues to finance the Redevelopment Project Costs. The act sets the maximum date at not more than 23 years.**

The **Redevelopment Project** is to be completed in 2026 on or before the anniversary date of the adoption of the ordinance adopting this **Redevelopment Plan** and **Redevelopment Project**. The **Village** reserves the right under this **Redevelopment Plan** to receive the 23rd year of Incremental Property Taxes by December 31 of the 24th year, December 31, 2027.

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

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

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

Based on the current vacancies, developing blight in the area, and difficulty in redevelopment, and the documented problems in the **Redevelopment Project Area**, the **Village** finds that the **Redevelopment Project Area** would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under redevelopment program Certification B.

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

The Village of Tinley Park certifies that Incremental revenues will be exclusively utilized for the development of the **Redevelopment Project Area**. Incremental Property Taxes will be used according to the budget set forth in this plan for the development of the **Redevelopment Project Area**.

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

The Village of Tinley Park hereby certifies that this **Redevelopment Plan** will not result in displacement of residents from 10 or more inhabited units, exceeding the maximum number under sec. 11-74.4-3 of the Act.

8. **According to the Act the municipality must determine the number of residents and certify that the area contains 75 or less residents.**

The Village of Tinley Park hereby certifies that this **Redevelopment Plan** will not result in displacement of 75 or more residents, exceeding the maximum number under sec. 11-74.4-3 of the Act

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

The Village of Tinley Park hereby certifies that this **Redevelopment Plan** will not result in displacement of residents from inhabited units exceeding the maximum amount under sec. 11-74.4-3 of the Act. Therefore, no housing impact study is required.

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

As certified above in 7. and 8., the **Redevelopment Plan** does not require a housing impact study and, therefore no relocation plan is required. As no relocation plan is required, no assistance plan is required.

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

As certified, the **Redevelopment Plan** does not require a housing impact study and, therefore, requires no relocation plan.

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

As certified, the **Redevelopment Plan** does not require a housing impact study. If it is determined that the displacement of residents from inhabited units exceeds the maximum amount under Sec. 11-74.4-3 of the Act, the **Village** will follow the provisions of the Act.

VI. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This **Redevelopment Plan** may be amended pursuant to the **Act**.

TABLE 1

**VILLAGE OF TINLEY PARK
MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

TIF BASE and FIVE-YEAR EAV

VILLAGE OF TINLEY PARK									
Cook County, Bremen Township									
Parcel Number	Type	Exemption	Exemption	EAV	EAV	EAV	EAV	EAV	Age of
(PIN #)		Year	Taken	2001	2000	1999	1998	1997	Structure
28-30-302-015	C	2001		78,993	76,041	76,965	75,377	74,305	78
28-30-302-016	C	2001		27,427	26,402	26,722	25,884	25,516	26
28-30-308-017	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-308-023	R	2001		43,565	41,937	56,600	46,482	45,821	99
28-30-312-003	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-312-006	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-312-009	R	2001		12,002	11,553	11,694	11,327	11,166	77
28-30-312-019	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-312-021	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-312-023	C	2001		120,331	55,341	55,932	94,769	93,421	73
28-30-312-024	C	2001		151,754	146,084	147,858	141,258	139,249	32
28-30-312-025	C	2001		40,191	38,689	39,159	37,930	37,391	25
28-30-313-002	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-313-004	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-313-009	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-313-010	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-313-011	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-313-012	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-314-003	C	2001		72,583	69,871	70,720	56,555	55,751	110
28-30-314-004	C	2001		67,980	65,440	66,234	50,517	49,799	9
28-30-314-005	C	2001		21,717	20,905	23,257	24,125	23,782	32
28-30-314-006	C	2001		90,013	86,650	101,527	108,877	107,329	32
28-30-314-007	Vacant	2001		13,427	12,925	13,082	12,672	12,492	n/a
28-30-314-008	Vacant	2001		13,427	12,925	13,082	12,672	12,492	n/a
28-30-314-009	C	2001		34,582	33,290	33,694	32,637	32,173	47
28-30-314-010	C	2001		27,537	26,509	26,830	26,457	26,081	16
28-30-314-011	C	2001		27,537	26,509	26,830	26,457	26,081	16
28-30-314-012	C	2001		18,162	17,483	17,696	17,448	17,200	16
28-30-314-032	R	2001		44,089	42,442	42,958	39,942	39,374	131
28-30-403-005	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-403-006	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-403-008	C	2001		70,456	67,823	47,517	44,974	65,548	61
28-30-403-009	C	2001		25,470	24,519	23,281	22,473	23,698	23
28-30-403-010	R	2001		30,512	29,372	29,729	26,845	26,464	31
28-30-403-011	C	2001		114,104	121,416	122,891	101,886	100,437	110
28-30-403-013	C	2001		137,281	132,151	113,205	109,030	107,479	46
28-30-403-014	C	2001		48,850	47,025	54,917	50,190	49,476	46
28-30-403-019	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-403-020	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-403-021	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-403-028	C	2001		58,547	56,359	57,043	47,095	46,425	56
28-30-403-029	C	2001		96,848	93,229	96,236	92,576	91,259	46

