

Tax Increment Finance

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

Main Street South Redevelopment Project Area Eligibility Report



December 2002



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EXECUTIVE SUMMARY

This Tinley Park Main Street South Redevelopment Project Area Eligibility Report (the “**Eligibility Report**”), among other things, documents the eligibility and qualifications of the Tinley Park Main Street South 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 boundaries of the **Redevelopment Project Area** are as follows:

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 though 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 $\frac{1}{2}$ 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; 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 $\frac{1}{2}$ of Lot 1 of the Southwest $\frac{1}{4}$ 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.

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, 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 ice house and several parking lots (a major Metra facility). There are several vacancies. Among these is the Central Middle School that occupies considerable property within the **Redevelopment Project Area**. There is deterioration among the buildings especially at the school.

The **Redevelopment Project Area**, consists of 61.2 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 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. Deterioration
2. Vacancies
3. Excessive land coverage and overcrowding of structures and community facilities
4. Deleterious land use or layout
5. Lack of community planning
6. Environmental clean up

The Tinley Park Main Street South Redevelopment Project Area No.3 meets the requirements of designation as a **Conservation** based on the following:

1. The three 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. (70.3% are 35 years or older)

II. THE REDEVELOPMENT PROJECT AREA

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;

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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 though 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.

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 and industrial businesses. 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 ice house and several parking lots (a major Metra facility). There is also a construction company site. There are also several vacancies. Among these is the Central Middle School, which occupies considerable property within the **Redevelopment Project Area**. There is deterioration among the buildings especially at the school.

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 researches 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.

The Central Middle School building meets these criteria. It was assessed by the School District to be in such disrepair and to have such environmental problems as to need to be replaced. School District 146 replaced the school and the property became vacant in the fall of 2001. The School District will demolish this building.

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

There are a few small retail stores that do not meet requirements for current development. They are converted residences that do not meet modern standards for parking and access. In addition, there is a private parking lot, which is a holding use and, in other circumstances, would be developed. It currently serves as a parking lot for Metra patrons. It is not conveniently located to provide parking to other areas that are in need of such parking. The middle school is no longer needed as a school facility.

- (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. The most obvious deterioration is at the school, which is now boarded. However, deterioration is also found in other parts of the area in cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions. Also there are fascia

problems on a number of buildings. The Ice House's parking lot is not paved nor is that of the construction company. The construction company's lot is full of construction debris. An automotive repair facility has extensive debris in its rear yard.

- (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. The Central Middle School is the largest vacant facility and constitutes a large portion of the **Redevelopment Project Area**. In addition, there are also vacant lots. Finally, there are several vacant buildings in addition to the school.*

- (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 storm water 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. This condition also exists for the American Legion and the Whistle Stop restaurant. While the Metra lot serves as parking for Lavery's Restaurant, parking for the American Legion is mainly in the street as it is for the Whistle Stop whose hours are incompatible for parking in the Metra station. The parking that is available for the Legion overhangs on the street. Street access is difficult in many of these areas. Several 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 with no setback and are fully paved. Long-term use of the roller rink is questionable.

- (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. There are converted houses that serve as both housing and business locations that were not designed for this use. There is an ice house in a residential neighborhood. There is a construction company in a residential area. 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 at certain parcels. 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 a school, which will require remediation as part of its demolition. There are several automobile repair facilities, which, if redeveloped, will probably need environmental remediation. The ice house has required the evacuation of nearby facilities due to chemical leaks and will need remediation if relocated and 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**.

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

- (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. The Metra Electric rail line runs through the area. Railroad right of way is present, but is used.

- (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. However, flooding is created in the area for residents and businesses west of the Redevelopment Project Area.

- (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 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 building also meets the required criterion of 50% or more of the structures being 35 years of age or more (70.3%).

“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” and meets the three criteria required.

- (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 rep air is required, or the defects are so serious and so extensive that the buildings must be removed.

The Central Middle School building meets these criteria. It was assessed by the School District to be in such disrepair and to have such environmental problems as to need to be replaced. School District 146 replaced the school and the property became vacant in the fall of 2001. The School District will demolish this building.

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

There are a few small retail stores that do not meet requirements for current development. They are converted residences that do not meet modern standards for parking and access. In addition, there is a private parking lot, which is a holding use and, in other circumstances, would be developed. It currently serves as a parking lot for Metra patrons. It is not conveniently located to provide parking to other areas that are in need of such parking. The middle school is not longer needed as a school facility.

