

Tax Increment Finance
Village of Tinley Park
Legacy Redevelopment Project Area

Redevelopment Plan and Project
February 2016



Prepared by



Tax Increment Finance Village of Tinley Park Legacy Redevelopment Project Area Redevelopment Plan and Project

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I. Introduction

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the “Act”)), the Village of Tinley Park, Illinois (the “Village”) anticipates designating the Legacy Redevelopment Project Area as a “redevelopment project area” (the “Redevelopment Project Area”) under the Act, prior to which the Village shall have adopted and approved this “Tax Increment Finance, Village of Tinley Park, Legacy Redevelopment Project Area, Redevelopment Plan and Project, February 2016” as a “Redevelopment Plan” (the “Redevelopment Plan”) and “redevelopment project” (the “Redevelopment Project”) and the use of tax increment financing (“TIF”) in connection with the payment of qualifying “Redevelopment Project Costs” (the “Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan for the Redevelopment Project Area for twenty-three years after the year in which the Redevelopment Project Area 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 Redevelopment Project Area, the Village engaged Ehlers and Associates, Inc. as its “tax increment consultant” (the “Consultant”) to assist the Village in determining whether the Redevelopment Project Area qualifies under the Act 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 Redevelopment Project Area qualifies as a Conservation Area.

B. 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, 2014 is 57,280 persons, comprised of 21,058 households, with a median household income of \$75,991 (in 2014 dollars) for the period of 2010-2014.

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 minutes 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 St. James Hospital, Ingalls Hospital, and 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

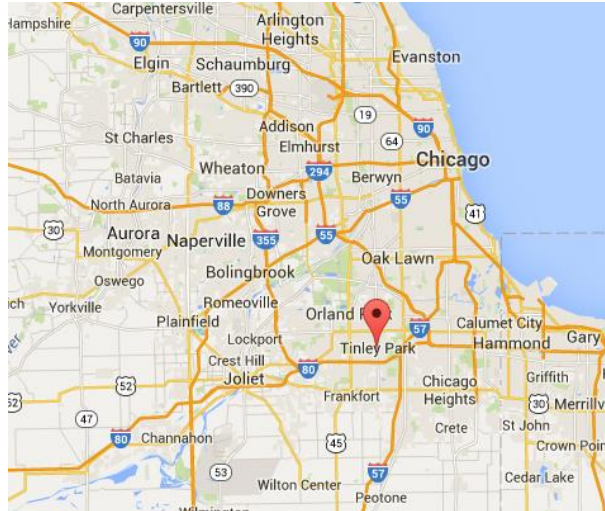
maintains 40 parks, 33 ball fields and several facilities. The District's centerpiece facility is the Tony Bettenhausen Recreation Center, with amenities that include a fitness center, indoor playground, indoor jogging/walking track, gymnasium with three basketball courts and six volleyball courts, indoor 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 housing 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

C. Summary of the Challenges Associated with the Proposed Redevelopment Project Area

General Development Context

The Village of Tinley Park is a community located about 30 miles southwest of Chicago in Cook and Will Counties on I-80 near the I-57 interchange. Its proximity to interstate roads yields outstanding access to the City of Chicago, Midway International Airport, and O'Hare International Airport. The Village is also easily traversed and connected to surrounding communities via arterial roadways including Harlem Avenue (IL 43), LaGrange Road (US Route 45), Oak Park Avenue, and 159th Street (US Route 6).

The Village has been successful in attracting a number of big box retailers and regional and national restaurant and retail establishments, most of which are concentrated along Harlem Avenue, LaGrange Road, Oak Park Avenue, and 159th Street. Newer shopping areas are interspersed with a number of aging strip commercial shopping centers and infrastructure.

Recognizing the challenges associated with aging commercial buildings, corridors, and infrastructure, the Village has been working consistently to attract and retain businesses and facilitate both public and private investment within the community. There are currently four active Tax Increment Financing ("TIF") Districts in place: the Main Street North TIF District; Main Street South TIF District; the Mental Health Center TIF District; and the Oak Park Avenue (Convention Center) TIF District. The Village also completed the Downtown Legacy Plan in 2009 in an effort to guide and facilitate redevelopment.

Proposed Legacy Redevelopment Project Area

The Redevelopment Project Area is comprised of approximately 217 acres, 430 permanent index number (PINs) and 290 parcels. The Redevelopment Project Area is located south of the Metra station and west of the downtown. It consists of residential, industrial, institutional, commercial, railroad uses and right-of-ways. Although the majority of the

buildings (approximately 98%) in the Redevelopment Project Area are residential, the residential parcels represent only 49% of the land area. The commercial, industrial and institutional users comprise the remaining 51% of the land and include the Panduit Company, ABC Supply Co., and Tinley Park High School.

Panduit is a global company with over 5,000 employees worldwide. Panduit started their business in 1955 in the Redevelopment Project Area and has continued to expand this facility with numerous building additions. Each of the additions (approximately 20) have resulted in a series of interconnected structures. The additions to their original structure are in various stages of disrepair. Currently, the entire structure is 757,000 square feet and approximately 73% vacant. In order to pay for the costs of building demolition, remediation of mold and other damage caused by leaking roofs and water infiltration, Panduit has requested financial assistance from the Village, which may be funded by tax increment from a TIF.

The Redevelopment Project Area, in particular the residential area north of 176th Street, lacks a stormwater system. The area was developed prior to stormwater management standards that exist today and there is very little storm sewer or detention infrastructure in this area. As a result, the area experiences standing water after rain storms in the residential areas as well as on the athletic fields of Tinley Park High School.

In addition, the Redevelopment Project Area lacks the necessary “green requirements” to meet the Metropolitan Water Reclamation District of Greater Chicago (MWRD) ordinance. The existing water main and the sanitary sewer network in the Redevelopment Project Area is aging, has experienced several main breaks over the years, and may be undersized for redevelopment requirements. Additional new water mains and fire hydrants, valves and associated appurtenances are needed to adequately serve the area.

The costs to replace and improve the existing stormwater management and water and sanitary sewer system within the Redevelopment Project Area will be extraordinary. Tax increment financing can provide the means to pay for at least a portion, if not the whole cost, of these improvements and prevent the area from becoming blighted.

These environmental and engineering issues will have to be remediated before Panduit can rebuild and there can be any other use of the property. (The Redevelopment Plan contemplates a conversion of a portion of this property and that north of it to residential use which shall be described later.)

D. Tax Increment Financing

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Tax Increment Allocation Redevelopment Act (the “Act”). This 1977 legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is now found in 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 Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “Redevelopment Project Costs”

(“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the equalized assessed valuation (EAV) of taxable real property within the Redevelopment Project Area 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 Redevelopment Project Area, those facilities are eligible for repair, remodeling, and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

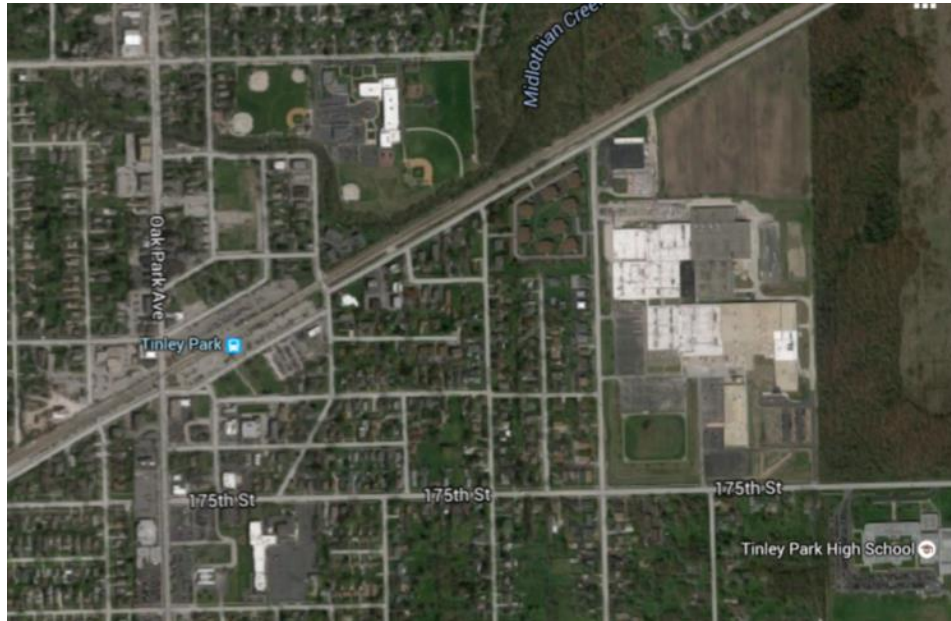
E. The Redevelopment Project Area of the Village of Tinley Park

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to in this Redevelopment Plan as the Legacy Redevelopment Project Area to document any eligibility factors that may exist within the Redevelopment Project Area. The Consultant documented these factors in an analysis entitled the “Tax Increment Finance, Village of Tinley Park, Legacy Redevelopment Project Area, Eligibility Report, February 2016” (the “Eligibility Report”), in **Attachment 4** to this Redevelopment Plan. The Eligibility Report is made part of this Redevelopment Plan by reference hereto. The Redevelopment Project Area and its existing conditions are briefly described below. For greater detail on these factors, refer to the Eligibility Report.

The Redevelopment Project Area is generally bounded by Oak Forest Avenue, and a portion of the railroad right-of-way North of and adjacent to Oak Forest Avenue, on the North; 175th Place and 176th Street West of 62nd Avenue, and the Easterly extension of 177th Street East of 62nd Avenue, on the South; the Village limits on the East (being the Northerly extension of 62nd Avenue, North of 175th Street, and the East line of the Tinley Park High School property, at approximately 6000 West, South of 175th Street); and 66th Court, 67th Avenue and approximately 67th Court on the West; all in Tinley Park, Illinois.

The boundaries contain all adjoining right-of-ways, except those already within the boundaries of the Main Street South TIF.

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



Aerial View of Redevelopment Project Area

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

The Village intends that the Redevelopment Project Area will redevelop with residential, industrial, commercial, and institutional uses.

Most of the current uses within this Redevelopment Project Area are not intended to change in this Redevelopment Plan. However, one potential change may be to convert a portion of the land currently occupied by Panduit and the ABC Supply Co. from office/restricted industrial to residential use.

Development in the Redevelopment Project Area may cause impacts on other taxing districts. These impacts will also need to be addressed.

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. This Redevelopment Plan is intended to guide improvements and activities within the Redevelopment Project Area in order to stimulate private investment in the Redevelopment Project Area. The goal of the Village, through the implementation of this Redevelopment Plan, is that the Redevelopment Project Area be developed to the extent possible on a

comprehensive and planned basis. For this to occur, the Village must foster private investment in the Redevelopment Project Area.