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
28-30-404-025	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-407-002	C	2001		263,587	253,739	303,818	335,469	330,699	34
28-30-407-003	C	2001		28,928	27,847	28,185	26,883	26,500	25
28-30-407-004	R	2001		21,878	21,061	21,317	20,794	20,498	114
28-30-407-005	C	2001		61,722	59,416	60,138	48,963	48,266	110
28-30-407-006	R	2001		24,082	23,182	23,464	23,327	22,995	114
28-30-407-007	R	2001		39,925	38,433	38,900	36,138	35,624	91
28-30-407-008	R	2001		32,651	31,431	31,813	30,436	30,003	93
28-30-407-009	R	2001		32,492	31,278	56,906	45,981	45,327	68
28-30-408-001	R	2001		29,859	28,743	29,092	27,312	26,924	80
28-30-408-002	R	2001		25,546	24,592	24,891	24,038	23,696	82
28-30-411-005	EXEMPT	2001		EXEMPT	29,299	29,655	28,727	28,318	n/a
28-30-411-009	C	2001		23,955	23,060	23,340	22,608	22,286	28
28-30-411-010	C	2001		194,099	186,847	189,116	127,672	180,579	29
28-30-411-011	C	2001		70,146	67,525	92,700	75,669	74,593	56
28-30-411-012	C	2001		74,676	71,886	99,326	81,282	80,126	56
28-30-411-013	C	2001		107,641	137,048	138,712	53,194	40,962	52
28-30-411-014	C	2001		77,140	96,544	97,717	40,540	32,313	52
28-30-411-015	C	2001		34,518	33,228	33,631	26,702	26,322	125
28-30-411-017	R	2001		34,247	34,247	34,247	33,153	33,153	131
28-30-411-023	EXEMPT	2001		EXEMPT	10,473	10,600	10,267	10,121	n/a
28-30-411-024	EXEMPT	2001		EXEMPT	258,602	261,742	220,497	217,361	n/a
28-30-415-003	C	2001		111,633	107,462	108,767	105,058	103,564	81
28-30-415-004	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-415-009	C	2001		458,883	441,738	447,102	436,196	429,993	42
28-30-415-010	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-415-015	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-415-016	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-416-023	Vacant	2001		18,310	18,310	18,310	-	-	n/a
28-30-416-024	C	2001		1,176,393	1,176,393	1,176,393	-	-	38
28-30-418-007	C	2001		114,250	109,981	111,316	86,147	-	70
28-30-424-001	C	2001		184,248	177,364	179,518	146,583	144,498	70
28-30-424-002	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-425-001	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-425-002	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-500-004-6001	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-500-004-6002	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-500-004-6003	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-30-500-004-6004	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a

