

Tax Increment Finance
Village of Tinley Park
New Bremen Redevelopment Project Area

Redevelopment Plan and Project
March 2018



Prepared by



EHLERS
LEADERS IN PUBLIC FINANCE

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Executive Summary

In August 2017, Ehlers and Associates, Inc. (“Ehlers”) was engaged by the Village of Tinley Park (the “Village”) to prepare the Tax Increment Financing Redevelopment Plan and Project (the “Plan”) for the New Bremen Redevelopment Project Area (the “Redevelopment Project Area” or “RPA”). This Plan documents the eligibility and qualifications of the New Bremen Redevelopment Project Area in support of its 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”).

The Redevelopment Project Area is generally bounded by 172nd Street on the north, 179th Street on the south, 67th Avenue and 66th Court on the east, and 69th Avenue on the west.

The RPA includes commercial, residential, government/institutional, mixed-use, railroad and right-of-way land uses. The RPA consists of 273 tax parcels with individual Permanent Index Numbers (PINs) including adjacent rights-of-way, and encompasses approximately 89 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1.5 acres). The 273 PINs represent 222 parcels of land. The remaining 51 PINs are associated with condominiums units bearing separate PINs. Four (4) of the 222 parcels of land include part of the streets on 66th Court, 67th Avenue, 173rd Place, and 176th Street. Three (3) parcels of the 222 parcels include the Metra Rock Island line railroad tracks and railroad property. The RPA is bisected by Metra Rock Island line railroad tracks which run in a southeast-northwest direction. Of the 222 parcels, 62% contain one or more primary buildings (118 total) in the Redevelopment Project Area. The remaining 38% of parcels are vacant.

Eligibility Findings

The Redevelopment Project Area meets the requirements of the Act for designation of as a Conservation Area. This Plan concludes that the New Bremen Redevelopment Project Area is eligible for Tax Increment Financing (“TIF”) designation as a Conservation Area under the Act because, in addition to meeting the requirement that 50% or more of the structures in the area have an age of 35 years or more, the following five (5) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

- Obsolescence
- Deterioration
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

Redevelopment Plan and Redevelopment Project

In addition to the eligibility analysis, this Plan also contains the Redevelopment Plan and the Redevelopment Project for the RPA. The overarching goal of this Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a “Conservation Area”. To that end, this Redevelopment Plan provides strategies for supporting public and private development to

strengthen the Village and the RPA's economic viability and enhance the tax base of the taxing districts. The Redevelopment Plan details specific objectives and strategies to accomplish the goals.

Certification and Findings

The Act requires that in order to adopt this Plan, certain certifications and findings must be found to be present within the RPA. Ehlers finds that the lack of growth and development is evidenced by existence of the conservation area factors, as documented in **Section II**, including, but not limited to, the following:

- Economic and functional obsolescence in buildings and parcels.
- Public infrastructure that is lacking or in need of improvement.
- Decline in the EAV.
- Underutilized and vacant parcels.

The Village is required to find that, but for the designation of the TIF District and the use of TIF, it is unlikely that significant investment will occur in the RPA. The realization of the redevelopment goals and objectives require both public and private sector investment. Without the creation and use of a public economic incentive like TIF, the investment needed to rehabilitate the existing buildings and infrastructure is not likely to occur.

Finally, the proposed land uses described in this Plan are consistent with the approved land uses in the Village's Comprehensive Plan, *The Village of Tinley Park, Illinois, Comprehensive Plan, 2000*.

I. Introduction

This Plan is comprised of the Eligibility Study and the Redevelopment Plan and Project for the RPA, which includes the downtown area of the Village of Tinley Park. The Village Board authorized Ehlers to conduct a formal Eligibility Study and prepare a Redevelopment Plan and Project.

This Plan summarizes the analyses and findings of Ehlers' work. The Village is entitled to rely on the findings and conclusions of this Plan in designating the RPA as a redevelopment project area under the Act. Ehlers has prepared this Redevelopment Plan and the related eligibility study with the understanding that the Village would rely on: 1) the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan; and 2) the fact that Ehlers has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

The RPA and its proposed boundary are illustrated in **Map 1**. The legal description of the RPA is detailed in **Appendix 1**.

A. Discussion of TIF

The Village anticipates designating the RPA under the Act, prior to which the Village shall have adopted and approved this "Tax Increment Finance, Village of Tinley Park, New Bremen Redevelopment Project Area, Redevelopment Plan and Project, March 2018" as a Redevelopment Plan and Project. Furthermore, the Village intends to use TIF in connection with the payment of qualifying "Redevelopment Project Costs" ("Redevelopment Project Costs") under the Act and implementation of this Redevelopment Plan for twenty-three years after the year in which the RPA is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the RPA, the Village engaged Ehlers as its TIF Consultant to assist the Village in determining whether the RPA qualifies for TIF. Under the Act, a RPA may be qualified as a "conservation redevelopment project area," a "blighted redevelopment project area," or a combination thereof and/or an "industrial conservation area". In this case, the RPA qualifies as a Conservation Area.

B. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present the Act. This 1977 legislation was the initial authorization of "tax increment financing" (TIF) in Illinois. The General Assembly has amended the Act many times since 1977. The full text can be currently found in the Illinois Municipal Code at 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan, designation of a RPA and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance Redevelopment Project Costs with "incremental property tax revenues" ("Incremental Property Taxes"). Incremental

Property Taxes are derived from the increase in the EAV of taxable real property within the RPA over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted ("Initial EAV"). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

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

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area, or the actual EAV, whichever is less. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the RPA, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

C. Village of Tinley Park

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

As its early success was the result of its transportation options, so too is the continuing success of the community. The Village is located approximately 30 miles southwest of downtown Chicago. The Village is situated along the I-80 corridor and is linked to I-57, I-355, I-55, I-90, I-294 and I-94 via I-80. These interstate highways provide easy interstate and intrastate access to Wisconsin to the north, Indiana to the east, and Iowa to the west, and downstate Illinois on the south. The present incorporated boundary covers approximately 16 square miles and includes portions of Bremen, Orland, and Rich Townships in Cook County, and Frankfort Township in Will County.

There are two train stations located along the Metra Rock Island line, the 80th Avenue Station and the Oak Park Avenue Station. Both stations offer multiple stops daily between Joliet to Chicago's LaSalle Street station. Nearly 3,000 daily commuters take advantage of the Metra Rock Island

Commuter Line to access jobs from the Village. (Approximately twelve freight railroads pass through the Village as well.) Pace Suburban Bus Service offers many local routes, making stops within the Village, including at the Metra stations.

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

According to the 2010 U.S. Census, the Village's population at that time was 56,703 persons. The most current U.S. Census estimate as of July 2016 is 56,831 persons, comprised of 21,041 households, with a median household income of \$74,215 (in 2015 dollars) for the period of 2011-2015.

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

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

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

Library services are provided by the Tinley Park Public Library.

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

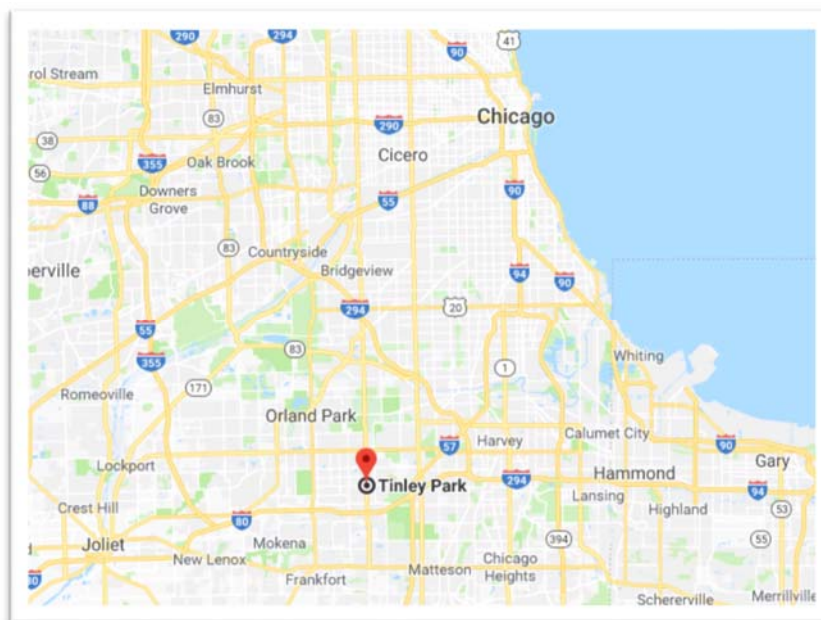
Visual Arts Center, The Extreme Skate Park, White Water Canyon Water Park & Spray Ground and the Tinley Park Performing Arts Center.

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

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

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

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

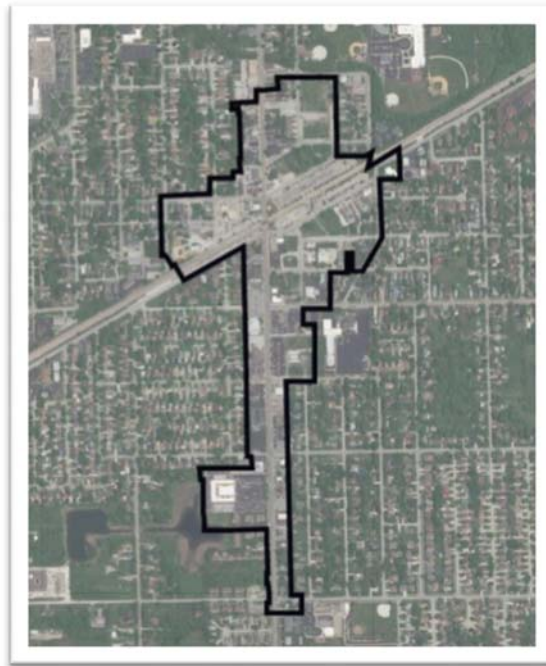


Village of Tinley Park, Illinois

D. Redevelopment Project Area

The Redevelopment Project Area is generally bounded by 172nd Street on the north, 179th Street on the south, 67th Avenue and 66th Court on the east, and 69th Avenue on the west.

The RPA includes commercial, residential, government/institutional, mixed-use, railroad and right-of-way land uses. The RPA consists of 273 tax parcels with individual Permanent Index Numbers (PINs) including adjacent rights-of-way, and encompasses approximately 89 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1.5 acres). The 273 PINs represent 222 parcels of land. The remaining 51 PINs are associated with condominiums units bearing separate PINs. Four (4) of the 222 parcels of land include part of the streets on 66th Court, 67th Avenue, 173rd Place, and 176th Street. Three (3) parcels of the 222 parcels include the Metra Rock Island line railroad tracks and railroad property. The RPA is bisected by Metra Rock Island line railroad tracks which run in a southeast-northwest direction. Of the 224 parcels, 62% contain one or more primary buildings (118 total) in the Redevelopment Project Area. The remaining 38% of parcels are vacant.



Aerial View of Redevelopment Project Area

Prior to the establishment of the New Bremen RPA, the Main Street South RPA existed in much of the same area that will be included in the New Bremen RPA. The Village adopted the Main Street South RPA in 2003, expanded it through an amendment in 2007, and further amended it in 2015 to remove some parcels. The Main Street South RPA was scheduled to terminate in 2026, but will be dissolved prior to the adoption of the New Bremen TIF. The Main Street South TIF was created to assist the Village in financing the same types of activities and in addressing similar challenges, but for reasons further explained below, there is not enough time remaining in its term for this district to be effective.