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

Successful implementation of the Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. With a sound financial base, the Village will be better able to provide adequate services for its citizens and improve its future economic sustainability. Only through the implementation of this Redevelopment Plan under the Act will the Redevelopment Project Area develop on a comprehensive and coordinated basis, thereby reducing the factors that have precluded substantial development of the Redevelopment Project Area by the private sector. Left on its own, the Redevelopment Project Area, without incentives authorized by the Act, will likely continue to experience those conditions that will lead to blight. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the Redevelopment Project Area will become an environment that will attract private investment.

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

- Strengthened property tax base for all affected taxing districts.
- Increased job opportunities.
- Reduced blighting conditions in the Redevelopment Project Area, as well as general physical improvement and upgrading of properties.
- Enhanced visual appearance and landscaping within the Village.
- More commercial and business opportunities, including those for industrial uses.
- Improved residential opportunities, including a variety of housing types for various needs and income levels.
- Improved community sustainability.
- Improved economic conditions.
- Stabilization of this portion of the community.

The following is a summary of the key recommendations for the Redevelopment Project Area to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the Redevelopment Project Area, the following steps should be taken:

1. Acquire and prepare land for redevelopment.

2. Induce development, including commercial, industrial, and residential uses.
3. Create employment opportunities for the community and surrounding area.
4. Coordinate design within the Redevelopment Project Area.
5. Create public and private facilities and improvements.
6. Provide access and creation of necessary rights-of-way not currently present.
7. Implement landscape, streetscape, and signage plans.
8. Repair, remodel, rehabilitate, or replace obsolete and/or deteriorating structures.
9. Provide needed infrastructure improvements.
10. Address environmental problems that are or may be associated with properties.
11. Address flooding and drainage issues.
12. Provide adequate parking and loading facilities.
13. Provide financing assistance and interest subsidy for public and private development activities.
14. Provide financing assistance and interest subsidy according to the Act for affordable housing, including that needed for senior housing.
15. Provide for impacts on other taxing bodies caused by redevelopment associated with TIF, including any payments to other taxing districts according to the Act.
16. Assist in the completion of redevelopment goals and objectives in adjacent Redevelopment Project Areas.

II. Redevelopment Project Area Eligibility Conditions

The Redevelopment Project Area's "Conservation Area" conditions documented in this section are based on surveys and analyses initially conducted by the Consultant in December of 2015. As set forth in the Act, the Redevelopment Project Area qualifies as a "conservation 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 property 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.

The criteria presented are reasonably present to a meaningful extent and reasonably distributed in the Redevelopment Project Area.

The Redevelopment Project Area is 217 acres, in excess of the required 1½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of conservation factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise, proving that development will not occur without financial assistance by the Village.

Fifty percent or more of the structures in the area are 35 years or older, according to Cook County tax records.

These factors go beyond normal development needs, and to prevent this area from becoming blighted, TIF funds will be necessary to finance redevelopment activities.

Surveys and Analyses Conducted

The conditions summarized above are based upon initial surveys and analyses conducted by the Consultant in December 2015. The surveys and analyses conducted include:

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 Redevelopment Project Area.

The land within the Redevelopment Project Area is eligible to be designated as a “Conservation Area” in that 50% or more of the structures in the area are 35 years or older, according to Cook County tax records and verified by visual inspection. There are approximately 250 primary structures in the Redevelopment Project Area, and approximately 212 (or 85%) are 35 years of age or more.

The Redevelopment Project Area also meets the requirements of Section 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 to a major extent. 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 five (5) Conservation Area criteria are present in the Redevelopment Project Area:

- Obsolescence
- Deterioration
- Inadequate utilities
- Lack of community planning

- Lagging EAV

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 2** in the Eligibility Report (**Attachment 4** of this report) reflects the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is 217 acres, in excess of the minimum 1½ acres required by the Act. All parcels in the Redevelopment Project Area are contiguous, as demonstrated in the map in **Attachment 2**. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements are included in the Redevelopment Project Area.

The Redevelopment Project Area is challenged by the community's aging buildings and inadequate and/or nonexistent infrastructure.

Deterioration, as a factor, is present throughout the Redevelopment Project Area when structures are closely examined. Foundation cracks and/or deteriorated concrete/masonry were identified on many buildings. Roofing, fascia, signage and windows require repair or replacement. There are rotted window frames and garage doors in some buildings. The age of the structures contributes to the deterioration of many buildings, as property maintenance has not kept pace with the wear and tear that has occurred over time.

Deterioration was observed in the residential and industrial buildings as well as the surface areas, parking lots and driveways. The Panduit building has extensive deterioration from a leaking roof. The leaking roof has caused problems in the interior of the building including: mold and moisture issues, standing water, holes, cracks, missing materials, and unstable ceiling joists.

The Panduit facility which covers 23% of the Redevelopment Project Area is approximately 73% vacant due to the dilapidated state of many of the building's additions. Over the past five years, the portion of the building which is considered to be unusable has increased from 14.2% in 2010, to 67.9% in 2013, and to 73% in 2015. There may be additional vacancies within the multi-family residential buildings as well, but they were not evident.

The Village has indicated there currently is a need for infrastructure improvements within the Redevelopment Project Area. A report from the Village's Engineer indicates that the Redevelopment Project Area suffers from inadequate utilities throughout (see Attachment 4 of the Eligibility Report).

The Redevelopment Project Area has insufficient capacity for storm drainage, water lines, sanitary sewers.

Obsolescence is also a qualifying factor, as significant facilities and infrastructure within the Redevelopment Project Area have fallen into disuse and are currently ill-suited for their original use, namely certain portions of the Panduit and Tinley Park High School properties, as referenced above.

A lack of community planning is evident within the Redevelopment Project Area. The Redevelopment Project Area was developed before the Village's first comprehensive plan (adopted in 1967) and without the benefit or guidance of any type of planning standards commonly used after that time. There are buildings that are improperly situated on parcels, and buildings that are located on parcels of inadequate size or shape in the Redevelopment Project Area, in relation to present-day standards of development. Subdivision and/or consolidation of parcels may need to occur prior to any redevelopment. In the residential areas there are homes that are located on multiple parcels with part of the building on one parcel and part of the building on the adjacent parcel. In addition, there are parcels that are landlocked without access to the street except by going through another parcel. These parcels are of an inadequate size for contemporary development for the Redevelopment Project Area.

The Redevelopment Project Area has also not benefitted from a recent comprehensive planning effort. The Village's most recent Comprehensive Plan was completed in 2000 and does not specifically address goals or objectives for the Redevelopment Project Area.

In examining the equalized assessed value (EAV) of the area, the EAV for the entire Redevelopment Project Area is lagging. While EAVs dropped throughout the country since 2008 as a result of the economic recession, all three measurements of the EAV indicate that the Redevelopment Project Area still compares unfavorably with the rest of the Village and the United States, as compared to the Consumer Price Index for All Urban Consumers. This factor applies throughout the Redevelopment Project Area.

The Redevelopment Project Area as a whole is adversely impacted by the presence of conservation factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal development needs, and to prevent this area from becoming blighted, TIF funds will be necessary to finance redevelopment activities.

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, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Conservation Area as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

III. Redevelopment Plan

A. Goals

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

1. An improved quality of life in the Redevelopment Project Area and the Village.
2. An environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
3. An increased property tax base for all local governments having jurisdiction overlapping the Redevelopment Project Area.
4. A strengthened economy of the Village and the larger community.
5. A stabilized business area for the Village.
6. An improved physical condition of the Redevelopment Project Area and the Village.
7. Sound economic development within the Redevelopment Project Area that is consistent with the comprehensive plan for the development of the Village as a whole.

B. Objectives

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

1. Reduce or eliminate those conditions that are leading to or causing blight and qualify the Redevelopment Project Area as a “conservation area”. **Attachment 4** describes these conditions.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the Eligibility Report, provide utilities, and create rights-of-way and access to the sites.
7. Provide needed incentives to encourage a broad range of improvements.

8. Provide for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law where these are a material impediment to the development or redevelopment of the Redevelopment Project Area.
9. Address any flooding or stormwater management problems that may develop as a result of redevelopment.
10. Improve the visual attractiveness of the Village through landscaping and coordination of design in the Redevelopment Project Area.
11. Enhance the sustainability of the community by improving its stature as a desirable place to live and work.
12. Improve opportunities for residential, industrial and commercial development and redevelopment.

C. Program

The Village may use any program element authorized by the Act including, but not limited to, those in the following listing. The Village proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

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

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

2. Property Assembly

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

3. Land Preparation

The Village may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The Village may assist in rehabilitation, remodel, repair, and lease hold improvements.

6. Land Acquisition

The Village may purchase or write down the purchase of land.

7. Development Agreements

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

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expending a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Tinley Park reserves the right to collect reimbursement for funds extended in accordance with the Act.

8. Provision of Public Works or Improvements

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

a. Streets, Sidewalks, Lighting, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, 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.

b. Landscaping

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

c. Stormwater Management

Facilities or improvements may need to be constructed to eliminate or reduce stormwater runoff.

d. Sewage Treatment

Facilities and new or improved infrastructure may be needed to collect and treat sewage.

e. Water System

An adequate water supply may be provided, with facilities and new or improved infrastructure needed to accommodate a higher demand for water.

9. 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.

10. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

11. Job Training

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

12. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

13. Eminent Domain

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.

14. Assist in Financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that may be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan.

15. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district.

D. Policies

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

The Village may employ the use of financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the Redevelopment Project

Area. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan and Project.

E. Redevelopment Implementation Strategy

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

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

IV. Agreement with Comprehensive Plan

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) reflect goals 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.
 - 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. (Page 98)

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 **Attachment 3** of this Redevelopment Plan, shows properties in the Redevelopment Project Area as being designated for mixed-use planned unit development, residential, office/restricted industrial, government/schools/open space/institution, and Metra Rock Island railroad uses.

This generally corresponds to the land uses outlined in this Redevelopment Plan (and the Village's Downtown Legacy Plan of 2009) except for the area occupied by Panduit and ABC Supply Co. in the northeast section of the Redevelopment Project Area which is identified in the Future Land Use map as office/restricted industrial, part of which may be redeveloped as residential according to this Redevelopment Plan.

Future consideration should be given to adding residential use to the area identified as office/restricted industrial in the Tinley Park Comprehensive Land Use Map. As the area has close proximity to the Metra station and the surrounding residential community, this area is well-suited for future residential development.