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
28-31-102-008	C	2001		122,020	117,461	118,887	116,431	114,775	1
28-31-102-009	C	2001		122,020	117,461	118,887	116,431	114,775	1
28-31-102-010	C	2001		36,218	34,864	35,288	35,334	34,832	1
28-31-102-011	C	2001		26,662	25,666	25,978	25,450	25,088	48
28-31-102-012	C	2001		27,085	26,073	26,389	25,888	25,520	30
28-31-102-013	C	2001		27,085	26,073	26,389	25,888	25,520	30
28-31-102-014	C	2001		28,609	27,540	27,875	27,327	26,939	23
28-31-102-016	C	2001		39,569	38,091	38,553	38,937	14,236	5
28-31-102-017	C	2001		112,873	108,656	109,975	94,418	15,412	5
28-31-102-018	C	2001		112,873	108,656	109,975	94,418	12,646	5
28-31-102-019	C	2001		42,757	41,159	41,659	42,092	12,646	5
28-31-102-020	C	2001		25,851	24,885	25,188	24,339	23,992	29
28-31-102-021	C	2001		25,851	24,885	25,188	24,339	23,992	29
28-31-102-022	C	2001		25,851	24,885	25,188	24,339	23,992	29
28-31-102-023	C	2001		54,705	52,661	53,301	50,844	50,121	46
28-31-102-024	C	2001		54,705	52,661	53,301	50,844	50,121	46
28-31-102-025	C	2001		54,705	52,661	53,301	50,844	50,121	46
28-31-102-026	C	2001		54,705	52,661	53,301	50,844	50,121	46
28-31-102-027	C	2001		54,705	52,661	53,301	50,844	50,121	46
28-31-102-028	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-31-102-049	EXEMPT	2001		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
28-31-102-050	C	2001		1,831,417	1,762,991	1,784,399	1,814,721	1,788,914	37
28-31-103-012	Vacant	2001		29,314	28,218	28,561	16,273	16,042	n/a
28-31-103-020	C	2001		25,389	24,441	24,737	18,074	17,817	16
28-31-103-021	C	2001		161,610	155,572	157,461	125,043	123,265	46
28-31-103-024	C	2001		25,600	25,600	25,600	25,600	25,600	27
28-31-103-026-1001	C	2001		85,183	85,183	85,183	103,939	154,602	28
28-31-103-026-1002	C	2001		35,987	35,987	35,987	36,398	36,398	28
28-31-103-026-1003	C	2001		48,732	48,732	48,732	49,291	49,291	28
28-31-103-026-1004	C	2001		23,976	23,976	23,976	24,251	24,251	28
28-31-103-026-1005	C	2001		23,957	23,957	23,957	24,232	24,232	28
28-31-103-026-1006	C	2001		48,594	48,594	48,594	49,150	49,150	28
28-31-103-026-1007	C	2001		36,308	36,308	36,308	36,724	36,724	28
28-31-103-026-1008	C	2001		140,956	140,956	140,956	142,570	142,570	28
28-31-103-026-1009	C	2001		26,708	26,708	26,708	27,015	27,015	28
28-31-103-026-1010	C	2001		26,923	26,923	26,923	27,230	27,230	28
28-31-103-026-1011	C	2001		27,300	27,300	27,300	27,611	27,611	28
28-31-103-026-1012	C	2001		26,909	26,909	26,909	27,216	27,216	28
28-31-103-026-1013	C	2001		26,694	26,694	26,694	27,002	27,002	28
28-31-103-026-1014	C	2001		26,741	26,741	26,741	27,048	27,048	28
28-31-103-026-1015	C	2001		58,988	58,988	58,988	59,664	59,664	28
28-31-103-026-1016	C	2001		24,713	24,713	24,713	24,997	24,997	28
28-31-103-026-1017	C	2001		15,550	15,550	15,550	15,727	15,727	28
28-31-103-026-1018	C	2001		15,185	15,185	15,185	15,358	15,358	28
28-31-103-026-1019	C	2001		36,335	36,335	36,335	36,754	36,754	28
28-31-103-026-1020	C	2001		36,834	36,834	36,834	37,257	37,257	28