A number of important redevelopment projects and infrastructure improvements occurred during the term of the Main Street South TIF, particularly in the commercial parcels along Oak Park Avenue in the downtown core and in the train station and surrounding parcels. Environmental hazards were addressed at the site of the former Central Middle School building. Other larger-scale projects were on the drawing board.

Then, in 2008 the Great Recession began, and for many years following, private redevelopment (both locally and nationally) was non-existent at first and then slow in coming back. Multi-use and residential projects have been proposed over the years during that time, but developers lacked the capital to move forward. The Village's own reduced revenues also constrained the pursuit of non-emergency infrastructure investments, and as the eligibility analysis within this Plan describes, significant improvements are needed to the utility infrastructure within the RPA.

More recently, new and/or updated redevelopment proposals have been proposed to the Village. A mixed-use apartment project with ground floor retail has been proposed for the area south of the train station between South Street and 174th Street. There are several undeveloped lots and/or under-utilized properties within the RPA that the Village has been marketing to prospective developers. There are commercial centers that require renovations. However, with less than ten years remaining in the Main Street South TIF's term, insufficient time remains (or remained) to finance these and other more ambitious, larger-scale projects (both public and private) the Village wishes to pursue. These projects cannot be completed but for the availability of TIF assistance over an ample period of time.

Further, although Tinley Park continues to be a major business and transportation hub in the Metro Chicago area, redevelopment of its downtown area is too costly and difficult to achieve without incentives to deal with the challenges that hamper development. Another factor is that part of the Village is located in Cook County. Cook County's higher assessment rates and equalizer have put the RDA at a disadvantage in the development of commercial facilities compared to other non-Cook County communities (and even within non-Cook parts of the Village), especially when more favorable tax rates are in place within and in close proximity to the RDA, such as in neighboring Illinois counties, Wisconsin and northwest Indiana. Incentives are needed to overcome these conditions.

To that end, the Village will continue many of the activities initiated during the term of the Main Street South RPA to address problems that are leading to blight. These problems will continue to develop unless the Village intervenes. The Village's 2009 Legacy Plan has also set forth an ambitious agenda for redeveloping the downtown, which will allow it to continue to be a place in which its residents can take pride. The New Bremen TIF District will assist in financing the extraordinary cost of public improvements and redevelopment of the area in furtherance of the Village's objectives.

II. Evaluation of Eligibility Conditions

Based upon the conditions found within the RPA during the course of and completion of Ehlers' research and analysis, it has been concluded the New Bremen RPA is eligible for TIF designation as a Conservation Area under the Act.

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 of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project.

As set forth in the Act, to qualify a Redevelopment Project Area:

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Conservation and Blighted designations deals with improved property. Two sets within the Blighted designation deal with vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented.
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The Redevelopment Project Area must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the “but for” requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.
5. In the case of a Conservation Area, a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

A. Methodology

In September 2017, Ehlers conducted a survey and analysis of existing conditions within the RPA to determine whether the proposed RPA meets the eligibility requirements of the Act. Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building.

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

B. Presence of Eligibility Factors

Summarized below are the conclusions of the survey and analyses completed for each eligibility factor based on existing conditions within the RPA. To qualify the RPA for a TIF, the RPA 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 RPA, and the relative extent to which the factor is present.

C. Eligibility of Blighted Area

As defined in the Act, “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of specific factors as outlined below. There are three sections that apply to Blighted Area eligibility conditions: one for improved land and two for vacant land.

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

1. Improved Land

Under the provisions of the Act, if the land is improved it can be designated as a “blighted area” based on a finding of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined below, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the RPA.

Finding: The RPA is being qualified as a “Conservation Area” as the area is not yet a Blighted Area.

2. Vacant Land

Under provisions of the Act, there are two tests under which vacant land can be deemed “blighted” by the determination that the sound growth of the RPA is impaired. The first test requires the presence of two (2) or more of the six (6) factors listed below under “Two Factors Test”. The second test is to find that at least one (1) of the six (6) factors discussed is present under the “One Factor Test”.

Under either set of criteria, each factor found must be (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the RPA to which it pertains.

Finding: The RPA does not qualify as a “Blighted Area” with respect to vacant land under this section of the Act.

D. Eligibility of Conservation Area

“Conservation Area” means any improved area within the boundaries of a RPA 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 three (3) or more of the conservation factors as outlined in the “Blighted Area” discussion under the “Improved Land” section above. It is defined in the Act as detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

Finding: A review of Cook County records, verified by visual inspection, indicates that more than 50% (approximately 80%) of the structures in the Redevelopment Project Area are 35 years of age or older.

The RPA meets the requirements of Section 11.74.4-3(b) (2), (3), (8), (11), and (13). The following is an analysis of the Conservation Area eligibility factors. **Appendix 3, Eligibility Factors by Block**, shows where each of the applicable eligibility factors can be found in the RPA.

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

Finding: This factor was not observed within the RPA, and therefore, does not apply.

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

Finding: Obsolescence, as a factor, is present throughout the RPA. Many factors can contribute to the functional and economic obsolescence of a building and/or parcel.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or adaptive reuse and marketability. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete buildings have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of an area.

A building's age can often contribute to obsolescence. Based on information obtained from the Cook County Assessor, the majority of the buildings in the RPA (approximately 80%) are more than 35 years of age. These buildings must be adapted to maintain their suitability for their occupants' needs and require regular maintenance and repair, or renovation, for them to meet modern day demands for commercial, residential and public facilities.

The size and shape of a building in relationship to its parcel also contributes to the building's viability. Buildings that are located on multiple parcels create logistical development challenges. Approximately 30% of the parcels with structures have buildings located on more than one parcel. Ten percent (10%) of the parcels are not adequately sized for contemporary development uses.

Approximately 44% of the buildings in the RPA are deteriorated (see 3. Deterioration). A number of the buildings in the RPA suffer from deferred and/or nonexistent maintenance.

Throughout the RPA, surface improvements, consisting of the roadways, sidewalks, off-street parking lots and pedestrian access ways, are past their useful service lives. In one location, the offsite parking area is gravel and not a paved surface.

The public utility infrastructure within the RPA is also obsolete. See item 8, Inadequate Utilities, for further explanation.

Obsolescence, as a factor, is reasonably present and distributed throughout the RPA, and therefore, this factor applies.

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

Finding: Deterioration, as a factor, is present in the RPA. Defects were identified on a number of buildings, particularly in the back or on the sides of buildings. Signs of deterioration observed repeatedly include: dented or damaged fascia, soffits, gutters or downspouts; loose or missing shingles; wear and tear or dry rot on cornices and other wood ornamentation; cracked masonry; peeling or missing paint; and worn or damaged window and door frames.

Deterioration was also observed in the roadways, sidewalks, parking lots, pedestrian access ways and other paved areas of the RPA. Evidence of site deterioration includes

cracked pavement, some potholes, crumbling asphalt, and minor damage to curbs and alleys.

Deterioration as a factor was found to be present in 52 of the 118 primary buildings (44%). In addition, the deteriorated site improvements cited above are present throughout the RPA, causing this to be a contributing factor, and therefore, this factor applies.

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

Finding: Structures below minimum code standards, as a factor, is present in buildings that lack adequate fire sprinkler systems.

According to Village records, 42 of the buildings in the RPA are not in compliance with current Village requirements regarding fire alarms and/or sprinkler systems.

The presence of structures below minimum code standards, as a factor, only applies to 42 of the 118 (36%) buildings, and is only present to a limited extent and not reasonably distributed within the RPA. Thus, this will not be used as a qualifying factor.

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

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

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

Finding: The Tinley Center commercial area is currently approximately 40% vacant and there are several other properties that are unoccupied or under-utilized. However, excessive vacancies, as a factor, occurs to a limited degree in the RPA and is not reasonably distributed throughout the RPA. Thus, this will not be used as a qualifying factor.

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

Finding: Lack of ventilation, light, or sanitary facilities is not apparent. Therefore, this factor does not apply to the RPA.

8. **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 RPA, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the RPA.

Finding: The utilities infrastructure within the RPA is aging and will need replacement and/or upgrades in some areas to maintain or improve current service levels and accommodate future redevelopment.

Sanitary Sewer: The existing sanitary network is aged and most of it is clay tile and must be rehabilitated or replaced with PVC pipe in order to reduce inflow and infiltration. The excess flows cause sewer backups and basement backups. The Village has performed some work in this area over the years but should continue to investigate the sewers' conditions and implement the necessary repairs to the sanitary sewer and manholes as needed. The main line sanitary sewer (a 36" line) is due to be replaced. Currently known projects have a budget of \$1,000,000.

Stormwater: The stormwater management in this area is minimal. The Metropolitan Water Reclamation District of Greater Chicago (MWRD) adopted the Watershed Management Ordinance (WMO) in 2013, effective May 1, 2014. The ordinance requires both detention and volume control of stormwater in Cook County, excluding Chicago, and applies to all communities that are tributary to the MWRD's water reclamation facilities. The purpose of the WMO is to abate the negative impacts of stormwater runoff (e.g., flooding, erosion, water quality impairments, etc.) from new upstream developments or redevelopments. The proposed RPA boundary includes substantial areas of impervious surfaces without any of the requisite WMO requirements for off-site detention. Because most of these properties were developed prior to the stormwater management standards that exist today, there is very little storm sewer or detention existing in this area. A large detention pond and storm sewer network to and from it should be constructed to enable these properties to have an adequate storm outlet to connect to if stormwater improvements are conducted in the neighborhoods. The stormwater management infrastructure in the right of way may need to be upgraded or enclosed in areas in order to accommodate pedestrian access. The storm sewer master plan from 1986 will be implemented as part of the Redevelopment Plan for this RPA.

Known Stormwater Expenses:

- Off-site Detention expense - \$900,000
- Storm Sewer expense - \$2,409,000
- Volume Control – completed as part of any site improvement expense. (TBD)

Electrical: The overhead electrical system is aged and subject to power outages. The system is in need of a modernization, including the burial of overhead power lines.

On the whole, inadequate utilities, as a factor, have a significant ill-effect throughout the RPA, and therefore, this factor applies.

9. Excessive land coverage and overcrowding of structures and community facilities.

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

Finding: Excessive land coverage is present in the RPA, but only to a limited extent. Excessive land coverage is evidenced in the size of buildings in relationship to the size of the parcels on which they are located. Buildings are either improperly situated on a parcel or are located on more than one parcel. The size of these buildings reduces the businesses' space for loading and unloading deliveries and limits ingress/egress to the parcel. These parcels are of an inadequate size to accommodate contemporary redevelopment within the RPA, should that be desired.

Excessive land coverage can be applied as a factor to 43 parcels of the 137 parcels with buildings (31%) in the RPA, but is not reasonably present or distributed throughout the RPA. Thus, this will not be used as a qualifying factor.

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

Finding: Deleterious land use or layout was not found to be present to a meaningful extent within the RPA. Noxious uses that existed in the RPA within the past were addressed through the previous Main Street South TIF. Current land uses are suitable for the surrounding area. Therefore, this factor does not apply.