- (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**. The most obvious deterioration is at the school, which is now boarded. However, deterioration is also found in other parts of the area in cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions. Also there are fascia problems on a number of buildings. The Ice House's parking lot is not paved nor is that of the construction company. The construction company's lot is full of construction debris. An automotive repair facility has extensive debris in its rear yard*

- (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. The Central Middle School is the largest vacant facility and constitutes a large portion of the **Redevelopment Project Area**. In addition, there are also vacant lots. Finally, there are several vacant buildings in addition to the school.*

- (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 storm water 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. This condition also exists for the American Legion and the Whistle Stop restaurant. While the Metra lot serves as parking for Lavery's Restaurant, parking for the American Legion is mainly in the street as it is for the Whistle Stop whose hours are incompatible for parking in the Metra station. The parking that is available for the Legion overhangs on the street. Street access is difficult in many of these areas. Several 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 with no setback and are fully paved. Long term use of the roller rink is questionable.*

- (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**. There are converted houses that serve as both housing and business locations that were not designed for this use. There is an ice house in a residential neighborhood. There is a construction company in a residential area. 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 at certain parcels. 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 a school, which will require remediation as part of its demolition. There are several automobile repair facilities, which if redeveloped, will probably need environmental remediation. The ice house has required the evacuation of nearby facilities due to chemical leaks and will need remediation if relocated and 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**. These factors include:

- Deterioration
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Vacancies
- Lack of community planning
- Environmental clean up

The **Redevelopment Project Area** also meets the requirements of the **Act** as follows:

Fifty % or more of the structures in the area are older than 35 years. (70.3%)

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

**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	Type	Exemption	Exemption	EAV	EAV	EAV	EAV	EAV	Age of
(PIN #)		Year	Taken	2001	2000	1999	1998	1997	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		74,876	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	Type	Exemption	Exemption	EAV	EAV	EAV	EAV	EAV	Age of
(PIN #)		Year	Taken	2001	2000	1999	1998	1997	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	46
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	Type	Exemption	Exemption	EAV	EAV	EAV	EAV	EAV	Age of
(PIN #)		Year	Taken	2001	2000	1999	1998	1997	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		166,564	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		59,362	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

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

RATING SURVEY

Property Location	Common Name	PIN #	Obsolete	Deterioriate	Code	Illegal	Vacant	Lack	Land	Utility	Layout	Plan	EPA	Notes
						Structure		Vent	Cover					
6712 North St.	RES	28-30-407-007		x							x	x		
6706 North St.	RES	28-30-407-008										x		
6653 173RD ST	RES	28-30-408-001										x		
6647 173RD ST	RES	28-30-408-002										x		
6720 North St.	RES	28-30-407-006										x		
6657 South St.	Lavery's pub	28-30-411-014									x	x		
6657 South St.	Lavery's pub	28-30-411-013									x	x		
6659 South St.	Tinley Frozen Foods	28-30-411-012									x	x		
6659 South St.	Tinley Frozen Foods	28-30-411-011									x	x		
6665 South St.	Glass America	28-30-411-010							x		x	x		
6671 South St.	Willie Parking Lot	28-30-411-009							x		x	x		
6709 South St.	Vacant	28-30-411-005					x					x		
6730 South St.	Vandenber	28-30-411-024					x				x	x		
6730 South St.	Vandenber	28-30-411-023					x				x	x		
6727 South St.	Red House	28-30-411-017	x									x		
6730 South St.	Red House	28-30-411-017	x									x		
17355 Oak Park Ave.	Whistle Stop	28-30-411-015	x								x	x		
17401 Oak Park Ave.	CitiBank	28-30-415-009									x	x		
17401 Oak Park Ave.	CitiBank	28-30-415-003									x	x		
6775 174th St.	KinderCare	28-30-415-004	x				x				x	x		
17420 67th Ct.	Vogt Visual Art Center	28-30-415-010									x	x		
17407 67th Ct.	Office Building	28-30-415-015	x						x		x	x		
17423 67th Ct.	American Legion	28-30-415-016	x						x		x	x		
17407 S. 67th Ct	Vacant	28-30-416-023					x					x		
6730 174th Place	Ameritech	28-30-416-024										x		
17459 Oak Park Ave.	Aunt Mary's Angel	28-30-418-007							x		x	x		
6730 S. St.		28-30-424-001												
Metra Lot	Metra Lot C	28-30-424-002												
Metra Lot	Metra Lot N.	28-30-425-001												
Metra Lot	Metra Lot D	28-30-425-002												
Metra Lot /6001	Metra Train Tracks	28-30-500-004												
Metra Lot/6002	Metra Lot N./Zabrocki Plaza	28-30-500-004												
Metra Lot/6003	Metra Lot B/Old Train Station	28-30-500-004												
Metra Lot/6004	Metra Lot E Hickory St.	28-30-500-004												
6811 Oak Park Ave.	Vogt Office Building	28-30-314-032									x	x		
17424 Oak Park Ave.	Attic	28-30-314-003									x	x		
17424 Oak Park Ave.	Attic	28-30-314-004									x	x		