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
28-31-103-026-1021	C	2001		37,065	37,065	37,065	37,262	37,262	28
28-31-103-026-1022	C	2001		37,019	37,019	37,019	37,215	37,215	28
28-31-103-026-1023	C	2001		34,301	34,301	34,301	34,481	34,481	28
28-31-103-026-1024	C	2001		36,208	36,208	36,208	36,400	36,400	28
28-31-103-026-1025	C	2001		40,299	40,299	40,299	40,512	40,512	28
28-31-103-026-1026	C	2001		33,538	33,538	33,538	33,714	33,714	28
28-31-103-026-1027	C	2001		36,950	36,950	36,950	37,144	37,144	28
28-31-103-026-1028	C	2001		34,236	34,236	34,236	34,418	34,418	28
28-31-103-026-1029	C	2001		69,751	69,751	69,751	70,121	70,121	28
28-31-103-026-1030	C	2001		22,950	22,950	22,950	23,073	23,073	28
28-31-103-026-1031	C	2001		23,368	23,368	23,368	23,491	23,491	28
28-31-103-026-1032	C	2001		22,906	22,906	22,906	23,029	23,029	28
28-31-103-026-1033	C	2001		22,599	22,599	22,599	22,719	22,719	28
28-31-103-026-1034	C	2001		18,654	18,654	18,654	18,751	18,751	28
28-31-103-026-1035	C	2001		29,508	29,508	29,508	29,665	29,665	28
28-31-103-026-1036	C	2001		24,669	24,669	24,669	24,800	24,800	28
28-31-103-026-1037	C	2001		15,436	15,436	15,436	15,520	15,520	28
28-31-103-026-1038	C	2001		15,339	15,339	15,339	15,420	15,420	28
28-31-103-026-1039	EXEMPT	2001		EXEMPT	EXEMPT	495,833	447,637	203,826	n/a
28-31-200-003	C	2001		155,115	149,319	151,132	132,865	130,975	66
28-31-200-011	C	2001		620,768	597,575	604,831	-	-	30
28-31-200-012	C	2001		166,664	62,369	-	-	-	3
28-31-204-001	C	2001		168,262	161,975	163,942	149,077	146,957	73
28-31-204-002	C	2001		111,730	107,555	108,861	99,924	98,503	34
28-31-204-003	C	2001		107,399	103,386	104,641	100,618	99,187	33
28-31-204-005	R	2001		26,727	25,728	26,041	23,523	23,189	49
28-31-204-006	C	2001		70,784	68,139	68,967	54,855	54,075	39
28-31-204-007	C	2001		24,955	24,023	24,314	23,238	22,907	1
28-31-208-001	C	2001		119,842	115,364	116,765	113,102	111,494	46
28-31-208-002	C	2001		126,171	121,456	122,931	95,811	94,448	56
28-31-208-006	C	2001		59,382	57,144	57,838	66,332	65,389	32
28-31-208-007	C	2001		59,129	56,919	57,611	66,112	65,172	32
28-31-208-016	R	2001		31,321	30,151	30,517	28,374	27,970	49