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

Finding: The first comprehensive plan for the Village was issued in 1967, after a significant portion of the RPA was developed and without the benefit or guidance of any type of planning standards commonly used after that time. (The Village's most recent Comprehensive Plan was completed in 2000, and currently is supplemented within the RPA by the *2009 Legacy Plan, Downtown Tinley Park*, and its companion document, the *Section XII, Downtown Legacy Code*.)

This factor is evidenced by many of the same issues that are cited under the previous factors of Obsolescence and Excessive Land Coverage (see those items for further detail). Approximately 10% of the total parcels are of inadequate shape or size with respect to contemporary development standards. In addition, 30% of parcels with buildings exhibit excessive land coverage. These conditions can create additional challenges for developers of new buildings or renovations of existing buildings. Lack of access to the rear of buildings and small or non-existent loading areas further evidences the challenge for many of the parcels in the RPA in serving modern day development requirements.

There are four parcels that have been assigned PINs, but are considered and used as right-of-way.

Lack of community planning was found present to a meaningful extent and is reasonably present throughout the RPA as a whole, therefore this factor applies.

- 12. Environmental clean-up.** The proposed RPA 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 RPA.

Finding: Prior environmental hazards in the area have been remediated, except for the presence of eight leaking underground storage tanks. No other evidence was found that improved properties within the RPA have incurred costs for environmental remediation efforts according to available records from the Illinois Environmental Protection Agency or the United States Environmental Protection Agency. This factor was not found to be present to a meaningful extent and is not reasonably present throughout the RPA, therefore this factor does not apply.

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

Finding: Lagging EAV, as a factor, applies to the improved parcels of RPA, specifically:

- a. The total EAV of the improved parcels has declined for four (4) of the last five (5) calendar years.
- b. The total EAV of the improved parcels has increased at a rate that was less than the balance of the Village for three (3) of the last five (5) years.
- c. The total EAV of the improved parcels has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years.

Table 1 - EAV Comparison of Parcels

	TAX YEAR					
	2011	2012	2013	2014	2015	2016
Total EAV of RPA	20,765,472	18,667,388	16,782,315	16,359,656	15,682,928	16,413,937
Percent Change		-10.10%	-10.10%	-2.52%	-4.14%	4.66%
Total EAV of RPA declined from previous year?		YES	YES	YES	YES	no
Total EAV of RPA	20,765,472	18,667,388	16,782,315	16,359,656	15,682,928	16,413,937
Percent Change		-10.10%	-10.10%	-2.52%	-4.14%	4.66%
Village Wide EAV	1,607,962,763	1,492,117,188	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872
Balance of Village Wide EAV	1,587,197,291	1,473,449,800	1,381,530,243	1,327,922,308	1,304,535,544	1,352,487,935
Percent Change		-7.17%	-6.24%	-3.88%	-1.76%	3.68%
Total EAV of RPA less than balance of City?		YES	YES	no	YES	no
Total EAV of RPA	20,765,472	18,667,388	16,782,315	16,359,656	15,682,928	16,413,937
Percent Change		-10.10%	-10.10%	-2.52%	-4.14%	4.66%
CPI		2.1%	1.5%	1.6%	0.1%	1.3%
Total EAV of RPA less than the CPI?		YES	YES	YES	YES	no

All three measurements of EAV indicate that EAV is lagging in the improved parcels of the RPA. Therefore, this criterion applies. **Appendix 3** lists the individual parcels in the RPA and their respective EAV for Tax Year 2016.

E. Eligibility of an Industrial Park Conservation Area

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

Finding: The RPA does not qualify as an Industrial Park Conservation Area.

F. Eligibility Conclusions

This Plan concludes that the New Bremen RPA is eligible for TIF designation as a Conservation Area. The use of TIF is required to stimulate investment and eliminate the conditions that may cause the area to fall into a blighted condition.

In addition to meeting the requirement that 50% or more of the structures in the area have an age of 35 years or more, the RPA meets the requirements of 11.74.4-3(b) (2) (3), (8), (11), and (13), of the Act for designation as a Conservation Area, as these criteria are reasonably present and distributed. For designation as a Conservation Area three (3) criteria are to be met, and in this case five (5) criteria have been met.

The following Conservation Area eligibility criteria are present in the RPA:

- Obsolescence
- Deterioration
- Inadequate Utilities
- Lack of Community Planning
- Lagging Equalized Assessed Value

There must be a reasonable presence of and distribution of these factors in the RPA, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the RPA and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Appendix 3** contains the results of various research, field surveys, and analysis of existing conditions in the RPA, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the RPA.

The RPA is approximately 89 acres, more than the minimum 1½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the RPA.

The RPA as a whole is adversely impacted by the presence of blighting factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities.

In addition, the Redevelopment Project Area has not been subject to sound growth and development through investment by private enterprise and the Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance.

Based on these factors, Ehlers recommends that the Village of Tinley Park conclude that the property within the RPA qualifies as a Conservation Area as defined in the Act and needs revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

III. Redevelopment Plan

Key Areas of Focus within the Redevelopment Project Area

The current physical conditions in the RPA suggest four (4) primary areas that need to be addressed:

1. Renovation and rehabilitation of existing buildings and site improvements
2. Redevelopment of vacant and underutilized parcels
3. Property assembly, demolition and site preparation
4. Infrastructure improvements

This Redevelopment Plan and Project is intended to identify the tools for the Village to use to support improvements and activities that facilitate the redevelopment of the RPA. The goal of the Village, through the implementation of this Redevelopment Plan, is that the RPA be developed to the extent possible in accordance with the Village's Comprehensive Plan and other recent area plans. For this to occur, the Village must foster private investment in the RPA through the strategic leveraging of public funds such as TIF.

Successful implementation of the Redevelopment Plan and Project requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. Through the use of TIF, public investment in the RPA will attract private investment towards the completion of mutually beneficial projects.

The goal, objectives and implementation strategies included in this Plan provide a framework to guide the decisions and activities that will be undertaken to facilitate the revitalization of the RPA. These objectives and implementation strategies generally reflect existing Village policies affecting all or portions of the RPA as identified in the Village of Tinley Park's Comprehensive Plan (last updated in 2000), as well as other plans and studies previously undertaken for the area (including the 2009 Legacy Plan). TIF will provide a financing tool to facilitate the realization of the objectives of these earlier planning documents.

A. Goal

The overarching goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a "Conservation Area". To that end, this Redevelopment Plan and Project will provide a comprehensive strategy and guidance for supporting public and private investment to encourage and facilitate. The following sections outline the objectives and implementation strategies envisioned to achieve the goal and provide a framework for guiding decisions during the implementation of this Redevelopment Plan.

B. Redevelopment Objectives

To achieve the overarching goal of the Redevelopment Plan and Project, the following objectives have been identified:

1. Retain and promote existing businesses, support expansion needs, and facilitate recruitment of new businesses.
2. Encourage private investment to facilitate rehabilitation and new construction of the existing buildings.
3. Provide the necessary public infrastructure improvement to service the RPA and create an environment that will induce private investment. Public infrastructure includes, but is not limited to streets, rights-of-way, sidewalks, water/sewer, electrical, data and parking areas.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Create employment opportunities for the community and surrounding area.
6. Maintain the RPA, in support the goals and objectives of other overlapping plans, including but not limited to, the Village's Comprehensive Plan.
7. Assist redevelopment goals and objectives in adjacent Redevelopment Project Areas. Coordinate design within the Redevelopment Project Area as well as with adjacent TIF districts.
8. Support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances regarding weeds, litter and abandoned vehicles.
9. Provide adequate parking and loading facilities.

C. Redevelopment Program Implementation and Strategies

The Village proposes to achieve the redevelopment goal and objectives of this Redevelopment Plan for the RPA through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to implement the following specific and integrated strategies:

1. **Support the Planning and Due Diligence Efforts Required for Underutilized Sites**
The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.
2. **Facilitate Property Assembly, Demolition, and Site Preparation**
The Village may acquire and assemble land for the purpose of development and redevelopment of vacant and underutilized sites. Such properties may be acquired by purchase, exchange, or long-term lease by private developers or the Village for new development. The Village may purchase or write down the purchase of land. Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the

Redevelopment Plan and the Redevelopment Project except as to any existing occupied residential dwelling units. The Village may also assist in the preparation of land to include demolition, environmental remediation and flood mitigation. In addition, the Village may require written redevelopment agreements with developers before acquitting any properties and may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan.

3. Implement Public Works or Improvements

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

- Certain infrastructure improvements, in connection with and adjacent to the RPA, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.
- Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

4. Encourage Private Sector Activities

Engaging in written redevelopment agreements or supporting public-private partnerships, the Village may provide financial and other assistance to encourage the private sector, including local businesses and property owners, to invest in activities and improvements that support the goal and objectives of this Redevelopment Plan and Project. Financial assistance for job training of those working within the RPA may be provided by the Village to further encourage economic development through private investment in new development and enterprise and/or expansion of an existing business.

5. Construct, Acquire, Renovate or Rehabilitate Public Facilities

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

IV. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to the Act's definition.

The eligible cost activities and improvements permitted by the Act and pertaining to this Redevelopment Plan are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the RPA, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

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

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

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

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5).
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction

elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act; as provided for by 65 ILCS 5/11-74.4-3(q)(4).
6. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).
7. To the extent the municipality by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the municipality may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).
9. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).
10. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a RPA; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).
11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).

- a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total:
 - (i) cost paid or incurred by the redeveloper for such redevelopment project;
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality pursuant to the Act;
 - e) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
 - f) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the municipality may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.
12. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5). See this section of the Act for further detail.
13. Contributions to/incremental revenues transferred to contiguous RPAs, as provided for by 65 ILCS 5/11- 74.4-4(q).

Table 2 - Estimated Redevelopment Project Costs

	Project/Improvement	Estimated Project Costs
1.	Costs of Studies, Surveys, Plans, etc.	\$3,000,000
2.	Site Marketing Costs	\$300,000
3.	Property Assembly Costs	\$18,900,000
4.	Costs of Building Rehabilitation, Repair or Remodeling	\$19,000,000
5.	Costs of Construction of Public Works or Improvements	\$75,800,000
6.	Financing Costs	\$33,750,000
7.	Taxing District Capital Costs	\$14,200,000
8.	Relocation Costs	\$8,000,000
9.	Payments in Lieu of Taxes	\$5,000,000
10.	Costs of Job Training	\$300,000
11.	Interest Costs (Developer or Property Owner)	\$12,000,000
12.	School District Increased Costs	\$2,000,000
13.	Transfer to contiguous TIF District(s)	\$7,500,000

Total Estimated Redevelopment Project Costs (see notes)**\$199,750,000**Notes regarding Estimated Redevelopment Project Costs:

- a. All costs are in 2018 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.
- c. To the extent permitted by law, the Village reserves the right to adjust and transfer estimated amounts within the Total Estimated Redevelopment Project Costs among the categories of eligible Estimated Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Redevelopment Project Costs, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act.
- e. Total estimated budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Redevelopment Project Costs.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village reserves the right to collect reimbursement for funds extended in accordance with the Act.
- g. Including all categories of cost permitted under 65 ILCS 5/11-74.4-3(q) (1), (1.5), (1.6), (2), (3), (4), (5), (6), (7), (7.5), (7.7), (8), (9), (10), (11), (12), (13), and 65 ILCS 5/11-74.4-4(q).
- h. Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

- i. None of the redevelopment project costs enumerated above shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the RPA while terminating operations at another Illinois location within 10 miles of the RPA but outside the boundaries of the Village. See 65 ILCS 5/11-74.4-3(q) (13).