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

V. Evidence Supporting the Need for the TIF

The Redevelopment Project Area as a whole is adversely impacted by the presence of Conservation Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

The land within the Redevelopment Project Area is eligible to be designated as a “Conservation Area” in that 50% or more of the structures in the area are 35 years or older, according to Cook County tax records. The Redevelopment Project Area also meets the requirements of Section 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 to a major extent. 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 five (5) Conservation Area criteria are present in the Redevelopment Project Area:

- Obsolescence
- Deterioration
- Inadequate utilities
- Lack of community planning
- Lagging EAV

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. Table 2 of the Eligibility Report (**Attachment 4**) contains the results of various research, field survey, and analysis of existing conditions in the Redevelopment Project Area, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 217 acres, in excess of the minimum 1½ acres required by the Act.

As in many metropolitan communities throughout the country, the Village of Tinley Park has been dealing with the challenges of a changing economic and demographic landscape and aging infrastructure. While the Redevelopment Project Area is still functional with respect to its uses as a residential community with adjacent industrial, commercial and institutional uses, its buildings and surrounding land and infrastructure are showing signs of severe neglect and are in need of some investment.

Finally, the parcels within the Redevelopment Project Area have a total EAV that has declined in five (5) of the last five (5) calendar years. It also shows the EAV of all parcels within the Redevelopment Project Area grew at an annual rate less than the balance of the Village as a whole in (3) of the last five (5) calendar years. Further, the total EAV of the parcels in the Redevelopment Project Area increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for five (5) of the last five (5) calendar years. All three measurements of EAV described in the Act indicate that EAV is lagging in the Redevelopment Project Area. These conditions demonstrate a lack of investment in the Redevelopment Project Area.

As described in more detail in **Attachment 4** of this Redevelopment Plan, the Redevelopment Project Area as a whole is adversely impacted by the presence of conservation factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the Redevelopment Project Area.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities. It is not reasonable to expect that the Redevelopment Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

VI. Redevelopment Project Costs

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

A. Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2016 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, 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 particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the Village to finance all 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). \$3,000,000
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). \$500,000
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and

the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).	\$5,500,000
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).	\$10,000,000
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, as provided for by 65 ILCS 5/11-74.4-3(q)(4).	\$36,500,000
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).	\$500,000
7. 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).	\$3,000,000
8. To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the Village may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).	\$500,000
9. 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).	\$3,500,000

10. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).	\$500,000
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).	\$1,000,000
12. 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).	\$3,000,000
13. 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).	\$10,000,000
14. Contributions to/incremental revenues transferred to contiguous redevelopment project areas, as provided for by 65 ILCS 5/11-74.4-4(q).	\$4,000,000
Total Estimated Redevelopment Project Costs	\$81,500,000

Notes regarding Estimated Redevelopment Project Costs:

- All costs are in 2016 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.
- Private redevelopment costs and investment are in addition to the above.
- 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 Redevelopment Project Area 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 of Tinley Park reserves the right to collect reimbursement for funds extended in accordance with the Act.

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 Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area 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.

VII. Redevelopment Project Certifications

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

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

A. An itemized list of estimated Redevelopment Project Costs.

See **Section VI. Redevelopment Project Costs.**

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

Evidence appears in **Section V. Evidence Supporting the Need for the TIF.**

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

It is anticipated that Redevelopment Projects implemented, as part of the Redevelopment Plan, will not cause increased demand for services or capital improvements by any other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment. Capital funds will be available to assist in the development of public improvements. The Redevelopment Project Costs found in **Section VI** of this Redevelopment Plan provides for significant amounts to pay taxing district capital costs and contributions to school districts in accordance with the TIF Act should impacts be greater than expected.

The following is an assessment of the impact on each individual District:

County of Cook

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Cook County Consolidated Elections

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Forest Preserve District of Cook County

There is expected to be minimal impact and minimal expected increase in demand for services.

Bremen Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Bremen Township General Assistance

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Bremen Township Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Village of Tinley Park

With any additional residential development, there is expected to be an increase in demand for services, which will have a financial impact to the Village. Also, the Village will incur the costs for the stormwater and water and sanitary sewer capital projects described in the Eligibility Report. Funds are available in the Redevelopment Project Costs undertaken by the Village within the Redevelopment Project Area.

Village of Tinley Park Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Community Consolidated School District 146 (Tinley Park)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in the Redevelopment Project Costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Community High School District 228 (Bremen)

New residential development is expected to be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in the Redevelopment Project Costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Community College District 510 (South Suburban)

There may be some impact and an expected increase in demand for services. Funds are also available for job training.

Tinley Park Public Library

There may be some impact and an expected increase in demand for services. The Tinley Park Public Library is a local library, and not a library district, under the State statutes; therefore, there is no provision for reimbursement of funds under the Act if additional patrons result from activities undertaken in the Redevelopment Project Area. However, funds are available in the Redevelopment Project Costs for capital projects resulting from activities in the Redevelopment Project Area.

Tinley Park Park District

There is expected to be some financial impact and an expected increase in demand for services. Funds are available in the Redevelopment Project Costs for capital projects resulting from activities in the Redevelopment Project Area.

Metropolitan Water Reclamation District of Greater Chicago

There may be some impact and an expected increase in demand for services due to the addition of new residential structures and other redevelopment.

South Cook County Mosquito Abatement District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Suburban Cook County Tuberculosis Sanitarium District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Cook County Health and Hospital System

There may be some impact and an expected increase in demand for services due to the addition of new residential structures and other redevelopment.

D. The 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 Redevelopment Project Areas. 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. The nature and term of obligations to be issued.

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 Redevelopment Project Area 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 Redevelopment Project Area 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 Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

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

See **Table 1** for the most recent EAV of the Redevelopment Project Area, as well as a five year EAV history.

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

See **Table 2** for the estimated EAV after development that is made part of this document by reference hereto.

General land uses to apply within the Redevelopment Project Area are as shown in the Future Land Use Map (see **Attachment 3**).

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

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan 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, sexual orientation, gender identity, 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. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.**

This Redevelopment Plan does not concern an Industrial Park Conservation Redevelopment Project Area.

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

Property within the Redevelopment Project Area is annexed to the municipality, or shall be prior to the adoption of the Redevelopment Project Area and Redevelopment Plan and Project.

VIII. Findings

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

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

As described in **Section II.** of this Redevelopment Plan and in more detail in the Eligibility Report (**Attachment 4** of this report), the Redevelopment Project Area as a whole is adversely impacted by the presence of Conservation Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

The following five (5) Conservation Area criteria are present in the Redevelopment Project Area:

- Obsolescence
- Deterioration
- Inadequate utilities
- Lack of community planning
- Lagging EAV

Based on these factors, the Village of Tinley Park finds that the Redevelopment Project Area has not been subject to growth and development through private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan and Redevelopment Project. Private investment and redevelopment has not occurred to eliminate the factors that are detrimental to the health, safety, morals or welfare of the public and may lead to blighted conditions. The Redevelopment Project is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and the application of Incremental Property Taxes to the Redevelopment Project Area under the Act and this Redevelopment Plan.

In the absence of Village sponsored redevelopment initiatives, blighting conditions will continue to develop in the Redevelopment Project Area. Erosion or lack of appreciation of the assessed valuation of property in and near the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

B. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.

This Redevelopment Plan and Redevelopment Project conform to the comprehensive plan for the development of the municipality as a whole. **Section IV** of this report describes how the

specific goals and objectives in the Village's Comprehensive Plan for this area are reflected in the goals of the Redevelopment Plan and Redevelopment Project.

C. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the latest date as December 31 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, 2040, assuming this Redevelopment Plan and Redevelopment Project is adopted in 2016.

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

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

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

Based on the historical lack of private investment without assistance and the documented problems in the Redevelopment Project Area, the Village of Tinley Park finds that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

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

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

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

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

The Village of Tinley Park hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units.

H. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.

The Village of Tinley Park has determined that there are more than 75 inhabited residential units in the Redevelopment Project Area and 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.

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

The Village of Tinley Park hereby certifies that this Redevelopment Project Area has more than 75 residential units but will not result in the displacement of residents from ten (10) or more inhabited residential units and therefore a housing impact study is not required.

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

As certified in subsection I above, the Redevelopment Project Area has more than 75 residential units. However, because the Village certifies that redevelopment will not displace 10 or more inhabited residential units, neither a housing impact study nor a relocation plan is required.

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

As certified, the Redevelopment Plan and Project does not require a housing impact study or a relocation plan.

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

As certified, the Redevelopment Plan and Project does not require a housing impact study.

M. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be

substantially benefited by the proposed redevelopment project improvements.

The map of the Redevelopment Project Area is **Attachment 2** and is made part of this document by reference hereto. It illustrates that all parcels in the Redevelopment Project Area are contiguous.

The Redevelopment Project Area was found to qualify as a Conservation Area according to the Act. The Redevelopment Plan Program (**Section III. C.** of this report) and the Redevelopment Plan Policies and Implementation Strategy as identified in the Redevelopment Project Costs (**Section VI**) 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.

N. According to the Act, no Redevelopment Plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the Redevelopment Plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.

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.

O. According to the Act, no cost shall be a redevelopment project cost in a Redevelopment Project Area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. “Historic resource” 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 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.

This Redevelopment Plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act. There are no historic resources currently existing within this Redevelopment Project Area, and therefore, this section does not currently apply, nor is it expected to apply to this Redevelopment Plan and Redevelopment Project during its term.