TABLE 2

**VILLAGE OF TINLEY PARK
MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

PROJECTED EAV AND TAX INCREMENT IN REDEVELOPMENT PROJECT AREA

TINLEY PARK MAIN STREET SOUTH

		Base Value		10,258,031		Inflation Factor		1.00%	
Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment		
1	2002	2003	2004		0	11.038			
2	2003	2004	2005	102,580	102,580	11.038	11,323		
3	2004	2005	2006	103,606	206,186	11.038	22,759		
4	2005	2006	2007	104,642	-81,166	11.038	25,350		
5	2006	2007	2008	104,877	767,839	11.038	121,681		
6	2007	2008	2009	113,604	1,460,000	11.038	295,375		
7	2008	2009	2010	129,340	70,000	11.038	317,378		
8	2009	2010	2011	131,334	500,000	11.038	387,065		
9	2010	2011	2012	137,647	400,000	11.038	446,410		
10	2011	2012	2013	143,023	100,000	11.038	473,235		
11	2012	2013	2014	145,454	100,000	11.038	500,328		
12	2013	2014	2015	147,908	100,000	11.038	527,692		
13	2014	2015	2016	150,387	100,000	11.038	555,330		
14	2015	2016	2017	152,891	100,000	11.038	583,244		
15	2016	2017	2018	155,420	25,000	11.038	603,159		
16	2017	2018	2019	157,224	25,000	11.038	623,273		
17	2018	2019	2020	159,046	25,000	11.038	643,588		
18	2019	2020	2021	160,887		11.038	661,347		
19	2020	2021	2022	162,496		11.038	679,283		
20	2021	2022	2023	164,121		11.038	697,399		
21	2022	2023	2024	165,762		11.038	715,695		
22	2023	2024	2025	167,420		11.038	734,175		
23	2024	2025	2026	169,094		11.038	752,840		
Totals				3,691,673			10,377,928		

ATTACHMENT I

VILLAGE OF TINLEY PARK MAIN STREET SOUTH REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

Lots 3 and 4 in Block 5 in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; the North 60 feet of Lot 1 in Block 1, Lot 3 in Block 2 and Lots 7 and 8 in Block 3 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid; the West 54 feet of Lot 10, the West 54 feet and South 5 feet of Lot 11 and Lots 12 through 16, inclusive, in Andres Subdivision of Lot 9 in Block 3 of Christian Andres Subdivision, aforesaid; Lots 3, 8, 9, 10 and 11 in John M. Rauhoff's Subdivision of part of the South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30, aforesaid, beginning at a point 380 feet South of the Northeast corner of Lot 10 of Block 3 of Christian Andres Subdivision, running thence South on the East line of said Lot 10, 460 feet, thence West 190 feet, thence South 16 feet, thence West 1025 feet, thence North 880.84 feet to the North line of the South ½ of Lot 2 of said Southwest ¼, thence East on the North line of the South ½ of Lots 2 and 1 of said Southwest ¼, 1215 feet to the East line of Lot 10 of Block 3, thence South 391.20 feet to point of beginning; Lot A in Subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30 and of part of the North ½ of Lot 2 of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 9, inclusive, in Herman Stoeckman's Subdivision of the South 433 feet of the East 183 feet of the Southwest ¼ of Section 30, aforesaid; Lot B in Hickory Square, a resubdivision of part of Lot 9 in Circuit Court Petition in Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian and the C.R. I. & P. Railroad right-of-way located West of the East right-of-way line of Oak Park Avenue and West of the Southeasterly extension of the West line of Lot A in Subdivision of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of South ½ of Lots 1 and 2 of the Southwest ¼ of Section 30 and of part of the North ½ of Lot 2 of the Northwest ¼ of Section 31 Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-30-302-015 and -016; 28-30-308-017 and -023; 28-30-312-003, -006, -009, -019, -021, -023, -024 and -025; 28-30-313-002, -004, -009, -010, -011 and -012; 28-30-314-003, -004, -005, -006, -007, -008, -009, -010, -011, -012 and -032; 28-30-500-004-6004; and Pt. 28-30-500-004-6001;

Common Address: 17236, 17324, 17432, 17448 and 17500 South Oak Park Avenue; 173rd and 68th Court; 6875 West 173rd Place; 17375 South 69th Court; 17356 and 17368 South 68th Court; and 17335 South 68th Court; Tinley Park, Illinois;