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

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

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

V. Agreement with Comprehensive Plan

The RPA should be redeveloped primarily in a planned and cohesive manner providing sites for mixed land uses including office, commercial and residential development. The land uses are arranged and located to minimize conflicts between neighboring land use activities. The intent of this Redevelopment Plan is also to enhance and support the existing, viable uses in the RPA through providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The Goals and Objectives of the Redevelopment Plan conform to the comprehensive plan of the municipality. The Village's Comprehensive Plan is entitled, *The Village of Tinley Park, Illinois, Comprehensive Plan, 2000*.

The following goals and objectives in the Comprehensive Plan (pages 9-11) are reflected in the goals, objectives, and implementation strategies in this Redevelopment Plan:

Public Lands, Places and Structures

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

Appearance

- Enhance the appearance of the access points to the village, the major thoroughfares and the central business district.
 - Improve the architectural facades of buildings on the thoroughfares leading to, and in the central business district.
 - Landscape the thoroughfares and the central business district.
 - Develop and implement a uniform street furniture design and street scape plan for the thoroughfares and the central business district.

Housing

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

Economic Development

- Encourage business investment and increase employment opportunities in a variety of businesses and industries.
 - Encourage steady growth of business and commercial activities in balance with anticipated population growth.

- Maintain and develop the Central Business District.
- Encourage controlled growth of small business, light industry and office uses in order to diversify and strengthen the tax base and provide employment.
- Provide sites and locations for growing businesses to remain in Tinley Park.
- In order to attract new business and industry, efforts are concentrated on the following areas: (1) retention of existing business and industry; (2) maintaining and improving public facilities; (3) providing tax abatement programs and other incentives to attract new prospects; (4) marketing.

Public Places and Utilities

- Develop municipal facilities and services that economically and adequately service existing and anticipated growth.
 - Eliminate or reduce flooding hazards and install retention/detention areas where possible.
 - Require new developments to pay for capital improvements necessary to serve the new developments.
 - Plan and estimate costs for infrastructure necessary for new development, and require the new development to pay for those improvements.

Intergovernmental Cooperation

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

The Village's Future Land Use Map, as shown in **Map 4** of this Redevelopment Plan, shows properties in the Redevelopment Project Area as being designated for commercial, residential, mixed-use planned unit development, government/schools/open space/institution, and Metra Rock Island railroad uses.

This generally corresponds to the land uses and goals outlined in this Redevelopment Plan, as well as the Village's *2009 Legacy Plan, Downtown Tinley Park*, and its companion document, the *Section XII, Downtown Legacy Code*. The Legacy Plan calls for the preservation of the Village's "great assets – a walkable and charming main street, the creek that runs through Downtown, parks and plazas that are easy to walk to, shaded sidewalks along local shops, and a variety of places to live within close walking distance of the (train) station." Following the principles of the Burnham Plan of Chicago, the plan "lays out a long term framework for open spaces, streets, sidewalks and trails around which great development can occur." The Plan further identifies ten principles for guiding development, a master plan for the Downtown Core (which includes significant stormwater management improvements), major redevelopment sites, and over 100 projects that need to be implemented to achieve the long term vision of the plan.

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

VI. Redevelopment Project Certifications and Findings

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

Certifications

For each of the certification below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. Redevelopment Project Costs

The Redevelopment Project Costs are detailed in **Section IV. Estimated Redevelopment Project Costs**.

B. Lack of Growth and Development

As described in **Section II**, the RPA as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the RPA. The RPA on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the RPA.

The lack of growth and investment by the private sector in the Redevelopment Project Area is evidenced by the existence of the blighting area factor included and not limited to the following:

- Inadequate public infrastructure
- Underutilized and vacant parcels
- Decline in the EAV

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the Blighted Area conditions that currently exist. The RPA is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of the Redevelopment Plan and Project.

C. Financial Impacts on Taxing Districts

Redevelopment within the RPA may result in additional demands on services provided by taxing districts. At this time, no special programs or projects are proposed that would result in an increased demand for services or capital improvements by any other taxing districts.

The Village intends to monitor development in the RPA, and in cooperation with the other taxing districts, will endeavor to ensure that any increased needs that may arise as a result of a particular development are addressed. The nature of the redevelopment that is anticipated in the area as a result of this Redevelopment Plan and Project consists primarily of renovation and rehabilitation

of existing commercial buildings, redevelopment of underutilized properties, and infrastructure improvements.

While redevelopment activities may have an impact on the school district or other taxing districts, no significant impacts are anticipated. Should service needs increase as a result of redevelopment activity, the Village will work with the impacted district(s) to determine which programs are necessary to provide adequate services, if any.

The following entities currently levy taxes on properties located within the RPA:

- Cook County
- Cook County Consolidated Elections
- Cook County Forest Preserve District
- Cook County Health and Hospital System
- Metropolitan Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District
- South Suburban Community College District 510
- Suburban Cook County Tuberculosis Sanitarium District
- Village of Tinley Park
- Tinley Park Public Library
- Tinley Park Park District
- Community Consolidated School District 146
- Community High School District 228
- Bremen Township
- Bremen Township General Assistance
- Bremen Township Road and Bridge

D. Sources of Funds to Pay Costs

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

E. Nature and Term of Obligations

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act

shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA and Redevelopment Plan and Project.

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

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

F. Recent Equalized Assessed Valuation

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2016 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$16,413,937. This total EAV amount, by PIN, is summarized in **Appendix 4**.

The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2016 tax year.

G. Estimate as to the Equalized Assessed Valuation

The estimated EAV of real property within the RPA, by the year 2039 (collection year 2040), is anticipated to be between \$25 million and \$45 million. The estimates are based on several key assumptions including the following: (1) the most recent State Multiplier of 1.000 applied to 2016 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2016 level; and (3) growth from reassessments of existing properties in the RPA will be at a rate of 1.5% per year with a reassessment every three years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from a conservative estimate of redevelopment activity within the RPA over a 23-year period. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

H. Commitment to Fair Employment Practices/Affirmative Action Plan

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and the

Redevelopment Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, gender identity, sexual orientation, disability (physical or mental), age, status as a parent, or genetic information.

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

I. Industrial Park Conservation Redevelopment Project Area

This Redevelopment Plan does not concern an Industrial Park Conservation RPA.

J. Annexation of Property

All of the property within the RPA is annexed to the municipality, or shall be prior to the adoption of the RPA and Redevelopment Plan and Project.

K. Estimated Date of Completion

The Act sets the latest date as December 31st of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved. The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired by December 31, 2042, assuming this Redevelopment Plan and Redevelopment Project is adopted in 2018.

L. Incremental Tax Revenue

Based on the historical lack of private investment without assistance and the documented problems in the RPA, the Village of Tinley Park finds that the RPA would not reasonably be developed “but for” the use of incremental tax revenue.

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

Findings

For each of the findings below, the Act requires “each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

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

1. Use of Incremental Tax Revenues

The Village of Tinley Park hereby certifies that incremental revenues will be exclusively utilized for the development of the RPA or in a contiguous RPA as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the

Act. Incremental Property Taxes will be used according to the total estimated budget costs and as set forth in this Plan for the development of the RPA.

2. Housing Impact Study, Relocation and Displacement

There are more than 75 inhabited residential units in the RPA. The Village of Tinley Park hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, neither a housing impact study nor a relocation plan is required.

3. Contiguous Parcels of Real Property and Improvements

The map of the RPA is **Attachment 1** and is made part of this document by reference hereto. It illustrates that all parcels in the RPA are contiguous.

The RPA was found to qualify as a Conservation Area according to the Act. The Redevelopment Plan Program (**Section III. C.** of this Plan) and **Redevelopment Project Costs Section IV** are specifically geared to remediation of Conservation Area factors. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

4. Land Use Restrictions

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

5. Historic Resource

This Redevelopment Plan hereby certifies that any Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources will be utilized in conformance with the Act.

As defined by the Act, historic resource for the purpose of this report (Act item 14) means: (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places; or, (ii) a contributing structure in a district on the National Register of Historic Places. This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

There is one building (28-30-314-032), 6811 Hickory Street that is currently listed on the National Register of Historic Places.

6. Regional Transportation Authority STAR

This Redevelopment Plan hereby certifies that no part of the proposed RPA is within one-half mile of an existing or proposed Regional Transportation Authority STAR line station.

VII. Provisions for Amending the Redevelopment Plan and Project

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

Appendix

Appendix 1: Redevelopment Project Area Legal Description

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE EAST HALF OF THE NORTHWEST QUARTER, THE WEST HALF OF THE NORTHEAST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 160 IN O. RUETER & CO'S. TINLEY PARK GARDENS, BEING A SUBDIVISION IN SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1924 AS DOCUMENT 8677040;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 160 AND ALONG THE EAST LINE OF LOTS 154 THROUGH 159 BOTH INCLUSIVE IN SAID O. RUETER & CO'S. TINLEY PARK GARDENS, TO THE SOUTHEAST CORNER OF SAID LOT 154;

THENCE CONTINUING SOUTHERLY, TO THE NORTHEAST CORNER OF LOT 153 IN SAID O. RUETER & CO'S. TINLEY PARK GARDENS;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 153 AND ALONG THE EAST LINE OF LOTS 147 THROUGH 152 BOTH INCLUSIVE IN SAID O. RUETER & CO'S. TINLEY PARK GARDENS, TO THE SOUTHEAST CORNER OF SAID LOT 147;

THENCE CONTINUING SOUTHERLY, TO THE NORTHEAST CORNER OF LOT 146 IN SAID O. RUETER & CO'S. TINLEY PARK GARDENS;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 146 AND ALONG THE EAST LINE OF LOTS 141 THROUGH 145 BOTH INCLUSIVE IN SAID O. RUETER & CO'S. TINLEY PARK GARDENS, TO THE SOUTHEAST CORNER OF SAID LOT 141 AND THE NORTH LINE OF 179TH STREET (SOUTH STREET);

THENCE EASTERLY ALONG SAID NORTH LINE OF 179TH STREET (SOUTH STREET) AS DEDICATED PER SAID O. RUETER & CO'S. TINLEY PARK GARDENS, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 2 IN O'DONNELL'S RESUBDIVISION IN SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1979 AS DOCUMENT 25271434;

THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID LOT 2, TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE SOUTH LINE OF LOT 1 IN SAID O'DONNELL'S RESUBDIVISION AND THE WESTERLY PROLONGATION THEREOF, TO THE WEST LINE OF OAK PARK AVENUE AS DEDICATED PER DOCUMENT 86548444;

THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF OAK PARK AVENUE AS DEDICATED PER ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 31 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1929 AS DOCUMENT 10262889;

THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND THE WEST LINE OF SAID OAK PARK AVENUE, TO THE SOUTH LINE OF LOT 5 IN BLOCK 2 IN SAID ELMORE'S HARLEM AVENUE ESTATES AND THE SOUTHEAST CORNER OF PART TAKEN FOR WIDENING OF OAK PARK AVENUE PER DOCUMENT 23905184;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 5 IN SAID BLOCK 2 ALSO BEING THE SOUTH LINE OF SAID PART TAKEN FOR WIDENING OF OAK PARK AVENUE, TO THE WEST LINE OF SAID PART TAKEN FOR WIDENING OF OAK PARK AVENUE;