IX. Provisions for Amending the Redevelopment Plan and Project

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

Tables

Table 1: Legacy Redevelopment Project Area Most Recent EAV and Five Year EAV History

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-29-300-028-0000	1,555,375	1,523,023	1,233,898	847,648	804,292	832,893
28-29-300-030-0000	2,968	2,968	2,968	2,968	2,968	2,968
28-29-300-031-0000	656	656	656	656	656	656
28-29-300-032-0000	1,121	1,121	1,121	58,753	55,800	57,101
28-29-300-033-0000	756	756	756	756	756	19,944
28-29-300-034-0000	10,207,089	9,994,776	9,559,524	9,028,547	3,554,388	4,327,855
28-29-300-035-0000	78,786	77,147	80,976	62,060	58,886	63,584
28-29-300-036-0000	809	809	809	809	809	809
28-30-409-003-0000	18,098	18,098	18,098	16,098	16,098	16,098
28-30-409-004-0000	46,351	49,596	47,759	43,773	41,176	34,649
28-30-409-008-0000	49,992	54,412	49,203	45,136	42,470	38,616
28-30-409-009-0000	7,765	7,603	4,563	4,309	12,248	12,163
28-30-409-010-0000	251,935	246,695	199,301	188,231	178,603	197,612
28-30-409-011-0000	9,352	9,158	5,496	5,190	4,925	5,042
28-30-409-012-0000	55,284	69,749	48,552	44,522	41,887	37,278
28-30-409-013-0000	44,967	48,115	47,206	43,251	36,209	36,627
28-30-409-014-0000	45,810	49,033	47,670	43,689	41,096	37,177
28-30-409-015-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-409-015-1001	68,511	67,086	55,779	52,681	42,986	41,009
28-30-409-015-1002	45,730	48,931	49,779	45,681	42,986	41,009
28-30-409-015-1003	47,712	51,052	49,779	45,681	42,986	41,009
28-30-409-015-1004	51,252	54,840	49,779	45,681	42,986	41,009
28-30-409-015-1005	56,112	60,040	49,779	45,681	42,986	41,009
28-30-409-015-1006	68,511	67,086	55,779	52,681	42,689	48,009
28-30-410-004-0000	81,860	60,943	57,565	47,120	44,352	42,012
28-30-410-006-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-410-006-1001	49,786	48,751	37,649	35,558	33,739	26,348
28-30-410-006-1002	38,192	40,865	31,135	28,073	26,279	18,983
28-30-410-006-1003	38,192	40,865	31,135	28,073	26,279	18,983
28-30-410-006-1004	27,962	30,199	27,632	23,541	33,723	19,332
28-30-410-006-1005	9,656	9,656	39,117	36,944	35,055	27,370
28-30-410-006-1006	13,402	13,402	13,402	11,402	11,402	11,402
28-30-410-006-1007	51,724	50,648	39,117	36,944	35,055	27,370
28-30-410-006-1008	37,131	39,730	33,170	29,944	28,055	20,370
28-30-410-006-1009	35,049	37,502	34,605	31,350	24,388	16,414
28-30-410-006-1010	35,049	37,502	34,605	31,350	24,388	16,414
28-30-410-006-1011	35,095	37,552	34,638	31,381	29,418	21,444
28-30-410-006-1012	31,049	33,502	30,605	26,350	24,388	16,414
28-30-410-006-1013	31,962	34,199	31,632	28,541	26,723	19,332

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-410-006-1014	31,451	33,653	31,135	28,073	19,123	18,983
28-30-410-006-1015	13,080	13,080	13,080	35,073	33,279	13,983
28-30-410-006-1016	31,451	33,653	31,135	28,073	26,279	18,983
28-30-410-006-1017	9,656	9,656	9,656	7,656	7,656	7,656
28-30-410-006-1018	29,501	35,846	29,117	24,944	23,055	15,370
28-30-410-006-1019	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1020	29,501	9,655	39,117	24,944	35,055	7,655
28-30-410-006-1021	38,221	40,896	34,109	30,881	28,944	21,065
28-30-410-006-1022	53,035	51,932	40,109	37,881	35,944	28,065
28-30-410-006-1023	28,944	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1024	34,531	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1025	30,938	33,104	30,642	27,607	25,837	18,640
28-30-410-006-1026	35,503	37,988	31,632	28,541	26,723	19,332
28-30-410-006-1027	50,413	49,365	38,125	29,007	27,165	19,678
28-30-410-006-1028	32,477	34,750	32,125	29,007	27,165	14,678
28-30-410-006-1029	31,962	34,199	31,632	28,541	26,723	19,332
28-30-410-006-1030	32,477	34,750	32,125	29,007	27,165	14,678
28-30-410-006-1031	51,724	44,648	39,117	27,248	25,496	20,370
28-30-410-006-1032	18,886	18,886	18,886	16,886	16,886	15,370
28-30-410-006-1033	33,501	44,648	33,117	29,944	28,055	20,370
28-30-410-006-1034	34,531	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1035	38,221	40,896	34,109	30,415	28,944	21,065
28-30-410-006-1036	34,020	36,401	33,616	30,415	28,502	20,719
28-30-410-006-1037	8,409	8,409	8,409	6,408	6,409	6,409
28-30-410-006-1038	37,598	40,230	30,642	27,607	25,837	18,640
28-30-410-006-1039	32,477	34,750	32,125	29,007	27,165	19,678
28-30-410-006-1040	25,062	25,062	25,062	22,607	20,837	25,640
28-30-410-006-1041	31,962	34,199	31,632	28,541	26,723	14,332
28-30-410-006-1042	8,907	8,907	8,907	6,907	6,907	6,907
28-30-410-006-1043	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1044	31,962	34,199	31,632	28,541	26,723	19,332
28-30-410-006-1045	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1046	33,501	35,846	33,117	29,444	28,055	20,370
28-30-410-006-1047	33,501	35,846	33,117	27,251	25,499	20,370
28-30-410-006-1048	34,531	36,846	34,109	30,881	28,944	21,065
28-30-410-006-1049	34,770	37,204	30,642	27,607	25,837	18,640
28-30-410-006-1050	32,477	34,750	32,125	29,007	27,165	19,678
28-30-410-006-1051	9,157	9,157	9,157	7,157	7,157	7,157
28-30-410-006-1052	48,452	37,204	30,642	27,607	25,837	18,640
28-30-410-006-1053	31,962	34,199	31,632	28,541	26,723	19,332
28-30-410-006-1054	32,992	31,301	28,624	24,478	22,613	15,027
28-30-410-006-1055	32,992	35,301	32,624	29,478	27,613	20,027
28-30-410-006-1056	49,254	48,230	37,340	35,266	33,463	26,065
28-30-410-006-1057	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1058	53,035	36,948	34,109	30,881	28,944	21,065

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-410-006-1059	41,779	44,704	34,109	28,121	26,324	21,065
28-30-410-006-1060	33,501	35,846	33,117	29,944	28,055	15,370
28-30-410-006-1061	32,992	35,301	32,624	29,478	27,613	15,027
28-30-410-006-1062	8,658	8,658	8,658	6,658	6,658	6,658
28-30-410-006-1063	23,831	23,831	23,831	21,831	33,279	25,983
28-30-410-006-1064	9,406	9,406	9,406	7,406	7,406	7,406
28-30-410-006-1065	34,531	36,948	34,109	30,881	28,944	21,065
28-30-410-006-1066	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1067	40,580	43,421	33,117	29,994	28,055	20,370
28-30-410-006-1068	10,152	10,152	10,152	8,152	23,944	8,152
28-30-410-006-1069	42,972	45,980	35,101	31,818	29,833	21,757
28-30-410-006-1070	38,221	40,896	34,109	30,881	28,944	21,065
28-30-410-006-1071	38,643	41,348	34,109	30,881	28,944	21,065
28-30-410-006-1072	35,558	34,047	31,101	26,818	24,833	16,757
28-30-410-006-1073	9,406	9,406	9,406	7,406	7,406	7,406
28-30-410-006-1074	30,959	33,406	27,135	35,073	21,279	13,983
28-30-410-006-1075	31,451	33,653	31,135	28,073	26,279	18,983
28-30-410-006-1076	9,406	50,008	9,406	36,478	34,613	27,027
28-30-410-006-1077	19,621	19,621	19,621	17,621	17,621	16,065
28-30-410-006-1078	29,501	50,648	39,117	36,944	35,055	20,370
28-30-410-006-1079	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1080	34,531	36,948	34,109	25,881	23,944	16,065
28-30-410-006-1081	35,558	38,047	35,101	31,818	29,833	21,757
28-30-410-006-1082	34,531	36,948	34,109	37,881	35,944	21,065
28-30-410-006-1083	41,779	44,704	34,109	30,881	24,631	21,065
28-30-410-006-1084	42,972	45,980	35,101	31,818	29,833	21,757
28-30-410-006-1085	32,992	35,301	32,624	29,478	27,613	20,027
28-30-410-006-1086	8,645	8,645	36,642	34,607	32,837	25,640
28-30-410-006-1087	30,938	33,104	30,642	27,607	25,837	18,640
28-30-410-006-1088	39,986	42,785	32,624	29,478	27,613	20,027
28-30-410-006-1089	10,255	10,255	10,255	8,255	8,255	8,255
28-30-410-006-1090	33,501	35,846	33,117	29,944	28,055	20,370
28-30-410-006-1091	17,587	17,587	17,587	15,587	15,587	10,370
28-30-410-006-1092	37,779	40,704	30,109	25,881	23,944	11,065
28-30-410-006-1093	35,558	38,047	35,101	31,818	24,833	16,757
28-30-410-006-1094	35,558	38,047	35,101	31,818	29,833	21,757
28-30-410-006-1095	54,350	53,219	41,101	38,818	36,833	28,757
28-30-410-006-1096	35,558	38,047	35,101	31,818	29,833	21,757
28-30-410-007-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-410-007-1001	71,392	49,907	51,602	48,736	36,955	34,666
28-30-410-007-1002	45,392	49,907	45,602	41,736	29,995	22,666
28-30-410-007-1003	25,968	27,786	28,403	25,492	17,662	16,111
28-30-410-007-1004	45,392	49,907	45,602	41,736	29,995	27,666
28-30-410-007-1005	50,093	53,600	45,602	41,736	29,995	27,666
28-30-410-007-1006	25,968	27,786	28,403	25,492	24,662	23,111