Also, Lots 6, 7, 16, 17, and 23 through 39, inclusive, along with the 16 foot wide North/South alley located East of and adjacent to Lots 6 and 7, the 14 foot wide North/South vacated alley lying East of and adjacent to Lots 23 through 29, inclusive, and the 14 foot wide East/West vacated alley lying North of and adjacent to Lots 37 and 39, all in Nielsen's Subdivision (except the South 200 feet of the West 266 feet) of Block 2 in Village of Bremen in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 1 through 4, inclusive, along with the 16 foot wide North/South alley located East of and adjacent thereto, in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, aforesaid; Lots 1, 2, 3 and 3 in Block 3, Lots 1 through 9, inclusive, and the North 115 feet of Lot 10 (as measured along the west line thereof) in Block 4, Lots 1 through 6, inclusive, in Block 5, Lots 1 through 7, inclusive, and Lots 10 through 15, inclusive, in Block 9, Lots 1 through 10, inclusive, along with the 20 foot wide East/West vacated alley lying South of and adjacent to Lots 1 through 5 in Block 10, Lots 9, 10 and the West 2 feet of Lot 8 in Block 11, and the South 74.5 feet of the West 125 feet of Block 14, all in Village of Bremen, aforesaid; Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision of Lots 5, 6, 7 and part of 8 in Block 11 in Village of Bremen, aforesaid; all that property, including the C.R.I. & P Railroad right-of-way, located East of the East right-of-way line of Oak Park Avenue, South of the Southeast right-of-way line of North Street, North of the Northwest right-of-way line of South Street, South of the South line of Lots 1 through 5, inclusive, in Block 5 in Village of Bremen, aforesaid, and West of a line drawn from the Southwest corner of Lot 12 in Harper Hill Townhomes Association, a resubdivision of part of Block 1 in the Village of Bremen, aforesaid, to the intersection of the West right of way line of 66th Court and the South right-of-way line of the C.R.I. & P Railroad (said right-of-way line also being the North right-of-way line of Oak Forest Avenue); all in Cook County, Illinois;

P.I.N's: 28-30-403-005,-006,-008, -009, -010, -011, -013, -014, -019, 020, -028 and -029; 28-30-404-025; 28-30-407-002, -003, -004, -005, -006, -007, -008 and -009; 28-30-408-001 and -002; 28-30-411-005, -008, -009, 010, -011, -012, -013, -014, -015, -017, -023 and -024; 28-30-415-003, -004, -009 and -010; 28-30-415-010-8001 and -8002; 28-30-416-015, -016 -023 and -024; 28-30-418-007; 28-30-424-001 and -002; 28-30-425-001 and -002; 28-30-500-004-6002 and -6003; and Pt. 28-30-500-004-6001;

Common Addresses: 17235, 17237, 17247, 17251, 17255, 17265, 17309, 17401, 17407 and 17459 South Oak Park Avenue; 6744 West 173rd Street; 17249 South 67th Court; 6706, 6712, 6720, 6724, 6730 and 6750 West North Street; 6647 and 6653 West 173rd Street; 6657, 6659, 6665, 6671, 6709, 6725, 6727 and 6730 West South Street; 6775 West 174th Street; 17407, 17420 and 17423 South 67th Court; and 6730 West 174th Place; including the commuter parking lots and commuter station between Oak Park Avenue and 66th Court; Tinley Park, Illinois;

Also, Lots 1 through 26, inclusive, in Goebel's Subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast ¼ of the Northwest ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian,

in Circuit Court Partition of Sections 29, 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; and Lots 2 through 6, inclusive, and the East 125.82 feet of Lot 1 all in Block 1 in Elmore's Harlem Avenue Estates, a subdivision in the West ½ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-31-102-008, 009, -010, -011, -012, -013, -014, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -049 and -050; 28-31-103-012, -020, -021 and -024; and 28-31-103-026-1001 through -1039, inclusive.