THENCE NORTHERLY ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 5 IN SAID BLOCK 2 AND THE NORTHWEST CORNER OF SAID PART TAKEN FOR WIDENING OF OAK PARK AVENUE;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID PART TAKEN FOR WIDENING OF OAK PARK AVENUE;

THENCE NORTHERLY ALONG SAID WEST LINE OF OAK PARK AVENUE PER ELMORE'S HARLEM AVENUE ESTATES, TO THE NORTH LINE OF LOT 1 IN BLOCK 2 IN SAID ELMORE'S HARLEM AVENUE ESTATES;

THENCE WESTERLY ALONG SAID NORTH LINE ALSO BEING THE SOUTH LINE OF 178TH STREET PURPORTEDLY VACATED AS NOTED ON LAKEVIEW TOWNHOMES RESUBDIVISION IN THE WEST HALF OF SAID SECTION 31 ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 2003 AS DOCUMENT 0319103093, TO THE WEST LINE OF LOT 5 IN SAID LAKEVIEW TOWNHOMES RESUBDIVISION;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF 178TH STREET AS DEDICATED PER SAID ELMORE'S HARLEM AVENUE ESTATES, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6 IN BLOCK 1 IN SAID ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND THE WEST LINE OF SAID LOT 6 IN BLOCK 1, TO THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK 1 ALSO BEING THE SOUTHWEST CORNER OF NEW ENGLAND AVENUE AS DEDICATED PER DOCUMENT 23327793;

THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF SAID NEW ENGLAND AVENUE, TO THE SOUTHEAST CORNER OF 69TH AVENUE AS DEDICATED PER FREY'S SUBDIVISION IN THE WEST HALF OF SAID SECTION 31 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1970 AS DOCUMENT 21327100;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID 69TH AVENUE, TO THE WEST LINE OF SAID 69TH AVENUE;

THENCE NORTHERLY ALONG SAID WEST LINE, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 2 IN BLOCK 1 IN SAID ELMORE'S HARLEM ESTATES;

THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND THE NORTH LINE OF SAID LOT 2 IN BLOCK 1, TO THE EAST LINE OF THE WEST 447 FEET OF LOT 1 IN BLOCK 1 IN SAID ELMORE'S HARLEM AVENUE ESTATES;

THENCE NORTHERLY ALONG SAID EAST LINE, TO THE NORTH LINE OF SAID LOT 1 IN BLOCK 1 ALSO BEING THE SOUTH LINE OF 177TH STREET AS DEDICATED PER SAID ELMORE'S HARLEM AVENUE ESTATES;

THENCE WESTERLY ALONG SAID SOUTH LINE OF 177TH STREET, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF GOEBEL'S SUBDIVISION IN THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 31 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1947 AS DOCUMENT 1180279;

THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND THE WEST LINE OF SAID GOEBEL'S SUBDIVISION, TO THE NORTHWEST CORNER OF SAID GOEBEL'S SUBDIVISION;

THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 9 BOTH INCLUSIVE IN HERMAN STOECKMANN'S SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1895 IN BOOK 68 PAGE 6, TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF LOT B IN HICKORY SQUARE BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1987 AS DOCUMENT 87466293, TO THE NORTHWEST CORNER OF SAID LOT B;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID HICKORY SQUARE ALSO BEING THE SOUTHEASTERLY LINE OF HICKORY STREET, TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-500-009-0000;

THENCE NORTHWESTERLY ALONG SAID PROLONGATION AND THE SOUTHWESTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-500-009-0000, TO THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE SUBDIVISION OF A PART OF BLOCK 3 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1, 2, 3 AND 4 IN SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1915 AS DOCUMENT 5632986, TO THE SOUTHWESTERLY LINE OF 69TH AVENUE (SECOND AVENUE) AS DEDICATED PER SAID SUBDIVISION OF A PART OF BLOCK 3 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1, 2, 3 AND 4;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, TO THE SOUTHMOST EAST LINE OF 69TH AVENUE (SECOND AVENUE) AS DEDICATED PER JOHN M. RAUHOFF'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1909 AS DOCUMENT 4404934;

THENCE SOUTHERLY ALONG SAID SOUTHMOST EAST LINE, TO THE SOUTH LINE OF 69TH AVENUE (SECOND AVENUE) AS DEDICATED PER SAID JOHN M. RAUHOFF'S SUBDIVISION;

THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID 69TH AVENUE (SECOND AVENUE) AS DEDICATED PER SAID JOHN M. RAUHOFF'S SUBDIVISION;

THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF 173RD PLACE (ANDRES AVENUE) AS DEDICATED IN SAID JOHN M. RAUHOFF'S SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND THE NORTH LINE OF 173RD PLACE (ANDRES AVENUE), TO THE EAST LINE OF LOT 2 IN SAID JOHN M. RAUHOFF'S SUBDIVISION;

THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 7 IN ANDRES SUBDIVISION OF LOT 9 IN BLOCK 3 OF CHRISTIAN ANDRES SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1897 AS DOCUMENT 2618326, TO THE WEST LINE OF 68TH COURT (WESTERN AVENUE) AS DEDICATED PER SAID ANDRES SUBDIVISION OF LOT 9 IN BLOCK 3 OF CHRISTIAN ANDRES SUBDIVISION;

THENCE NORTHERLY ALONG SAID WEST LINE, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 4 IN BLOCK 3 IN CHRISTIAN ANDRES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1879 AS DOCUMENT 216647;

THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND THE NORTH LINE OF LOT 4 IN BLOCK 3 IN SAID CHRISTIAN ANDRES SUBDIVISION, TO THE WEST LINE OF THE EAST 60 FEET OF LOT 3 IN BLOCK 3 IN SAID CHRISTIAN ANDRES SUBDIVISION;

THENCE NORTHERLY ALONG SAID WEST LINE OF THE EAST 60 FEET OF LOT 3 IN BLOCK 3, TO THE NORTH LINE OF SAID LOT 3 IN BLOCK 3;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE WEST LINE OF LOT 2 IN BLOCK 1 IN SAID CHRISTIAN ANDRES SUBDIVISION;

THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF LOT 1 IN SAID BLOCK 1, TO THE NORTH LINE OF SAID LOT 1 IN BLOCK 1;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE WEST LINE OF LOT 10 IN BLOCK 5 IN McCLARY'S SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1879 AS DOCUMENT 246452;

THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 10 IN BLOCK 5 AND THE WEST LINE OF LOTS 3 THROUGH 9 IN BLOCK 5 BOTH INCLUSIVE, TO THE NORTHWEST CORNER OF SAID LOT 3 IN BLOCK 5;

THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 2 IN BLOCK 6 IN SAID McCLARY'S SUBDIVISION, TO THE WEST LINE OF THE EAST 20 FEET OF SAID LOT 2 IN BLOCK 6;

THENCE NORTHERLY ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 2 IN BLOCK 6;

THENCE WESTERLY ALONG SAID NORTH LINE, TO THE WEST LINE OF THE EAST 75 FEET OF LOT 1 IN SAID BLOCK 6;

THENCE NORTHERLY ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 1 IN SAID BLOCK 6;

THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 1 IN BLOCK 5 IN SAID McCLARY'S SUBDIVISION, TO THE EAST LINE OF SAID LOT 1 IN SAID BLOCK 5;

THENCE NORTHERLY ALONG THE EAST LINE OF BLOCK 4 IN SAID McCLARY'S SUBDIVISION ALSO BEING THE WEST LINE OF OAK PARK AVENUE, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 9 IN NIELSEN'S SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1894 AS DOCUMENT 2118155;

THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND THE NORTH LINE OF SAID LOT 9 AND THE EASTERLY PROLONGATION THEREOF, TO THE CENTER LINE OF THE 16 FOOT WIDE PUBLIC ALLEY VACATED PER DOCUMENT 0925810112;

THENCE NORTHERLY ALONG SAID CENTER LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF 172ND STREET AS DEDICATED PER SAID NIELSEN'S SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF 67TH AVENUE (PARK AVENUE) AS DEDICATED PER SAID NIELSEN'S SUBDIVISION;

THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF 67TH AVENUE (PARK AVENUE), TO THE NORTH LINE OF HICKORY STREET AS DEDICATED PER VILLAGE OF BREMEN AS PER PLAT THEREOF RECORDED JUNE 3, 1853 AS DOCUMENT 42671;

THENCE SOUTHERLY, TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 5 IN SAID VILLAGE OF BREMEN;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 6 IN BLOCK 5, TO THE SOUTHEAST CORNER OF SAID LOT 6 IN BLOCK 5;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 5, TO THE NORTHWESTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, TO THE EAST LINE OF 66TH COURT (BELLEVIEW STREET) AS DEDICATED PER SAID VILLAGE OF BREMEN;

THENCE SOUTHWESTERLY ALONG AN EASTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-500-009-0000, TO THE SOUTHEASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND

PACIFIC RAILWAY, ALSO THE SOUTHEASTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-500-006-0000;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINES, TO THE NORTHERLY PROLONGATION OF EAST LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-412-019-0000 PURPORTEDLY CONVEYED PER DEED RECORDED JULY 30, 1987 AS DOCUMENT T3639445;

THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-412-019-0000, TO THE SOUTH LINE OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 28-30-412-019-0000;

THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF 66TH COURT (BELLEVIEW STREET);

THENCE SOUTHERLY ALONG SAID EAST LINE, TO NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF 67TH AVENUE (WESTERN AVENUE) AS DEDICATED PER VOGT'S ADDITION TO TINLEY PARK IN SAID SOUTHEAST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1912 AS DOCUMENT 27638;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY PROLONGATION AND THE SOUTHEASTERLY LINE OF 67TH AVENUE (WESTERN AVENUE), TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF 174TH PLACE (KIRCHEN STRASSE) AS DEDICATED PER SAID VILLAGE OF BREMEN;

THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 1 IN BLOCK 11 IN SAID VILLAGE OF BREMEN;

THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND THE WEST LINE OF SAID LOT 1, TO THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN BLOCK 11 IN SAID VILLAGE OF BREMEN;

THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF THE WEST 2.60 FEET OF SAID LOT 2 IN BLOCK 11;

THENCE SOUTHERLY ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID 174TH PLACE (KIRCHEN STRASSE) AS DEDICATED PER SAID VILLAGE OF BREMEN;

THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF LOT 4 IN WILLIAM LAWRENZ' SUBDIVISION OF BLOCK 13 IN VILLAGE OF BREMEN IN SAID

SOUTHEAST QUARTER OF SECTION 30 ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 4, 1920 AS DOCUMENT 4534716;

THENCE SOUTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE AND
THE SOUTHERLY PROLONGATION THEREOF OF LOT 11 IN SAID WILLIAM
LAWRENZ' SUBDIVISION OF BLOCK 13 IN VILLAGE OF BREMEN, TO THE SOUTH
LINE OF 175TH STREET (THORNTON ROAD) AS DEDICATED PER SAID VILLAGE OF
BREMEN;

THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE NORTHMOST NORTHEAST
CORNER OF LOT 2 IN FIRST MIDWEST BANK RESUBDIVISION OF PART OF BLOCK
15 IN THE VILLAGE OF BREMEN IN SAID NORTHEAST QUARTER OF SECTION 31;

THENCE SOUTHERLY ALONG THE NORTHMOST EAST LINE OF SAID LOT 2, TO THE
EASTMOST NORTH LINE OF SAID LOT 2;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE EASTMOST NORTHEAST
CORNER OF SAID LOT 2;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND THE SOUTHERLY
PROLONGATION THEREOF, TO THE SOUTH LINE OF 176TH STREET (WESER
STRASSE) AS DEDICATED PER SAID VILLAGE OF BREMEN;

THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

Appendix 2: PIN List

Tax Year 2016			
28-30-302-013-0000	28-30-308-029-1003	28-30-314-012-0000	28-30-407-007-0000
28-30-302-014-0000	28-30-308-029-1004	28-30-314-032-0000	28-30-407-008-0000
28-30-302-015-0000	28-30-312-001-0000	28-30-403-003-0000	28-30-407-009-0000
28-30-302-016-0000	28-30-312-002-0000	28-30-403-004-0000	28-30-407-010-0000
28-30-302-017-0000	28-30-312-003-0000	28-30-403-005-0000	28-30-408-003-0000
28-30-302-018-0000	28-30-312-004-0000	28-30-403-006-0000	28-30-411-005-0000
28-30-302-019-0000	28-30-312-005-0000	28-30-403-007-0000	28-30-411-007-0000
28-30-302-020-0000	28-30-312-009-0000	28-30-403-008-0000	28-30-411-008-0000
28-30-302-021-0000	28-30-312-019-0000	28-30-403-009-0000	28-30-411-009-0000
28-30-302-022-0000	28-30-312-020-0000	28-30-403-010-0000	28-30-411-010-0000
28-30-302-062-0000	28-30-312-021-0000	28-30-403-011-0000	28-30-411-011-0000
28-30-302-063-0000	28-30-312-022-0000	28-30-403-013-0000	28-30-411-012-0000
28-30-308-005-0000	28-30-312-023-0000	28-30-403-014-0000	28-30-411-013-0000
28-30-308-006-0000	28-30-312-024-0000	28-30-403-015-0000	28-30-411-014-0000
28-30-308-007-0000	28-30-312-025-0000	28-30-403-016-0000	28-30-411-015-0000
28-30-308-014-0000	28-30-312-026-0000	28-30-403-017-0000	28-30-411-017-0000
28-30-308-015-0000	28-30-312-027-0000	28-30-403-018-0000	28-30-411-019-0000
28-30-308-016-0000	28-30-313-002-0000	28-30-403-019-0000	28-30-411-020-0000
28-30-308-017-0000	28-30-313-004-0000	28-30-403-020-0000	28-30-411-022-0000
28-30-308-018-0000	28-30-313-007-0000	28-30-403-021-0000	28-30-411-023-0000
28-30-308-019-0000	28-30-313-008-0000	28-30-403-028-0000	28-30-411-024-0000
28-30-308-023-0000	28-30-313-009-0000	28-30-403-029-0000	28-30-411-025-0000
28-30-308-025-0000	28-30-313-010-0000	28-30-403-036-0000	28-30-411-026-0000
28-30-308-027-0000	28-30-313-011-0000	28-30-403-037-0000	28-30-411-027-0000
28-30-308-028-1001	28-30-313-012-0000	28-30-403-038-0000	28-30-411-028-0000
28-30-308-028-1002	28-30-314-003-0000	28-30-403-039-0000	28-30-412-019-0000
28-30-308-028-1003	28-30-314-004-0000	28-30-403-040-0000	28-30-412-049-0000
28-30-308-028-1004	28-30-314-005-0000	28-30-403-041-0000	28-30-415-003-0000
28-30-308-028-1005	28-30-314-006-0000	28-30-404-025-0000	28-30-415-004-0000
28-30-308-028-1006	28-30-314-007-0000	28-30-407-002-0000	28-30-415-009-0000
28-30-308-028-1007	28-30-314-008-0000	28-30-407-003-0000	28-30-415-011-0000
28-30-308-028-1008	28-30-314-009-0000	28-30-407-004-0000	28-30-416-006-0000
28-30-308-029-1001	28-30-314-010-0000	28-30-407-005-0000	28-30-416-007-0000
28-30-308-029-1002	28-30-314-011-0000	28-30-407-006-0000	28-30-416-009-0000

Tax Year 2016			
28-30-416-012-0000	28-31-102-012-0000	28-31-103-026-1015	28-31-103-055-0000
28-30-416-015-0000	28-31-102-013-0000	28-31-103-026-1016	28-31-103-056-0000
28-30-416-016-0000	28-31-102-014-0000	28-31-103-026-1017	28-31-103-057-0000
28-30-416-017-0000	28-31-102-016-0000	28-31-103-026-1018	28-31-200-003-0000
28-30-416-019-0000	28-31-102-017-0000	28-31-103-026-1019	28-31-200-012-0000
28-30-416-020-0000	28-31-102-018-0000	28-31-103-026-1020	28-31-200-013-0000
28-30-416-021-0000	28-31-102-019-0000	28-31-103-026-1021	28-31-200-014-0000
28-30-416-023-0000	28-31-102-020-0000	28-31-103-026-1022	28-31-204-001-0000
28-30-416-024-0000	28-31-102-021-0000	28-31-103-026-1023	28-31-204-002-0000
28-30-418-001-0000	28-31-102-022-0000	28-31-103-026-1024	28-31-204-003-0000
28-30-418-002-0000	28-31-102-023-0000	28-31-103-026-1025	28-31-204-004-0000
28-30-418-005-0000	28-31-102-024-0000	28-31-103-026-1026	28-31-204-005-0000
28-30-418-006-0000	28-31-102-025-0000	28-31-103-026-1027	28-31-204-006-0000
28-30-418-007-0000	28-31-102-026-0000	28-31-103-026-1028	28-31-204-007-0000
28-30-418-008-0000	28-31-102-027-0000	28-31-103-026-1029	28-31-204-008-0000
28-30-419-001-0000	28-31-102-028-0000	28-31-103-026-1030	28-31-208-001-0000
28-30-419-002-0000	28-31-102-049-0000	28-31-103-026-1031	28-31-208-002-0000
28-30-419-003-0000	28-31-102-050-0000	28-31-103-026-1032	28-31-208-003-0000
28-30-419-004-0000	28-31-103-020-0000	28-31-103-026-1033	28-31-208-004-0000
28-30-419-005-0000	28-31-103-021-0000	28-31-103-026-1034	28-31-208-006-0000
28-30-419-006-0000	28-31-103-024 -0000	28-31-103-026-1035	28-31-208-007-0000
28-30-419-010-0000	28-31-103-026-1001	28-31-103-026-1036	28-31-208-015-0000
28-30-419-011-0000	28-31-103-026-1002	28-31-103-026-1037	28-31-208-016-0000
28-30-424-002-0000	28-31-103-026-1003	28-31-103-026-1038	28-31-216-002-0000
28-30-424-005-0000	28-31-103-026-1004	28-31-103-026-1039	28-31-216-003-0000
28-30-424-006-0000	28-31-103-026-1005	28-31-103-026-1040	28-31-216-004-0000
28-30-425-001-0000	28-31-103-026-1006	28-31-103-026-1041	28-31-216-005-0000
28-30-425-002-0000	28-31-103-026-1007	28-31-103-026-1042	28-31-216-006-0000
28-30-500-009-0000	28-31-103-026-1008	28-31-103-039-0000	28-31-216-013-0000
28-30-500-010-0000	28-31-103-026-1009	28-31-103-042-0000	28-31-216-014-0000
28-30-500-011-0000	28-31-103-026-1010	28-31-103-049-0000	28-31-400-032-0000
28-31-102-008-0000	28-31-103-026-1011	28-31-103-050-0000	28-31-400-033-0000
28-31-102-009-0000	28-31-103-026-1012	28-31-103-051-0000	
28-31-102-010-0000	28-31-103-026-1013	28-31-103-053-0000	
28-31-102-011-0000	28-31-103-026-1014	28-31-103-054-0000	

Appendix 3: Eligibility Factors by Block

The tables below document the Conservation Area qualifying factors present within the New Bremen Redevelopment Project Area at the time of this Plan.

Eligibility Factors					
Block #	Deterioration	Obsolescence	Inadequate Utilities	EAV*	Lack of Community Planning*
28-30					
302	✓	✓	✓	✓	✓
308	✓	✓	✓	✓	✓
312	✓	✓	✓	✓	✓
313		✓	✓	✓	✓
314		✓	✓	✓	✓
403			✓	✓	✓
404		✓	✓	✓	✓
407		✓	✓	✓	✓
408			✓	✓	✓
411		✓	✓	✓	✓
412	✓	✓	✓	✓	✓
415	✓	✓	✓	✓	✓
416	✓	✓	✓	✓	✓
418	✓	✓	✓	✓	✓
419	✓	✓	✓	✓	✓
424	✓	✓	✓	✓	✓
425	✓	✓	✓	✓	✓
500	✓	✓	✓	✓	✓
28-31					
102		✓	✓	✓	✓
103			✓	✓	✓
200	✓	✓	✓	✓	✓
204			✓	✓	✓
208	✓		✓	✓	✓
216			✓	✓	✓
400	✓		✓	✓	✓

* Inadequate Utilities, Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by parcel.

Appendix 4: EAV by PIN

#	PIN	TY2016 EAV
1	28-30-302-013-0000	88,147
2	28-30-302-014-0000	12,505
3	28-30-302-015-0000	87,869
4	28-30-302-016-0000	31,188
5	28-30-302-017-0000	62,310
6	28-30-302-018-0000	176,686
7	28-30-302-019-0000	47,136
8	28-30-302-020-0000	97,868
9	28-30-302-021-0000	39,648
10	28-30-302-022-0000	44,638
11	28-30-302-062-0000	883
12	28-30-302-063-0000	3,963
13	28-30-308-005-0000	39,861
14	28-30-308-006-0000	15,780
15	28-30-308-007-0000	1,457
16	28-30-308-014-0000	94,142
17	28-30-308-015-0000	77,881
18	28-30-308-016-0000	49,782
19	28-30-308-017-0000	Exempt
20	28-30-308-018-0000	7,437
21	28-30-308-019-0000	4,575
22	28-30-308-023-0000	49,617
23	28-30-308-025-0000	Exempt
24	28-30-308-027-0000	Exempt
25	28-30-308-028-1001	34,594
26	28-30-308-028-1002	34,594
27	28-30-308-028-1003	34,594
28	28-30-308-028-1004	34,594
29	28-30-308-028-1005	34,594
30	28-30-308-028-1006	34,594
31	28-30-308-028-1007	34,594
32	28-30-308-028-1008	34,594
33	28-30-308-029-1001	86,535
34	28-30-308-029-1002	60,269
35	28-30-308-029-1003	50,450
36	28-30-308-029-1004	101,341
37	28-30-312-001-0000	34,403
38	28-30-312-002-0000	7,499