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-412-007-0000	67,089	40,640	73,929	38,639	66,252	38,639
28-30-412-014-0000	45,487	50,000	45,644	41,775	39,281	35,926
28-30-412-023-0000	45,057	48,211	43,968	40,193	37,779	33,542
28-30-412-024-0000	38,677	41,384	36,387	30,455	28,539	28,802
28-30-412-025-0000	40,833	44,089	43,077	39,351	36,981	33,375
28-30-412-026-0000	61,976	60,687	47,729	45,078	42,772	32,695
28-30-412-027-0000	46,066	50,567	46,600	42,679	40,138	33,901
28-30-412-028-0000	58,647	62,803	40,251	35,460	33,032	38,503
28-30-412-032-0000	43,577	46,627	36,028	32,694	30,663	27,530
28-30-412-033-0000	27,357	27,357	27,357	27,357	27,357	25,357
28-30-412-034-0000	49,744	53,226	50,587	46,444	43,710	35,333
28-30-412-035-0000	40,843	43,982	41,255	36,408	33,932	32,286
28-30-412-037-0000	53,497	52,384	38,790	36,636	34,762	33,320
28-30-412-038-0000	61,403	60,126	37,801	34,369	29,833	29,211
28-30-412-039-0000	61,403	60,126	43,801	41,369	39,253	36,211
28-30-412-040-0000	61,558	56,922	38,416	32,371	25,038	27,701
28-30-412-041-0000	42,090	45,036	39,985	36,431	34,209	30,909
28-30-412-042-0000	22,602	22,602	22,602	20,602	20,602	20,602
28-30-412-043-0000	61,403	43,497	37,801	34,369	32,253	29,211
28-30-412-044-0000	40,786	43,641	38,078	34,629	32,500	29,353
28-30-412-045-0000	46,634	49,898	37,801	34,369	32,253	19,980
28-30-412-046-0000	43,131	47,693	43,404	39,660	37,273	36,404
28-30-412-047-0000	10,312	10,312	10,312	8,312	8,312	36,211
28-30-412-048-0000	45,802	49,008	43,065	39,340	36,970	37,033
28-30-412-050-0000	10,676	10,676	10,676	8,676	40,240	24,871
28-30-412-052-0000	4,435	4,343	3,909	3,692	3,503	3,586
28-30-412-053-0000	23,560	23,090	17,182	16,228	15,398	14,793
28-30-412-058-0000	323,075	257,040	132,667	245,686	111,161	238,655
28-30-412-059-0000	70,482	49,016	45,522	41,660	39,717	36,703
28-30-412-061-0000	48,320	51,702	48,742	40,041	37,635	39,908
28-30-412-063-0000	44,341	47,525	46,107	42,213	39,696	45,277
28-30-412-064-0000	18,944	18,944	18,944	16,944	16,944	16,944
28-30-412-066-0000	290,135	230,828	253,903	239,800	134,109	157,779
28-30-412-067-0000	290,169	230,855	253,897	239,795	134,130	157,795
28-30-412-068-0000	206,220	164,066	119,418	112,785	80,430	112,667
28-30-412-069-0000	233,494	185,767	132,691	125,321	118,911	119,147
28-30-412-070-0000	186,131	141,148	104,743	98,925	93,866	121,319
28-30-412-072-0000	55,285	59,155	61,926	57,153	49,961	48,912
28-30-412-073-0000	101,042	98,941	72,860	68,813	65,293	65,195
28-30-412-074-0000	125,840	123,222	88,925	83,986	79,690	80,573
28-30-412-075-0000	125,840	123,222	88,925	83,986	79,690	80,573
28-30-412-076-0000	56,372	57,103	58,513	53,929	50,813	45,726
28-30-412-077-0000	56,372	60,659	58,513	53,929	50,813	45,726
28-30-412-079-0000	45,858	49,057	46,853	42,917	40,364	29,648
28-30-412-082-0000	42,592	45,573	35,710	32,393	30,379	33,623

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-412-083-0000	105,659	103,462	70,602	66,681	63,270	74,908
28-30-412-085-0000	10,515	10,296	9,268	8,753	8,306	8,503
28-30-412-086-0000	48,954	53,395	48,790	44,746	42,100	40,311
28-30-412-087-0000	76,552	74,960	65,585	54,942	51,744	46,906
28-30-412-088-0000	13,011	13,011	13,011	11,011	11,011	11,011
28-30-412-089-0000	56,498	60,453	51,157	46,983	44,221	45,213
28-30-412-090-0000	56,447	60,398	51,089	46,918	44,160	38,169
28-30-412-091-0000	56,447	60,398	51,089	46,918	44,160	38,169
28-30-412-092-0000	53,498	57,243	51,157	46,983	44,221	38,213
28-30-412-093-0000	1,597	1,564	1,408	1,330	1,262	1,292
28-30-412-094-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-412-094-1001	28,427	30,417	32,546	28,101	26,306	22,992
28-30-412-094-1002	36,316	37,728	34,189	30,957	29,016	22,992
28-30-412-094-1003	44,789	47,924	51,279	48,548	45,707	36,891
28-30-412-094-1004	15,397	15,397	15,397	33,948	25,211	14,459
28-30-412-094-1005	36,316	37,728	34,189	30,957	29,016	17,992
28-30-412-094-1006	53,862	57,632	52,815	48,548	45,707	36,891
28-30-412-094-1007	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-094-1008	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-094-1009	8,348	8,174	7,513	7,095	6,732	4,486
28-30-412-094-1010	8,348	8,174	7,513	7,095	6,227	5,606
28-30-412-094-1011	8,348	8,174	7,513	6,562	6,732	5,606
28-30-412-094-1012	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-094-1013	8,348	8,174	7,513	7,095	6,732	5,606
28-30-412-095-0000	78,687	76,926	68,366	63,235	59,643	59,952
28-30-412-096-0000	20,261	19,840	11,609	10,964	10,403	10,650
28-30-413-004-0000	12,968	12,968	12,968	10,968	10,968	10,968
28-30-413-006-0000	40,901	43,764	40,472	36,891	34,646	40,086
28-30-413-007-0000	74,732	50,251	55,580	52,493	47,111	43,256
28-30-413-009-0000	46,857	50,278	34,036	29,590	27,463	24,448
28-30-413-010-0000	69,082	80,147	60,119	56,780	53,876	52,560
28-30-413-011-0000	41,173	44,055	39,123	35,617	33,437	38,905
28-30-413-014-0000	64,696	63,350	50,987	48,155	36,159	33,247
28-30-413-015-0000	13,427	13,427	13,427	11,427	11,427	11,427
28-30-413-017-0000	39,137	41,877	38,024	34,579	32,452	23,162
28-30-413-018-0000	53,582	57,322	40,796	37,197	34,936	28,362
28-30-413-022-0000	11,714	11,714	11,714	9,714	9,714	9,714
28-30-413-023-0000	40,753	43,606	34,709	31,448	29,481	29,015
28-30-413-024-0000	13,519	13,519	13,519	11,519	11,519	11,519
28-30-413-025-0000	41,413	45,888	41,874	38,215	35,902	33,929
28-30-413-026-0000	45,455	48,637	47,432	43,464	47,833	43,834
28-30-413-027-0000	44,256	47,354	46,868	42,931	38,377	36,286
28-30-413-028-0000	40,775	45,389	38,955	41,682	41,277	33,495
28-30-413-029-0000	42,433	45,743	43,591	39,837	37,441	34,961
28-30-413-030-0000	52,321	56,692	46,458	42,544	40,010	45,713

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-413-031-0000	47,318	50,630	33,108	29,936	28,047	33,264
28-30-413-032-0000	48,238	51,615	50,682	46,534	43,796	38,949
28-30-414-001-0000	9,125	9,125	9,125	8,125	8,125	8,125
28-30-414-002-0000	9,125	9,125	9,125	8,125	8,125	8,125
28-30-414-003-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-414-004-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-414-005-0000	25,240	27,254	28,684	17,937	16,713	16,713
28-30-414-006-0000	25,240	29,039	28,684	17,937	16,713	16,713
28-30-414-007-0000	25,231	27,004	26,418	24,284	22,863	20,112
28-30-414-008-0000	25,231	26,991	26,418	24,284	22,863	20,112
28-30-414-009-0000	20,800	22,545	23,148	19,987	17,810	14,740
28-30-414-010-0000	29,131	31,431	32,754	28,123	24,950	20,306
28-30-414-011-0000	48,658	53,105	52,346	48,105	45,286	41,249
28-30-414-012-0000	7,431	7,277	4,625	4,368	4,145	4,243
28-30-414-016-0000	38,720	42,397	44,733	45,048	42,422	32,715
28-30-414-022-0000	44,643	43,611	38,618	35,407	33,309	24,667
28-30-414-023-0000	14,262	13,940	12,607	11,640	10,973	8,877
28-30-414-024-0000	98,272	96,221	85,999	81,222	77,068	61,248
28-30-414-025-0000	35,474	34,736	31,269	29,532	28,021	22,803
28-30-414-031-0000	42,051	44,995	40,026	36,470	29,604	36,879
28-30-414-032-0000	6,949	6,805	4,441	4,194	3,980	4,074
28-30-414-038-0000	7,873	7,709	5,359	5,061	4,802	4,916
28-30-414-039-0000	91,498	92,828	71,813	65,269	73,317	56,481
28-30-414-043-0000	4,074	3,970	3,574	3,375	3,203	3,279
28-30-414-044-0000	83,191	81,461	73,267	69,197	65,658	50,606
28-30-414-045-0000	83,191	81,381	73,258	69,189	65,650	50,598
28-30-414-046-0000	33,435	32,723	29,317	27,688	26,272	21,012
28-30-414-049-0000	2,069	2,026	1,824	1,723	1,635	1,673
28-30-414-050-0000	6,437	6,303	3,966	3,745	3,554	3,638
28-30-414-051-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-30-414-051-1001	10,920	11,684	11,729	9,744	5,712	9,008
28-30-414-051-1002	28,683	28,086	19,618	18,528	14,181	17,725
28-30-414-051-1003	16,942	18,128	18,478	16,188	14,936	15,116
28-30-414-051-1004	33,934	33,228	23,780	22,459	17,187	17,183
28-30-414-051-1005	44,182	37,263	24,223	21,544	20,084	20,305
28-30-414-051-1006	35,693	34,950	24,421	23,065	21,885	22,064
28-30-414-053-0000	166,675	163,208	111,145	104,972	99,602	101,509
28-30-414-054-0000	166,908	163,436	111,436	105,246	99,863	101,665
28-30-414-056-0000	6,602	6,963	7,158	7,072	6,674	5,642
28-30-414-057-0000	141,467	138,524	110,569	92,403	87,676	97,002
28-30-414-058-0000	195,173	191,113	137,883	130,225	123,546	121,543
28-30-414-059-0000	44,859	48,279	64,278	48,708	37,574	36,020
28-30-414-060-0000	39,079	41,815	38,702	35,219	33,059	29,320
28-30-414-061-0000	78,537	81,298	70,336	65,096	61,408	48,392
28-30-416-022-0000	66,105	70,189	57,045	52,543	49,498	45,767