Common Addresses: 17500, 17514, 17560, 17600, 17604, 17608, 17612, 17658, 17660, 17776, 17700, 17704-06, 17708, 17710, 17712, 17714, 17716, 17718, 17720-24, 17726-R, 17726-A through J, 17728-A through D, 17728-J, 17730 - A through D, 17730-W, 17732-AB, 17732-C through L and 17746 South Oak Park Avenue, Tinley Park, Illinois;

Also, Block 15 (except the East 195 feet and except the West 99 feet of the East 294 feet of the North 144 feet thereof) in Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13, East of the Third Principal Meridian; Lots 147, 148, 149 (except the North 10 feet thereof), 152, 153, 155, 156, 157 (except the North 49 feet thereof), 158, 159 and 160 in O. Rueter & Co.'s Tinley Park Gardens, a subdivision of the South 60 acres of the West ½ of the Northeast ¼ of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; all in Cook County, Illinois;

P.I.N's: 28-31-200-003, -011 and -012; 28-31-204-001, -002, -003, -005, -006 and -007; 28-31-208-001, -002, -006, -007 and -016;

Common Addresses: 17501, 17541, 17551, 17605, 17609, 17621, 17651, 17655, 17701, 17713, 17743, 17745, 17747 and 17749 South Oak Park Avenue, Tinley Park, Illinois;

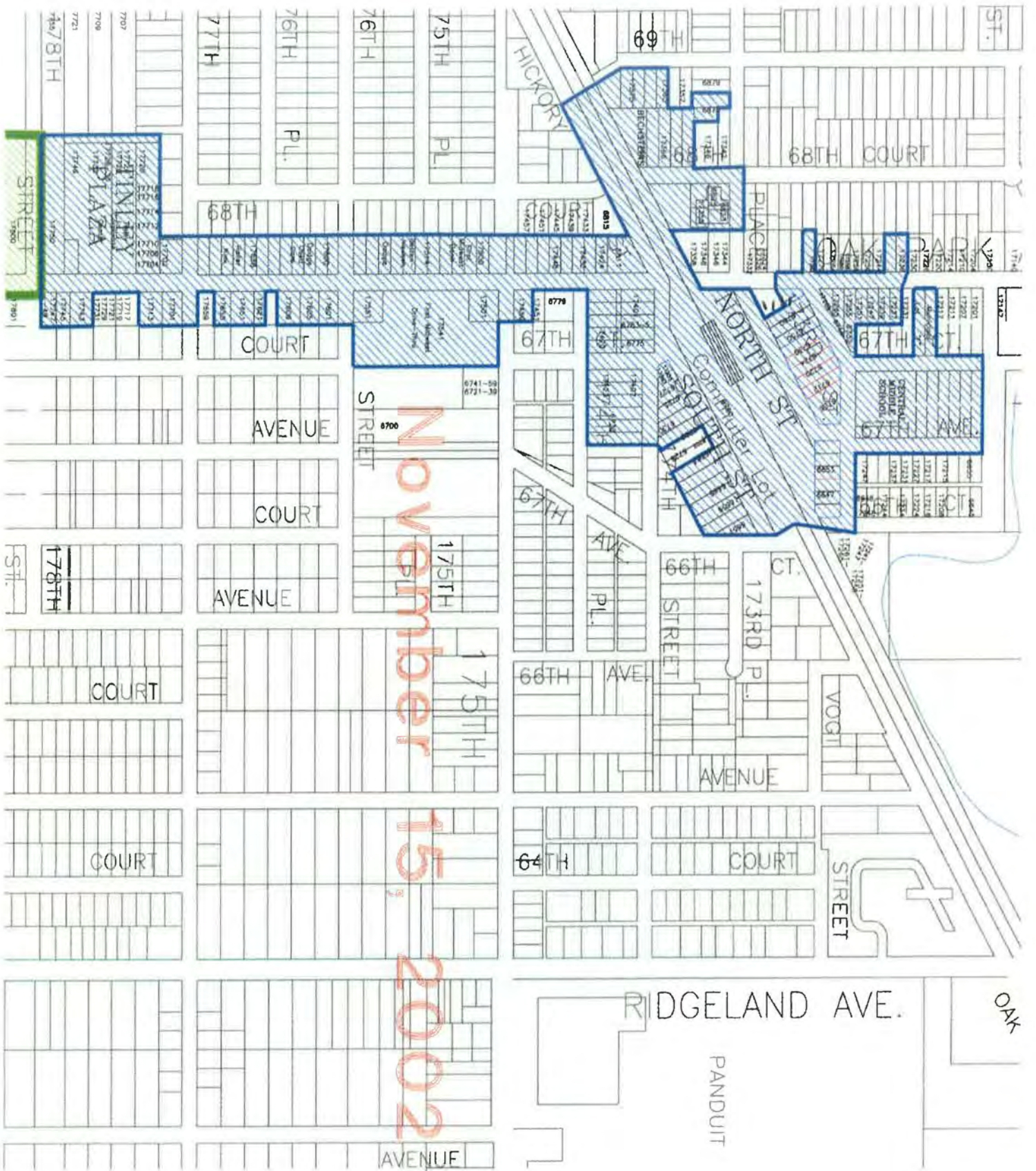
Also, Oak Park Avenue, from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Sections 30 and 31, Township 36 North; Range 13 East of the Third Principal Meridian; to the Northeast corner of Lot 3 in Block 5, in McClary's Subdivision of the East ½ of the North ½ of Lot 1 of the Southwest ¼ of Section 30, Township 36 North, Range 13, East of the Third Principal Meridian; Oak Park Avenue, from the northeasterly extension of the South line of Lot 2 in Block 2 in Christian Andres Subdivision of part of the South ½ of Lot 1 of the Southwest ¼ of Section 30, aforesaid, to the South right-of-way line of 178th Street; 68th Court, from the North right-of-way line of the C.R.I. & P. Railroad to the North right-of-way line of 173rd Place; 67th Court and 67th Avenue, from the North right-of-way line of Hickory Street to the South right-of-way line of 172nd Street; Hickory Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; 66th Court, from the North right-of-way line of Hickory Street to the South right-of-way line of the C.R. I. & P. Railroad; 67th Avenue, from the South right-of-way line of Hickory Street to the