#	PIN	TY2016 EAV
39	28-30-312-003-0000	Exempt
40	28-30-312-004-0000	34,563
41	28-30-312-005-0000	36,422
42	28-30-312-009-0000	14,879
43	28-30-312-019-0000	Exempt
44	28-30-312-020-0000	52,165
45	28-30-312-021-0000	Exempt
46	28-30-312-022-0000	Exempt
47	28-30-312-023-0000	82,975
48	28-30-312-024-0000	85,848
49	28-30-312-025-0000	53,280
50	28-30-312-026-0000	Exempt
51	28-30-312-027-0000	169,706
52	28-30-313-002-0000	Exempt
53	28-30-313-004-0000	Exempt
54	28-30-313-007-0000	98,176
55	28-30-313-008-0000	196,785
56	28-30-313-009-0000	Exempt
57	28-30-313-010-0000	Exempt
58	28-30-313-011-0000	Exempt
59	28-30-313-012-0000	Exempt
60	28-30-314-003-0000	78,854
61	28-30-314-004-0000	62,988
62	28-30-314-005-0000	11,005
63	28-30-314-006-0000	22,016
64	28-30-314-007-0000	42,740
65	28-30-314-008-0000	147,322
66	28-30-314-009-0000	15,185
67	28-30-314-010-0000	32,352
68	28-30-314-011-0000	32,352
69	28-30-314-012-0000	21,341
70	28-30-314-032-0000	88,847
71	28-30-403-003-0000	65,088
72	28-30-403-004-0000	82,008
73	28-30-403-005-0000	Exempt
74	28-30-403-006-0000	Exempt
75	28-30-403-007-0000	4,745
76	28-30-403-008-0000	63,333

#	PIN	TY2016 EAV
77	28-30-403-009-0000	6,265
78	28-30-403-010-0000	55,133
79	28-30-403-011-0000	49,816
80	28-30-403-013-0000	174,494
81	28-30-403-014-0000	59,952
82	28-30-403-015-0000	50,385
83	28-30-403-016-0000	44,027
84	28-30-403-017-0000	36,935
85	28-30-403-018-0000	31,000
86	28-30-403-019-0000	Exempt
87	28-30-403-020-0000	Exempt
88	28-30-403-021-0000	Exempt
89	28-30-403-028-0000	73,862
90	28-30-403-029-0000	143,742
91	28-30-403-036-0000	31,592
92	28-30-403-037-0000	38,822
93	28-30-403-038-0000	55,512
94	28-30-403-039-0000	43,301
95	28-30-403-040-0000	46,390
96	28-30-403-041-0000	47,747
97	28-30-404-025-0000	Exempt
98	28-30-407-002-0000	59,526
99	28-30-407-003-0000	40,175
100	28-30-407-004-0000	4,592
101	28-30-407-005-0000	8,199
102	28-30-407-006-0000	Exempt
103	28-30-407-007-0000	15,670
104	28-30-407-008-0000	17,083
105	28-30-407-009-0000	64,631
106	28-30-407-010-0000	107,449
107	28-30-408-003-0000	Exempt
108	28-30-411-005-0000	Exempt
109	28-30-411-007-0000	9,110
110	28-30-411-008-0000	41,426
111	28-30-411-009-0000	41,426
112	28-30-411-010-0000	57,524
113	28-30-411-011-0000	44,061
114	28-30-411-012-0000	38,850
115	28-30-411-013-0000	189,914
116	28-30-411-014-0000	135,224

#	PIN	TY2016 EAV
117	28-30-411-015-0000	5,699
118	28-30-411-017-0000	20,721
119	28-30-411-019-0000	28,147
120	28-30-411-020-0000	36,420
121	28-30-411-022-0000	43,940
122	28-30-411-023-0000	Exempt
123	28-30-411-024-0000	Exempt
124	28-30-411-025-0000	Exempt
125	28-30-411-026-0000	Exempt
126	28-30-411-027-0000	Exempt
127	28-30-411-028-0000	23,799
128	28-30-412-019-0000	0
129	28-30-412-049-0000	193
130	28-30-415-003-0000	42,648
131	28-30-415-004-0000	19,827
132	28-30-415-009-0000	466,991
133	28-30-415-011-0000	Exempt
134	28-30-416-006-0000	188,361
135	28-30-416-007-0000	Exempt
136	28-30-416-009-0000	Exempt
137	28-30-416-012-0000	48,147
138	28-30-416-015-0000	116,064
139	28-30-416-016-0000	23,457
140	28-30-416-017-0000	Exempt
141	28-30-416-019-0000	36,456
142	28-30-416-020-0000	30,639
143	28-30-416-021-0000	46,171
144	28-30-416-023-0000	10,142
145	28-30-416-024-0000	1,556,676
146	28-30-418-001-0000	43,643
147	28-30-418-002-0000	39,554
148	28-30-418-005-0000	76,516
149	28-30-418-006-0000	35,141
150	28-30-418-007-0000	Exempt
151	28-30-418-008-0000	48,585
152	28-30-419-001-0000	20,625
153	28-30-419-002-0000	5,332
154	28-30-419-003-0000	10,882
155	28-30-419-004-0000	12,937
156	28-30-419-005-0000	78,333

#	PIN	TY2016 EAV
157	28-30-419-006-0000	78,007
158	28-30-419-010-0000	5,349
159	28-30-419-011-0000	34,213
160	28-30-424-002-0000	Exempt
161	28-30-424-005-0000	Exempt
162	28-30-424-006-0000	Exempt
163	28-30-425-001-0000	Exempt
164	28-30-425-002-0000	Exempt
165	28-30-500-009-0000	Exempt
166	28-30-500-010-0000	Exempt
167	28-30-500-011-0000	Exempt
168	28-31-102-008-0000	177,857
169	28-31-102-009-0000	201,676
170	28-31-102-010-0000	85,856
171	28-31-102-011-0000	32,856
172	28-31-102-012-0000	32,214
173	28-31-102-013-0000	32,214
174	28-31-102-014-0000	34,168
175	28-31-102-016-0000	38,594
176	28-31-102-017-0000	64,807
177	28-31-102-018-0000	56,930
178	28-31-102-019-0000	47,876
179	28-31-102-020-0000	31,575
180	28-31-102-021-0000	31,575
181	28-31-102-022-0000	31,575
182	28-31-102-023-0000	52,406
183	28-31-102-024-0000	52,406
184	28-31-102-025-0000	52,406
185	28-31-102-026-0000	52,406
186	28-31-102-027-0000	52,406
187	28-31-102-028-0000	Exempt
188	28-31-102-049-0000	Exempt
189	28-31-102-050-0000	1,551,053
190	28-31-103-020-0000	25,523
191	28-31-103-021-0000	174,771
192	28-31-103-024 -0000	0
193	28-31-103-026-1001	145,907
194	28-31-103-026-1002	47,506
195	28-31-103-026-1003	64,336
196	28-31-103-026-1004	31,648

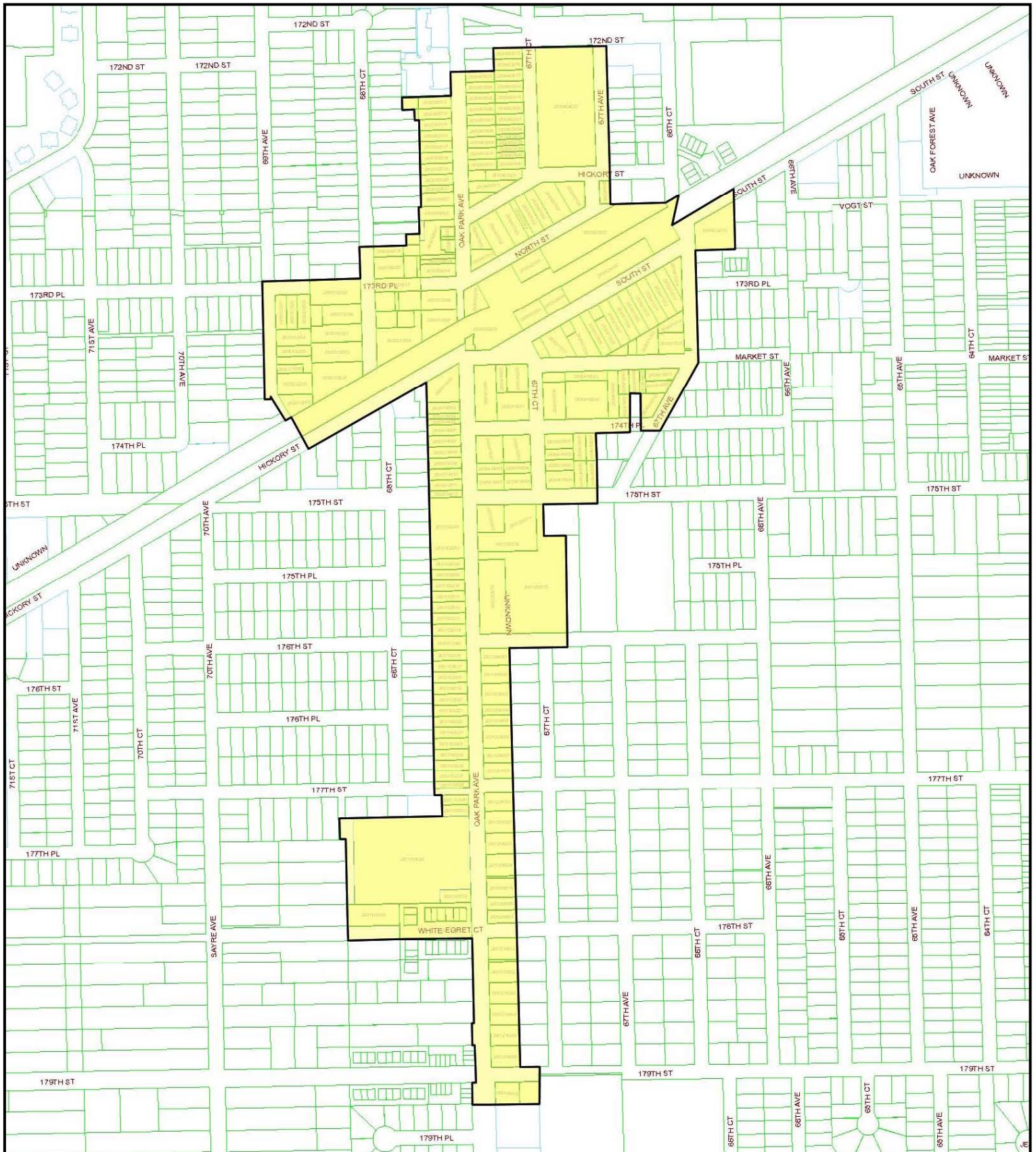
#	PIN	TY2016 EAV
197	28-31-103-026-1005	41,033
198	28-31-103-026-1006	64,148
199	28-31-103-026-1007	47,932
200	28-31-103-026-1008	Exempt
201	28-31-103-026-1009	60,140
202	28-31-103-026-1010	35,542
203	28-31-103-026-1011	36,038
204	28-31-103-026-1012	35,522
205	28-31-103-026-1013	32,237
206	28-31-103-026-1014	46,940
207	28-31-103-026-1015	132,830
208	28-31-103-026-1016	55,649
209	28-31-103-026-1017	21,966
210	28-31-103-026-1018	34,196
211	28-31-103-026-1019	55,691
212	28-31-103-026-1020	60,970
213	28-31-103-026-1021	Exempt
214	28-31-103-026-1022	Exempt
215	28-31-103-026-1023	Exempt
216	28-31-103-026-1024	47,511
217	28-31-103-026-1025	56,580
218	28-31-103-026-1026	52,560
219	28-31-103-026-1027	57,171
220	28-31-103-026-1028	52,997
221	28-31-103-026-1029	91,519
222	28-31-103-026-1030	35,508
223	28-31-103-026-1031	30,659
224	28-31-103-026-1032	51,271
225	28-31-103-026-1033	50,578
226	28-31-103-026-1034	41,748
227	28-31-103-026-1035	66,041
228	28-31-103-026-1036	55,212
229	28-31-103-026-1037	34,552
230	28-31-103-026-1038	23,723
231	28-31-103-026-1039	Exempt
232	28-31-103-026-1040	107,332
233	28-31-103-026-1041	53,233
234	28-31-103-026-1042	46,516
235	28-31-103-039-0000	Exempt
236	28-31-103-042-0000	0