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-417-002-0000	47,982	51,341	52,114	47,886	45,079	38,714
28-30-417-003-0000	89,035	74,687	87,183	54,142	49,289	50,887
28-30-417-004-0000	69,077	67,640	48,011	45,344	37,674	42,346
28-30-417-005-0000	13,654	13,654	13,654	50,307	40,734	43,248
28-30-417-006-0000	32,757	32,076	27,927	26,375	18,026	22,580
28-30-417-007-0000	3,286	3,214	2,893	2,733	2,593	2,654
28-30-417-008-0000	41,121	43,999	39,227	35,715	33,530	47,015
28-30-417-009-0000	44,109	47,197	43,033	39,309	36,941	35,616
28-30-417-010-0000	49,548	53,547	51,517	47,322	44,544	41,638
28-30-417-011-0000	39,116	42,535	39,718	36,178	33,970	31,898
28-30-417-012-0000	76,016	50,423	44,224	40,434	38,008	34,558
28-30-417-013-0000	37,830	40,478	35,802	32,480	30,461	29,380
28-30-417-014-0000	58,158	62,408	51,392	47,204	44,432	47,013
28-30-417-015-0000	44,254	47,352	43,481	39,733	30,858	31,187
28-30-417-016-0000	46,374	49,620	37,700	34,273	32,162	30,988
28-30-417-017-0000	34,926	57,932	52,149	49,252	40,192	32,229
28-30-417-018-0000	4,676	5,861	5,398	5,098	11,378	9,419
28-30-417-019-0000	35,777	38,641	38,838	35,681	33,587	24,491
28-30-417-020-0000	17,218	18,064	17,892	16,565	15,628	12,700
28-30-419-007-0000	52,543	36,268	33,413	24,557	22,943	20,765
28-30-419-008-0000	43,802	48,350	43,475	39,727	37,338	35,215
28-30-419-009-0000	147,783	150,168	111,624	104,091	98,409	87,743
28-30-419-012-0000	59,476	63,698	64,614	62,545	39,520	45,575
28-30-420-001-0000	6,686	6,537	5,885	5,558	5,274	5,399
28-30-420-002-0000	61,902	65,031	62,556	52,748	49,436	37,749
28-30-420-003-0000	5,325	5,214	3,075	2,904	2,755	2,821
28-30-420-007-0000	10,373	10,157	6,158	5,816	5,519	5,650
28-30-420-008-0000	57,462	56,443	38,377	36,246	34,392	34,612
28-30-420-009-0000	37,682	40,320	37,790	34,357	32,243	36,260
28-30-420-012-0000	57,316	60,767	53,840	49,516	46,625	46,127
28-30-420-013-0000	46,686	51,174	48,909	44,859	42,206	40,093
28-30-420-014-0000	4,105	4,019	3,618	3,417	3,242	3,319
28-30-420-015-0000	85,671	83,889	53,361	50,397	47,819	46,673
28-30-420-016-0000	49,866	53,357	46,024	42,134	39,621	38,763
28-30-420-017-0000	40,615	43,977	38,767	35,280	33,118	39,075
28-30-420-018-0000	48,947	50,235	39,192	35,682	33,499	32,476
28-30-420-019-0000	63,233	61,918	59,391	56,092	53,223	49,377
28-30-420-020-0000	46,545	49,083	41,146	37,528	35,250	31,860
28-30-420-021-0000	40,648	43,493	40,389	36,812	34,571	32,547
28-30-420-022-0000	43,751	48,300	46,702	45,372	42,693	39,096
28-30-420-023-0000	46,413	50,376	48,038	32,441	30,424	28,824
28-30-420-024-0000	54,152	57,943	51,214	47,036	44,272	41,189
28-30-420-025-0000	51,150	54,731	38,960	35,463	27,006	29,642
28-30-420-028-0000	50,886	54,448	54,279	44,913	42,019	35,935
28-30-420-029-0000	37,930	40,585	34,171	30,940	29,000	27,088

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-420-030-0000	17,454	17,454	17,545	15,454	15,454	15,454
28-30-420-031-0000	43,156	46,224	42,085	38,414	30,691	34,844
28-30-420-032-0000	33,330	35,911	38,075	35,678	29,882	29,822
28-30-421-003-0000	44,439	72,890	52,856	49,920	47,367	44,022
28-30-421-008-0000	42,804	51,290	46,211	42,311	39,789	36,602
28-30-421-009-0000	57,079	55,892	50,019	47,241	34,945	42,812
28-30-421-010-0000	67,796	49,630	40,413	36,835	34,593	32,830
28-30-421-011-0000	63,173	61,859	45,751	36,201	33,991	27,584
28-30-421-012-0000	37,608	41,195	36,162	32,820	30,783	41,190
28-30-421-013-0000	40,426	43,256	37,573	34,153	32,048	32,438
28-30-421-015-0000	35,998	38,518	30,411	27,388	25,629	24,932
28-30-421-016-0000	40,334	41,157	41,357	37,615	35,231	33,098
28-30-421-017-0000	10,414	10,414	10,414	8,414	8,414	8,401
28-30-421-018-0000	41,081	65,607	51,504	48,643	46,155	28,839
28-30-421-019-0000	36,544	39,102	32,454	29,318	27,461	25,020
28-30-421-020-0000	48,756	77,118	55,937	51,497	48,505	44,822
28-30-421-022-0000	52,139	56,514	49,871	45,768	43,069	37,481
28-30-421-023-0000	36,829	39,407	33,871	30,657	28,731	28,350
28-30-421-024-0000	15,714	15,714	15,714	13,714	13,714	13,714
28-30-421-025-0000	62,071	66,239	59,520	54,880	51,715	51,455
28-30-421-026-0000	12,509	12,509	37,613	10,509	42,668	39,610
28-30-421-027-0000	55,327	59,636	57,517	52,989	49,921	44,925
28-30-421-028-0000	50,040	52,036	53,635	41,663	39,174	41,107
28-30-421-029-0000	15,430	75,610	51,718	48,845	46,347	49,715
28-30-422-001-0000	24,302	26,180	27,824	26,803	25,253	20,098
28-30-422-002-0000	24,302	25,827	27,824	26,803	25,253	20,098
28-30-422-004-0000	24,737	26,665	28,322	26,882	22,828	17,634
28-30-422-005-0000	24,737	26,282	28,322	26,882	22,828	17,634
28-30-422-006-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-422-007-0000	49,810	54,234	52,666	48,408	45,574	36,602
28-30-422-008-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-422-016-0000	20,267	21,783	23,204	23,128	21,766	16,526
28-30-422-017-0000	20,267	21,588	23,204	23,128	21,766	16,526
28-30-422-018-0000	59,927	58,674	52,817	36,826	34,943	36,958
28-30-422-019-0000	10,306	10,091	9,277	7,311	6,937	7,233
28-30-422-020-0000	18,100	19,853	19,086	15,247	15,247	11,973
28-30-422-021-0000	18,238	19,309	19,216	15,409	15,409	12,093
28-30-422-024-0000	38,687	41,395	33,810	29,377	27,261	25,675
28-30-422-025-0000	30,995	33,810	31,955	32,304	30,191	27,069
28-30-422-026-0000	88,789	92,401	87,137	80,964	76,465	69,714
28-30-422-027-0000	59,469	63,688	60,628	55,927	52,708	40,031
28-30-422-028-0000	86,517	84,718	65,701	60,719	57,255	50,954
28-30-422-029-0000	92,671	49,400	49,400	55,685	48,408	51,903
28-30-422-030-0000	11,279	11,279	11,279	9,279	55,177	39,805
28-30-422-031-0000	63,072	67,219	67,695	62,601	59,041	50,291

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-30-422-032-0000	62,352	60,931	66,212	61,201	57,713	51,782
28-30-423-003-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-423-004-0000	4,138	4,052	3,648	3,445	3,269	3,347
28-30-423-005-0000	23,671	25,328	25,111	19,980	18,779	15,119
28-30-423-006-0000	23,671	25,328	25,111	19,980	18,779	15,119
28-30-423-007-0000	7,907	7,907	7,907	6,907	29,126	20,221
28-30-423-008-0000	7,907	7,907	7,907	6,907	29,126	20,221
28-30-423-009-0000	7,676	10,742	9,669	9,132	8,665	7,631
28-30-423-010-0000	25,693	41,729	38,858	36,700	34,823	28,095
28-30-423-011-0000	11,214	16,711	15,257	14,410	13,673	11,517
28-30-423-012-0000	40,960	40,108	31,640	26,382	24,854	20,335
28-30-423-013-0000	40,960	40,108	31,640	26,382	24,854	20,335
28-30-423-019-0000	29,564	29,812	26,537	21,417	20,142	18,054
28-30-423-020-0000	29,564	29,607	26,537	21,417	20,142	18,054
28-30-423-021-0000	4,074	3,990	3,591	3,393	3,218	3,295
28-30-423-036-0000	68,039	66,624	61,851	58,415	55,428	60,938
28-30-423-037-0000	77,128	75,524	59,635	56,322	53,442	59,093
28-30-423-041-0000	76,844	75,121	64,570	59,650	56,241	47,741
28-30-423-042-0000	82,837	81,114	71,042	67,096	63,664	59,008
28-30-423-043-0000	82,840	81,117	70,570	66,650	63,241	59,741
28-30-423-044-0000	112,821	110,474	91,076	86,017	81,617	81,154
28-30-423-045-0000	54,001	57,781	60,108	55,436	45,071	42,145
28-30-423-046-0000	46,015	49,236	43,168	38,215	35,646	23,748
28-30-423-047-0000	42,780	45,775	43,722	39,960	32,558	30,493
28-30-423-048-0000	15,163	15,163	15,163	13,163	13,163	13,163
28-30-500-006-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-200-006-0000	309,035	245,870	184,450	174,205	165,295	178,308
28-31-200-008-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-200-009-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-201-004-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
28-31-201-007-0000	59,999	64,199	60,648	41,181	40,614	43,626
28-31-201-008-0000	76,997	75,395	67,317	63,578	60,326	62,557
28-31-201-009-0000	48,385	52,838	47,533	43,560	37,936	45,022
28-31-201-010-0000	42,662	45,648	43,701	39,940	37,540	35,438
28-31-201-011-0000	49,507	52,972	39,925	36,375	34,156	33,100
28-31-201-027-0000	81,590	85,353	69,064	61,895	58,269	61,776
28-31-202-002-0000	57,214	61,219	45,350	41,497	39,017	38,597
28-31-202-031-0000	42,323	45,286	72,730	39,023	36,669	34,782
28-31-202-033-0000	46,963	75,362	58,144	54,914	52,105	48,600
28-31-202-035-0000	45,527	50,039	51,836	48,312	45,483	36,880
28-31-202-036-0000	63,236	45,180	35,137	31,852	29,865	32,506
28-31-202-037-0000	49,480	52,944	48,564	44,533	41,897	39,973
28-31-202-046-0000	48,357	52,626	51,796	47,586	44,794	42,392
28-31-202-047-0000	57,097	58,256	56,331	50,646	59,442	48,108
28-31-203-002-0000	55,169	59,481	56,904	57,880	54,561	32,517