North right-of-way line of North Street; North Street, from the East right-of-way line of Oak Park Avenue to the South line of Lots 5 and 6 in Block 5 in Village of Bremen, aforesaid; South Street, from the East right-of-way line of Oak Park Avenue to the West right-of-way line of 66th Court; South Street (Hickory Street), from the West right-of-way line of Oak Park Avenue West to the Southeasterly extension of the West line of Lot A in Subdivision of a part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, 4, being a subdivision of part of the South 1/2 of Lots 1 and 2 of the Southwest 1/4 of Section 30 and of part of the North 1/2 of Lot 2 of the Northwest 1/4 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian; Market Street, from the West right-of-way line of 67th Court to a point 400 feet East of the East right-of-way line of 67th Court; 67th Court, from the South right-of-way line of South Street to the North right-of-way line of 174th Place; 175th Street, from the East right-of-way line of Oak Park Avenue to a point 125 feet East thereof; 176th Street, from the East right-of-way line of Oak Park Avenue to a point 133.65 feet East thereof; 177th Street, from a point 155.9 feet West of the West right-of-way line of Oak Park Avenue to a point 133.72 feet East of the East right-of-way line of Oak Park Avenue; 178th Street, from the East right-of-way line of Oak Park Avenue to a point 133.78 feet East of the East right-of-way line of Oak Park Avenue; and 69th Avenue, from a point 97.28 feet South of the South right-of-way line of 177th Street to a point 497.28 feet South of the South right-of-way line of 177th Street; all in Cook County, Illinois.

ATTACHMENT II

**VILLAGE OF TINLEY PARK
MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA**

MAP



ATTACHMENT III
VILLAGE OF TINLEY PARK
MAIN STREET SOUTH
REDEVELOPMENT PROJECT AREA

ELIGIBILITY REPORT

(See Attached Report)