#	PIN	TY2016 EAV
237	28-31-103-049-0000	56,930
238	28-31-103-050-0000	56,173
239	28-31-103-051-0000	56,207
240	28-31-103-053-0000	56,669
241	28-31-103-054-0000	38,208
242	28-31-103-055-0000	57,880
243	28-31-103-056-0000	64,120
244	28-31-103-057-0000	56,947
245	28-31-200-003-0000	174,028
246	28-31-200-012-0000	193,569
247	28-31-200-013-0000	350,400
248	28-31-200-014-0000	237,863
249	28-31-204-001-0000	137,424
250	28-31-204-002-0000	24,517
251	28-31-204-003-0000	51,767
252	28-31-204-004-0000	25,321
253	28-31-204-005-0000	33,831
254	28-31-204-006-0000	159,625
255	28-31-204-007-0000	78,358

#	PIN	TY2016 EAV
256	28-31-204-008-0000	57,325
257	28-31-208-001-0000	169,594
258	28-31-208-002-0000	185,107
259	28-31-208-003-0000	100,192
260	28-31-208-004-0000	96,242
261	28-31-208-006-0000	91,082
262	28-31-208-007-0000	90,810
263	28-31-208-015-0000	1,696
264	28-31-208-016-0000	18,179
265	28-31-216-002-0000	41,291
266	28-31-216-003-0000	11,961
267	28-31-216-004-0000	33,624
268	28-31-216-005-0000	30,828
269	28-31-216-006-0000	154,173
270	28-31-216-013-0000	75,109
271	28-31-216-014-0000	1,219
272	28-31-400-032-0000	42,850
273	28-31-400-033-0000	41,679

Maps

Map 1: Redevelopment Project Area Boundary



1 = 600 Feet



Boundary



Tax Parcels



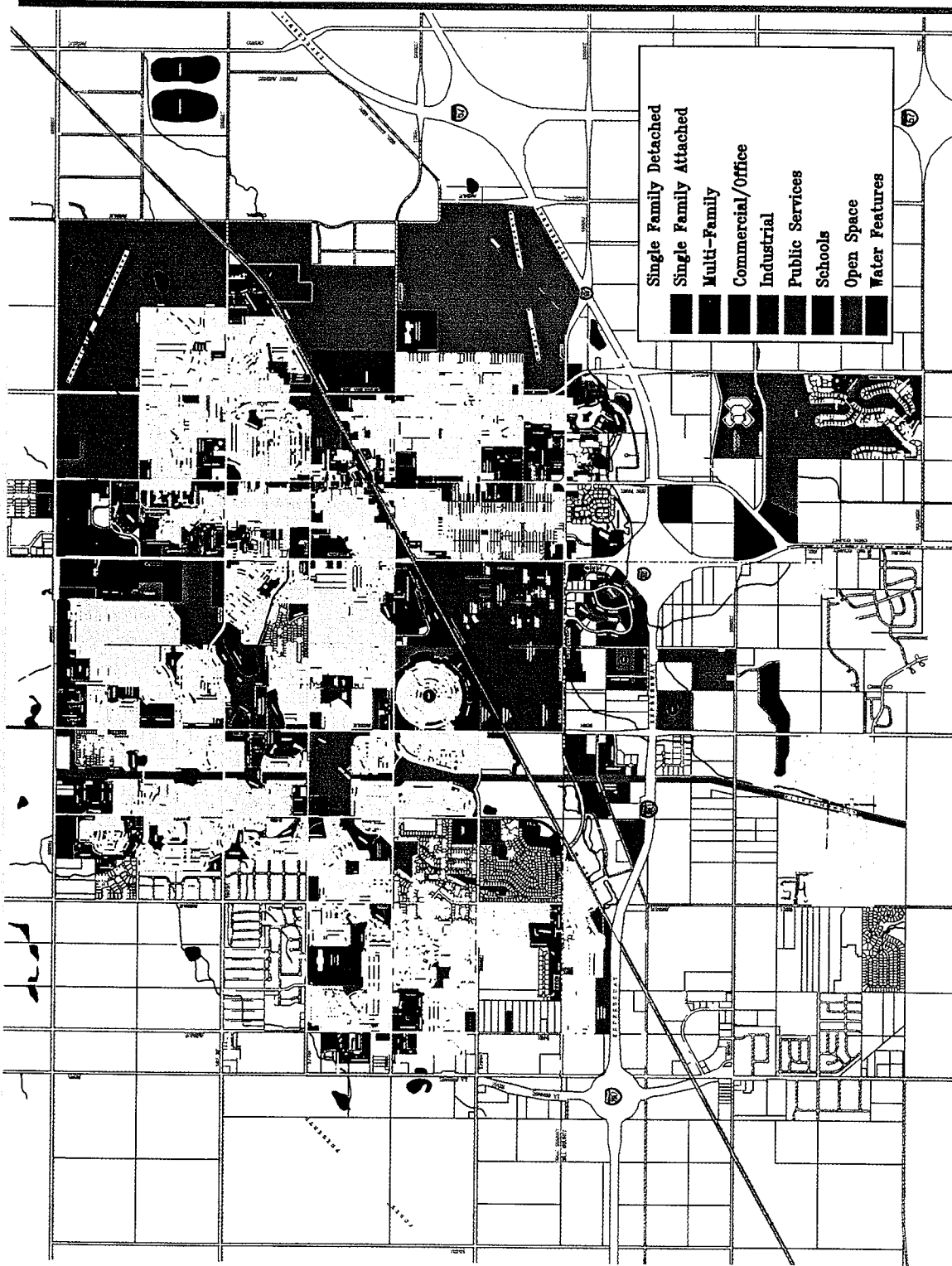
Village of Tinley Park, Illinois New Bremen Redevelopment Project Area Boundary Map



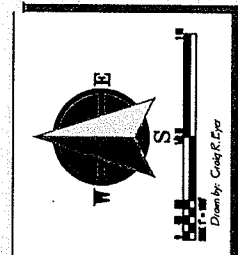
EHLERS
LEADERS IN PUBLIC FINANCE

1/31/2018

Map 2: Existing Land Use



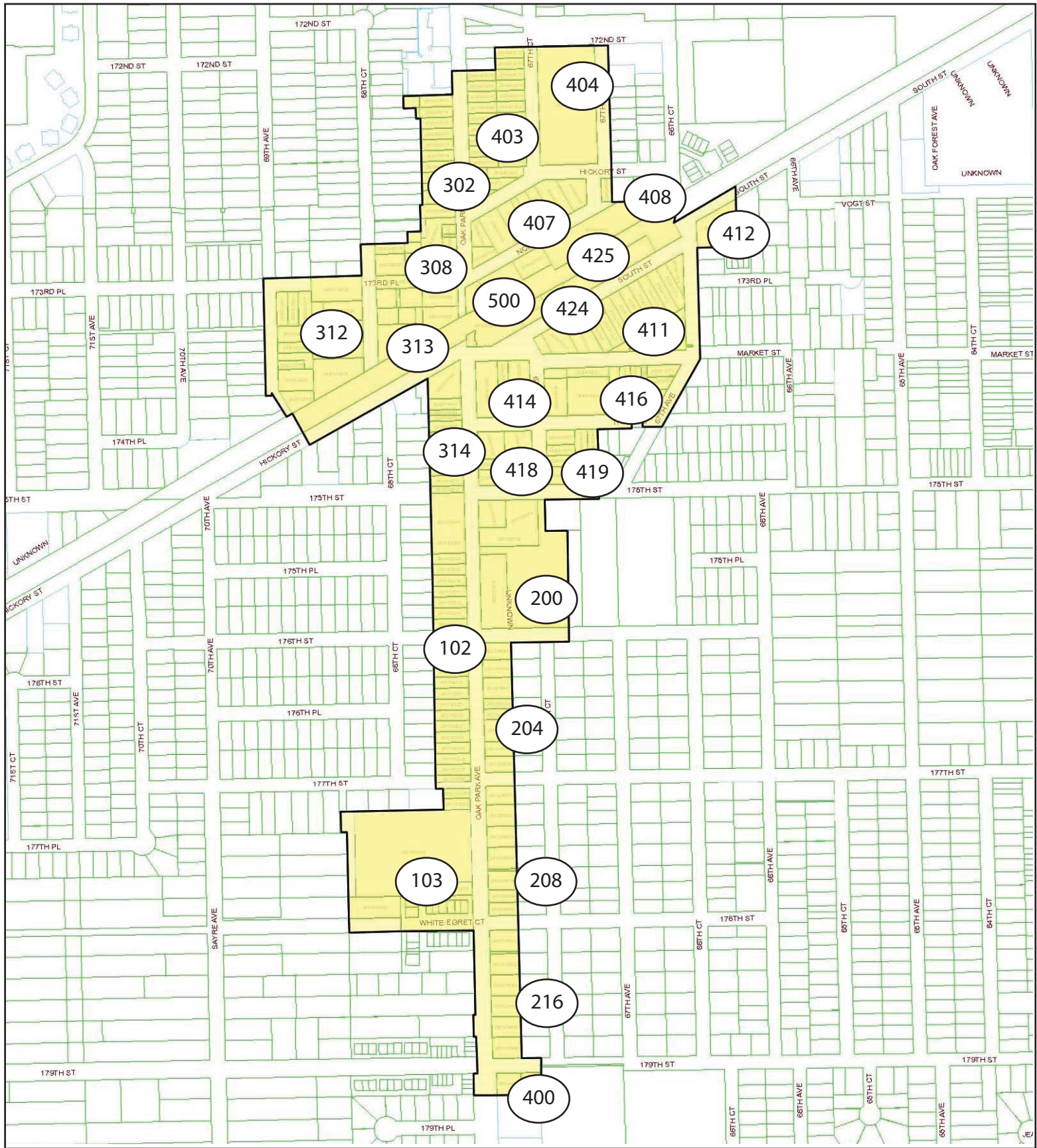
- Single Family Detached
- Single Family Attached
- Multi-Family
- Commercial/Office
- Industrial
- Public Services
- Schools
- Open Space
- Water Features



EXISTING LAND USE

JULY 1999

Map 3: Redevelopment Project Area Block Map



1 = 600 Feet

Boundary

Block Number

Tax Parcels

Village of Tinley Park, Illinois New Bremen Redevelopment Project Area Block Map



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Map 4: Future Land Use