PIN Number	TAX YEAR					
	2009	2010	2011	2012	2013	2014
28-31-203-003-0000	93,557	85,611	61,412	56,667	53,411	52,485
28-31-203-004-0000	49,207	52,651	50,352	46,222	43,500	37,510
28-31-203-027-0000	66,714	65,327	47,720	45,069	42,764	40,236
28-31-203-044-0000	118,031	115,576	87,053	82,218	78,013	76,589
28-31-203-045-0000	118,095	115,639	87,101	82,263	78,055	76,619
28-32-100-005-0000	65,487	70,071	57,889	53,340	50,254	54,573
28-32-100-006-0000	87,147	85,335	63,889	60,340	57,254	51,503
28-32-100-030-0000	46,865	49,349	38,119	64,557	34,329	26,885
28-32-100-036-0000	32,515	34,791	32,487	29,349	27,490	22,692
28-32-100-045-0000	136,860	134,013	109,152	103,089	97,816	87,493
28-32-100-063-0000	Placeholder Parcel on Map: Condo PINs - See below					
28-32-100-063-1001	44,401	43,478	25,675	24,294	23,009	14,229
28-32-100-063-1002	44,401	43,478	25,675	24,294	23,009	14,229
28-32-100-063-1003	34,461	33,620	20,694	18,211	16,922	14,793
28-32-100-063-1004	36,369	35,488	21,953	19,401	18,050	8,491
28-32-100-063-1005	34,461	33,620	20,694	18,211	16,922	7,793
28-32-100-063-1006	36,369	35,488	21,953	19,401	18,050	8,491
28-32-100-063-1007	39,211	38,396	25,871	24,434	23,184	7,338
28-32-100-063-1008	34,461	33,620	20,694	18,211	16,922	14,793
28-32-100-063-1009	41,708	40,841	27,517	25,988	24,659	15,251
28-32-100-063-1010	34,165	33,329	20,498	18,026	16,746	7,684
28-32-100-063-1011	35,044	34,191	21,080	18,576	17,268	8,008
28-32-100-063-1012	34,094	33,260	20,453	17,984	16,706	7,659
28-32-100-063-1013	34,391	33,551	20,646	18,166	16,879	7,766
28-32-100-063-1014	46,585	45,616	26,937	25,441	24,140	14,929
28-32-100-063-1015	34,900	34,049	20,985	18,486	17,183	7,956
28-32-100-063-1016	36,588	35,702	22,099	19,538	18,181	8,572
28-32-100-063-1017	41,708	40,841	27,517	25,988	24,659	15,251
28-32-100-063-1018	41,708	34,841	27,517	18,988	14,701	8,251
28-32-101-002-0000	54,118	33,578	33,578	29,578	29,578	29,578
28-32-101-003-0000	48,480	51,874	49,336	45,263	42,590	41,393
28-32-101-004-0000	58,657	54,968	58,816	55,472	52,277	46,288
28-32-101-005-0000	55,354	59,662	51,538	47,342	44,562	40,802
28-32-101-006-0000	63,961	76,507	48,790	43,425	40,846	44,200
28-32-101-026-0000	65,914	67,630	64,231	59,330	55,937	50,368
28-32-101-027-0000	47,826	52,609	47,961	43,964	39,357	36,973
28-32-102-001-0000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
Total EAV of RPA	30,999,867	30,864,544	27,510,475	25,320,555	18,598,545	18,152,297
Percent Change		-0.44%	-10.87%	-7.96%	-26.55%	-2.40%
Village Wide EAV	1,796,096,943	1,812,100,741	1,607,962,763	1,492,117,188	1,398,312,558	1,344,281,964
Balance of Village Wide EAV	1,765,097,076	1,781,236,197	1,580,452,288	1,466,796,633	1,379,714,013	1,326,129,667
Percent Change		0.91%	-11.27%	-7.19%	-5.94%	-3.88%
CPI	-0.40%	1.60%	3.20%	2.10%	1.50%	1.60%

EAV is subject to verification by the Cook County Clerk. After verification, a final value will be certified by the Cook County Clerk which will establish the Certified Initial EAV of the Redevelopment Project Area.

Table 2: Legacy Redevelopment Project Area Projected EAV and Tax Increment

Village of Tinley Park
Legacy Redevelopment Project Area

Increment Projections - Residential Redevelopment & Misc. Property Improvement Scenario

Assumptions

Est. Base Value of Project Area ¹	\$	18,152,297			
Annual Inflation Rate ²		1.50%			
Triennial Inflation Rate ³		4.57%		Net Present Value Rate	6.0%
Tax Rate ⁴		15.3980%		% Revenue Collected	97%
2014 Cook County Equalization Factor		2.7253			

TIF Year ⁵	Tax Year	Project Area EAV ⁶	Future Projects EAV ⁷	Taxable EAV / Incremental Value ⁸	Projected Incremental Property Tax Revenues (Year Received) ⁹	Incremental Property Tax Revenues Collected (by 12/31) ¹⁰
Base EAV	2014	\$ 18,152,297				
0	2015	\$ 18,152,297		\$ -		
1	2016	\$ 18,152,297		\$ -	\$ -	\$ -
<u>2</u>	<u>2017</u>	\$ 18,981,464		\$ 829,167	\$ -	\$ -
3	2018	\$ 18,981,464		\$ 829,167	\$ 127,675	\$ 123,845
4	2019	\$ 18,981,464		\$ 829,167	\$ 127,675	\$ 123,845
<u>5</u>	<u>2020</u>	\$ 19,848,507		\$ 1,696,210	\$ 127,675	\$ 123,845
6	2021	\$ 19,848,507		\$ 1,696,210	\$ 261,182	\$ 253,347
7	2022	\$ 19,848,507	\$ 180,000	\$ 1,876,210	\$ 261,182	\$ 253,347
<u>8</u>	<u>2023</u>	\$ 20,931,052	\$ 470,000	\$ 3,248,755	\$ 288,899	\$ 280,232
9	2024	\$ 21,404,238	\$ 1,190,000	\$ 4,441,941	\$ 500,243	\$ 485,236
10	2025	\$ 22,596,274	\$ 1,190,000	\$ 5,633,977	\$ 683,970	\$ 663,451
<u>11</u>	<u>2026</u>	\$ 24,802,050	\$ 1,750,000	\$ 8,399,753	\$ 867,520	\$ 841,494
12	2027	\$ 26,550,663	\$ 1,750,000	\$ 10,148,366	\$ 1,293,394	\$ 1,254,592
13	2028	\$ 28,299,277	\$ 1,930,000	\$ 12,076,980	\$ 1,562,645	\$ 1,515,766
<u>14</u>	<u>2029</u>	\$ 31,493,557	\$ 1,640,000	\$ 14,981,260	\$ 1,859,613	\$ 1,803,825
15	2030	\$ 33,129,032	\$ 1,520,000	\$ 16,496,735	\$ 2,306,814	\$ 2,237,610
16	2031	\$ 34,647,242	\$ 1,520,000	\$ 18,014,945	\$ 2,540,167	\$ 2,463,962
<u>17</u>	<u>2032</u>	\$ 37,724,620	\$ 1,890,000	\$ 21,462,323	\$ 2,773,941	\$ 2,690,723
18	2033	\$ 39,611,131	\$ 950,000	\$ 22,408,834	\$ 3,304,769	\$ 3,205,625
19	2034	\$ 40,556,257	\$ 950,000	\$ 23,353,960	\$ 3,450,512	\$ 3,346,997
<u>20</u>	<u>2035</u>	\$ 43,339,322	\$ 950,000	\$ 26,137,025	\$ 3,596,043	\$ 3,488,162
21	2036	\$ 44,284,448	\$ 950,000	\$ 27,082,151	\$ 4,024,579	\$ 3,903,842
22	2037	\$ 45,229,574	\$ 950,000	\$ 28,027,277	\$ 4,170,110	\$ 4,045,006
<u>23</u>	<u>2038</u>	\$ 48,226,108	\$ 450,000	\$ 30,523,811	\$ 4,315,640	\$ 4,186,171
24	2039	Collection of Year 23 Increment			\$ 4,700,056	\$ 4,559,055
Total					\$ 43,144,307	\$ 41,849,977
Net Present Value					\$ 17,100,738	\$ 16,587,716

Assumptions:

¹ Estimated Base EAV (TY2014) of Project Area (subject to certification by Cook County).

² Estimated annual inflation rate.

³ Estimated inflation rate compounded triennially.

⁴ Tax Rate for Tax Year 2014 of Tax Code 13909

⁵ Assumes TIF is adopted by Ordinance in 2016 and that the first tax year is 2016 upon which increment will be collected. Assumes TIF Life of 23 Years.

⁶ Estimated Base EAV plus Future Projects EAV of prior year projects, plus triennial inflation.

⁷ Estimated increase in EAV of future improvements. These projections are based in part on assumptions from the Legacy Plan (2009) prepared by the Village of Tinley Park. Other assumptions include future property improvements to the Pauduit property. Assumptions to be refined following input from Village and/or specific project proposals.

⁸ Project Area Base EAV + Future Projects EAV

⁹ Tax revenues are collected one year after the taxing year.

¹⁰ Assumes a 97% collection rate.

Attachments

Attachment 1: Legacy Redevelopment Project Area Legal Description

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOGETHER WITH THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 32 NORTH OF THE INDIAN BOUNDARY LINE, ALL TAKEN AS A TRACT, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE SOUTHEAST CORNER THEREOF BEING ALSO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND WESTWARD EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF 62ND AVENUE;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WESTERLY LINE OF 62ND AVENUE TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY LINE OF LOT 6 IN BLOCK 2 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, RECORDED AUGUST 2, 1930 AS DOCUMENT NUMBER 10718539;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 TO 6, INCLUSIVE IN BLOCK 2 IN ELMORE'S RIDGELAND AVENUE ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 6 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, AFORESAID;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 3 TO 6, INCLUSIVE IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 2 IN WILLIAM A. WILKIN'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, RECORDED MARCH 6, 1953 AS DOCUMENT NUMBER 15561439;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN WILLIAM A. WILKIN'S RESUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF LOT 1 IN FRED E. JURCAK'S RESUBDIVISION OF LOT 1 IN WILLIAM A. WILKIN'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, RECORDED SEPTEMBER 2, 1965 AS DOCUMENT NUMBER 19576829 AND CORRECT BY DOCUMENT RECORDED OCTOBER 29, 1965 AS DOCUMENT NUMBER 19633426;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 IN WILLIAM A. WILKIN'S RESUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER THEREOF;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 2 IN T. D. GALAS SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE IN LYNDBERG AND WYDEVELD'S TITAN ARMS, A RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED MAY 18, 1965 AS DOCUMENT NUMBER 19467234;

THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 AND 2 IN T. D. GALAS SUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE EAST LINE OF LOT 4 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED SEPTEMBER 11, 1929 AS DOCUMENT NUMBER 10477250;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 4 IN BLOCK 1 TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINES OF LOTS 2, 3 AND 4 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 174.00 FEET OF LOT 1 IN BLOCK 1 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 174.00 FEET OF SAID LOT 1 TO THE WEST LINE THEREOF;

THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 6 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, WITH THE SOUTH LINE OF THE NORTH 100.00 FEET THEREOF;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF LOT 6 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, TO THE WEST LINE THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN OWNER'S SUBDIVISION OF THE EAST 20.00 FEET OF LOT 4 AND ALL OF LOT 5 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED JANUARY 5, 1959 AS DOCUMENT NUMBER 17419287;

THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 AND 2 IN OWNER'S SUBDIVISION, AFORESAID, AND ALONG THE SOUTH LINE OF LOTS 2, 3 AND 4 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 100.00 FEET OF LOT 1 IN BLOCK 2 IN ELMORE'S TINLEY PARK ESTATES, AFORESAID;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 100.00 FEET OF SAID LOT 1 IN BLOCK 2 TO THE WEST LINE THEREOF;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK 2 TO ITS POINT OF INTERSECTION WITH THE EASTWARD EXTENSION OF THE SOUTH LINE OF LOT 1 IN WILLIAM A. WILKIN'S ADDITION TO TINLEY PARK IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, RECORDED JUNE 24, 1955 AS DOCUMENT NUMBER 16280076;

THENCE WESTERLY THE EASTWARD EXTENSION OF THE SOUTH LINE OF LOT 1, AFORESAID AND THE SOUTH LINE OF LOTS 1 TO 5 INCLUSIVE, IN WILKIN'S ADDITION TO TINLEY PARK, AFORESAID, TO THE SOUTHWEST CORNER OF SAID LOT 5, BEING ALSO A POINT ON THE EAST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN) BEING A SUBDIVISION OF PART OF SAID SECTIONS 30 AND 31;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16, AFORESAID, TO THE NORTH LINE OF THE SOUTH 133 FEET OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 133 FEET OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID TO THE WEST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE WEST 72.83 FEET OF THE EAST 89.33 FEET OF THE WEST HALF OF BLOCK 16 IN THE VILLAGE OF TINLEY PARK, AFORESAID TO THE NORTH LINE OF 176TH STREET;

THENCE WESTERLY ALONG THE NORTH LINE OF 176TH STREET TO A POINT 195.00 FEET WEST OF THE WEST LINE OF GARDEN AVENUE (NOW VACATED) (FORMERLY KNOWN AS 67TH STREET);

THENCE NORTH ALONG A LINE DRAWN 195.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF GARDEN AVENUE, AFORESAID TO A POINT 144.00 FEET SOUTH OF THE SOUTH LINE OF 175TH STREET;

THENCE WEST PARALLEL WITH 175TH STREET TO A POINT 294.00 FEET WEST OF THE WEST LINE OF GARDEN AVENUE, AFORESAID;

THENCE NORTH PARALLEL TO THE WEST LINE OF GARDEN AVENUE, AFORESAID, 144.00 FEET TO THE SOUTH LINE OF 175TH STREET;

THENCE EAST ALONG THE SOUTH LINE OF 175TH STREET TO ITS POINT OF INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WEST LINE OF LOT 12 IN WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN), BEING A SUBDIVISION OF PART OF SAID SECTIONS 30 AND 31, RECORDED APRIL 4, 1910 AS DOCUMENT NUMBER 4534716;

THENCE NORTHERLY ALONG SAID SOUTHWARD EXTENSION AND THE WEST LINE OF SAID LOT 12 IN WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13, AFORESAID TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 3 IN WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13, AFORESAID;

THENCE NORTHERLY ALONG THE WEST LINE OF LOT 3 WILLIAM LAWRENZ SUBDIVISION OF BLOCK 13, AFORESAID TO THE SOUTH LINE OF 174TH PLACE;

THENCE EASTERLY ALONG THE SOUTH LINE OF 174TH PLACE TO ITS POINT OF INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE EAST LINE OF THE WEST 2.60 FEET OF THE SOUTH HALF OF LOT 2 IN BLOCK 11 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN) BEING A SUBDIVISION OF PART OF SAID SECTIONS 30 AND 31;

THENCE NORTHERLY ALONG SAID SOUTHWARD EXTENSION AND ALONG THE EAST LINE OF THE WEST 2.60 FEET OF THE SOUTH HALF OF LOT 2 TO THE NORTH LINE OF SAID SOUTH HALF OF LOT 2;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 2 TO THE EAST LINE THEREOF;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND ITS SOUTHWARD EXTENSION TO THE SOUTH LINE OF 174TH PLACE;

THENCE EASTERLY ALONG THE SOUTH LINE OF 174TH PLACE AND ITS EASTWARD EXTENSION TO THE SOUTHEASTERLY LINE OF 67TH AVENUE;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE 67TH AVENUE AND ITS NORTHEASTERLY AND SOUTHWESTERLY EXTENSIONS AND ALONG THE EASTERLY LINE OF 66TH COURT AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS TO THE NORTHWEST CORNER OF LOT 2 IN KARA'S TARA SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 30, RECORDED JUNE 8, 1993 AS DOCUMENT NUMBER 93430045;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 3 IN KARA'S TARA SUBDIVISION, AFORESAID TO THE SOUTHWEST CORNER OF LOT 4 IN DOUBLE "R" SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 30, RECORDED MARCH 20, 1969 AS DOCUMENT NUMBER 2440847;

THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 4 AND 5 IN DOUBLE "R" SUBDIVISION, AFORESAID, AND THE NORTHWARD EXTENSION THEREOF TO THE NORTHWESTERLY LINE OF OAK FOREST AVENUE;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF OAK FOREST AVENUE TO THE WESTERLY LINE OF 66TH COURT;

THENCE NORTHEASTERLY TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY WITH THE EASTERLY LINE OF 66TH COURT;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY TO THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE NORTHWESTERLY LINE OF OAK FOREST AVENUE;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF OAK FOREST AVENUE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

Attachment 2: Legacy Redevelopment Project Area Map

Village of Tinley Park, Illinois

Legacy Redevelopment Project Area

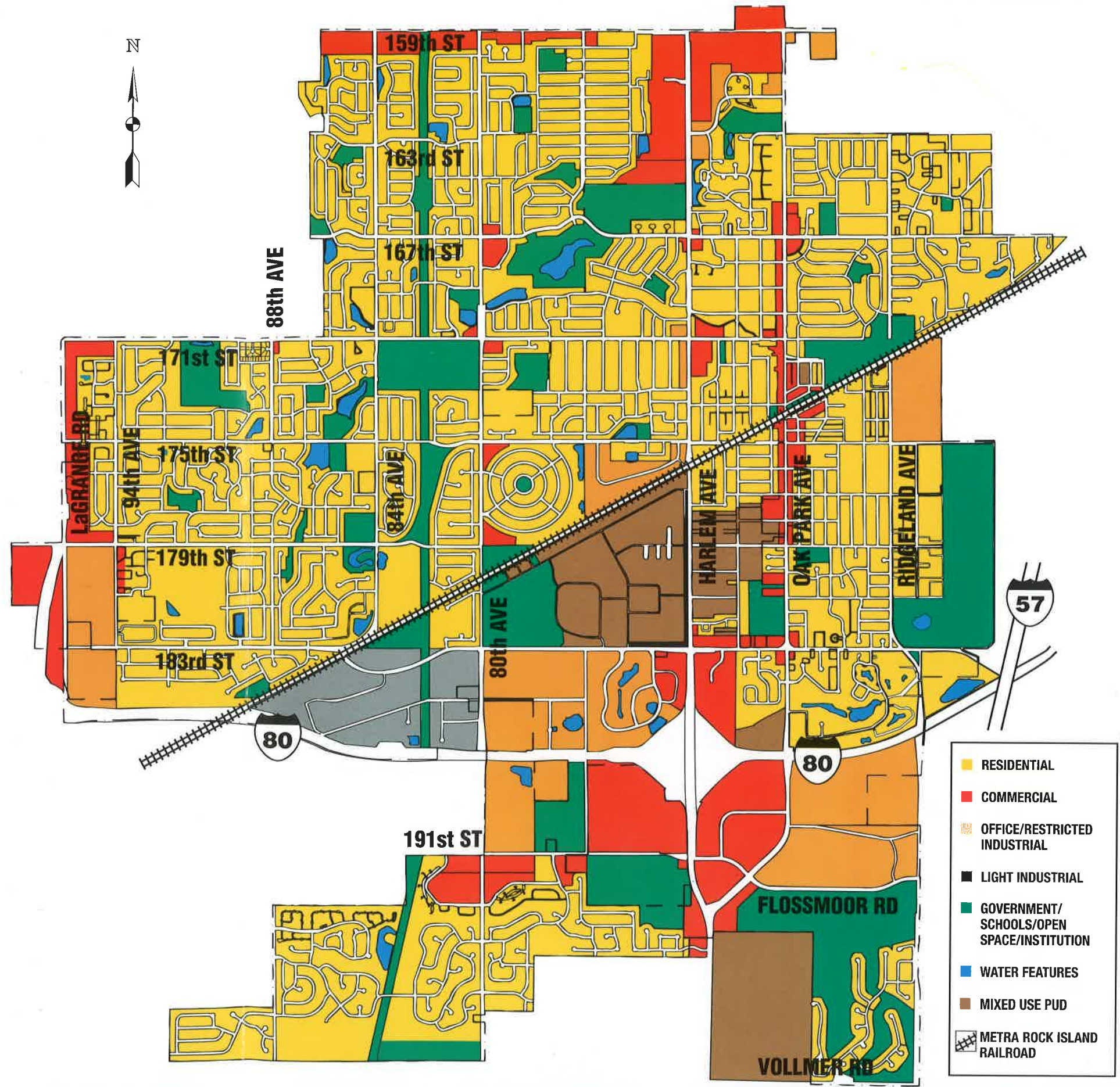


A horizontal number line representing distance in feet. The line is marked with major tick marks at 0, 100, 200, 400, 600, and 800. The word "Feet" is written at the right end of the line. A shaded region is indicated by a solid black bar starting at 0 and ending at 600.



GIS DATA BY: Ruekert & Mielke, Inc.: Cook County: US Census

Attachment 3: Future Land Use Map



- RESIDENTIAL
- COMMERCIAL
- OFFICE/RESTRICTED INDUSTRIAL
- LIGHT INDUSTRIAL
- GOVERNMENT/SCHOOLS/OPEN SPACE/INSTITUTION
- WATER FEATURES
- MIXED USE PUD
- METRA ROCK ISLAND RAILROAD

Attachment 4: Legacy Redevelopment Project Area Eligibility Report