Property Location	Common Name	PIN #	Obsolete	Deteriorate	Code	Illegal Structure	Vacant	Lack Vent	Land Cover	Utility	Layout	Plan	EPA	Notes
17432 Oak Park Ave.	Mickeys Gyros	28-30-314-005		x					x		x	x		
17432 Oak Park Ave.	Mickeys Gyros	28-30-314-007		x					x		x	x		
17432 Oak Park Ave.	Mickeys Gyros	28-30-314-008					x				x	x		
17448 Oak Park Ave.	Kick's Used Car Lot	28-30-314-009							x		x	x		
17500 Oak Park Ave.	First Midwest Bank	28-30-314-010									x	x		
17500 Oak Park Ave.	First Midwest Bank	28-30-314-011									x	x		
17500 Oak Park Ave.	First Midwest Bank	28-30-314-012									x	x		
17514 Oak Park Ave.	Bettenhausen Dodge	28-31-102-008										x		
17514 Oak Park Ave.	Bettenhausen Dodge	28-31-102-009										x		
17514 Oak Park Ave.	Bettenhausen Dodge	28-31-102-010										x		
17514 Oak Park Ave.	Bettenhausen Dodge	28-31-102-011										x		
17520 Oak Park Ave.	Bettenhausen Dodge	28-31-102-012										x		
17524 Oak Park Ave.	Bettenhausen Dodge	28-31-102-013										x		
17528 Oak Park Ave.	Bettenhausen Dodge	28-31-102-014										x		
17500 Oak Park Ave.	First Midwest Bank	28-31-102-050									x	x		
17560 Oak Park Ave.	176th Street Entrance	28-31-102-049							x		x	x		
17600 Oak Park Ave.	Bettenhausen Dodge	28-31-102-016							x		x	x		
17604 Oak Park Ave.	Bettenhausen Dodge	28-31-102-017							x		x	x		
17608 Oak Park Ave.	Bettenhausen Dodge	28-31-102-018							x		x	x		
17612 Oak Park Ave.	Bettenhausen Dodge	28-31-102-019							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-020							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-021							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-022							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-023							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-024							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-025							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-026							x		x	x		
17658 Oak Park Ave.	Roller Rink	28-31-102-027							x		x	x		
17660 Oak Park Ave.	Village R.O.W.	28-31-102-028					x				x	x		
17501 Oak Park Ave.	Sub Trailer & Hitch	28-31-200-003		x					x		x	x		
17541 Oak Park Ave.	First Midwest Bank	28-31-200-011									x	x		
17551 Oak Park Ave.	Bettenhausen Dodge	28-31-200-012									x	x		
17605 Oak Park Ave.	K & N Promotions	28-31-204-001									x	x		
17605 Oak Park Ave.	P&R Auto	28-31-204-002		x					x		x	x		
17609 Oak Park Ave.	Michael A's	28-31-204-003		x					x		x	x		
17621 Oak Park Ave.	Sara's Tailoring	28-31-204-005	x								x	x		
17651 Oak Park Ave.	Carey's Car & Credit	28-31-204-006	x						x		x	x		

ATTACHMENT 1

TINLEY PARK MAIN STREET SOUTH REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

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 though 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;

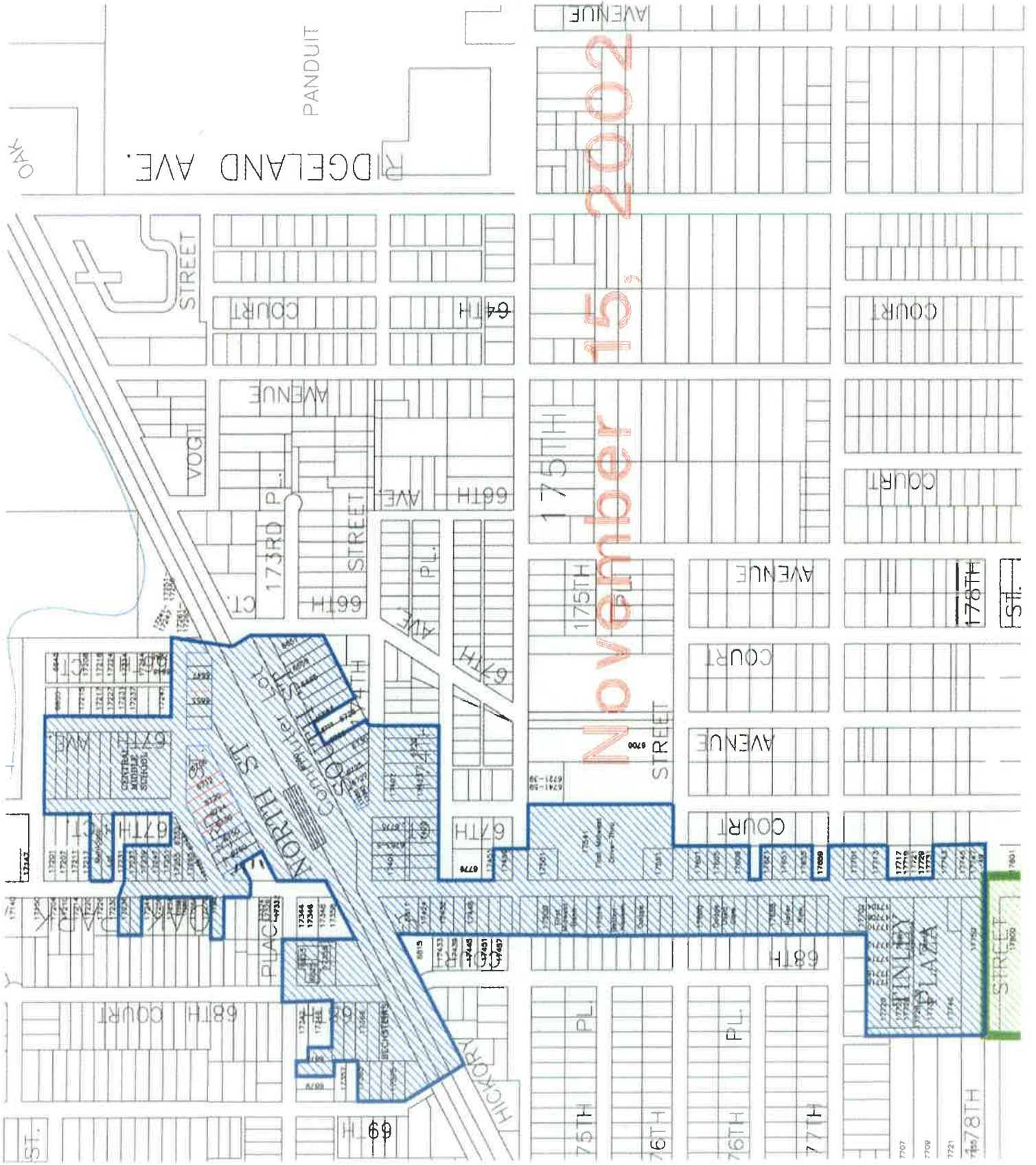
Also, Oak Park Avenue, from a point 115 feet South of the South right-of-way line of Hickory Street (as measured along the East right-of-way line of Oak Park Avenue) to a line drawn from the Northwest corner of Lot 1 in Boldt's Subdivision of the South 200 feet of the West 266 feet of Block 2 in Village 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 2

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

REDEVELOPMENT PROJECT AREA MAP



PICTURES MAIN STREET SOUTH



School Vacant



School Special Vacant/ EPA Removal



Ice House/ Incompatible Use/Deterioration/EPA



Ice House/Incompatible Use



Vacant



Layout/Land Coverage



Construction Yard/Incompatible Use/EPA



Construction Yard/Incompatible Use

