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**I-57/183<sup>rd</sup> St. Redevelopment Project Area  
Tax Increment Financing  
Redevelopment Plan and Project**

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**City of Country Club Hills, Illinois  
August 2020 - DRAFT**

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**I. Executive Summary**

**Purpose of Report**

Laube Consulting Group LLC (the “Consultant”) has been engaged to prepare this Eligibility Report of a Proposed I-57 and 183<sup>rd</sup> St. Tax Increment Financing Redevelopment Area (the “Report”) for tax increment allocation financing for the proposed I-57 and 183<sup>rd</sup> St. Redevelopment Project Area (the “Area”) in order to assist the City of Country Club Hills (the “City”) in determining whether or not this area of the City qualifies for designation as a redevelopment project area under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the “Act”). This report summarizes the analyses and findings.

**Scope of Report**

The Report identifies proposed boundaries of the proposed Area which were developed based on the existence of certain blighting factors present in the Area. The Report establishes the blighting factors which are present in the Area on a parcel by parcel basis. To establish the fact that the blighting factors are geographically distributed across the proposed Area, Appendix Table 1, which is included in the Appendix, illustrates the presence of blighting factors on a per parcel basis for the vacant parcels that are located within the Area.

**Methodology**

The Consultant conducted various surveys during July and August 2020, within the Area, of existing conditions and land uses. In conducting these surveys, the Area conditions were documented and tabulated by the types of blighting factors delineated in the Act. An analysis was made of each of the blighting factors to determine the locations and extent to which each of the factors is present in the Area. Listed below are the types of surveys and analyses conducted by the Consultant.

- I. Exterior survey of the condition of the area;
- II. Analysis of current parcel configurations, sizes and layouts;
- III. Site survey of streets, driveways, sidewalks, curbs, gutters, lighting, parking, landscaping, fences and walls, and general property maintenance; and
- IV. Analysis of real estate property values for all tax parcels within the Area for years 2011 - 2016.

Based on the above surveys and analyses and through the application of the language of the Act, the Consultant was able to determine which blighting factors were applicable to the various parcels within the Area.

### **Findings Under the Act**

As delineated in the Act, an improved Area must exhibit at least 5 of 13 possible blighting factors in order to qualify as an improved “blighted area” for designation as a redevelopment project area. The improved parcels in the Area exhibited 7 of 13 blighting factors. Specifically, the parcels exhibited 6 factors to a major extent and 1 to a limited extent. Based on our findings, the Consultant believes that the subject parcels (as hereinafter defined) qualify for designation as a blighted area under the Act.

Additionally, a vacant blighted area must have at least 1 of 7 possible blighting factors in order to qualify as a blighted area. The vacant parcels exhibited x out of 7 blighting factors. Specifically the factors are obsolete platting, environmental clean-up costs, and declining EAV (collectively comprising 1 factor under the Act), unused rail, and unused disposal site.

In summary, the Consultant believes the Area, based upon the criteria delineated in the Act, qualifies for eligibility as a “blighted area” under the Act. However, the ultimate responsibility for designation lies with the City. The purpose of this report is to assist the City in the decision process of establishing a redevelopment project area as defined by the Act.

## **II. Basis for Redevelopment**

As set forth in the Act, the Illinois General Assembly has determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions within Illinois need to be eradicated. The Act also states that the eradication of these blighted conditions is essential to the public interest and that the use of tax incremental revenues to fund certain projects designed to do so benefits the community.

Prior to adopting an ordinance authorizing the use of tax increment financing under the Act for a proposed redevelopment area, certain statutory requirements must be met. One of the requirements is that the municipality must demonstrate that the proposed redevelopment area qualifies as a “blighted area”. In this case, the Consultant has documented the statutory blighting factors under the Act. To designate the Area as a blighted area, the City must determine the following:

- Five or more blighting criteria are present in the Area for an improved parcel of land. (65 ILCS 5/11-74.4-3).
- One or more blighting criteria are present in the Area for the vacant parcels of land. (65 ILCS 5/11-74.4-3).

- The Area on the whole has not been subject to growth and development through private investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Plan. (65 ILCS 5/11-74.4-3)
- The Area would not reasonably be anticipated to be developed without the use of incremental property tax revenues through tax increment financing.

The following statements provide the legislative basis for tax increment financing in Illinois:

- The existence of blighted areas or areas close to being blighted threatens the sound growth of the tax base and negatively impacts the welfare of the public. In addition, the welfare of the public would be enhanced through the development of blighted areas.
- The blighting conditions in the Area need to be eradicated, conservation measures instituted, and redevelopment of blighted areas undertaken to alleviate these blighting conditions. The alleviation of blight through development is essential to the public interest.
- The Area should be developed or redeveloped through the use of incremental property tax revenues derived from tax rates of other taxing districts located in the Area. Taxing districts in the Area would not derive the benefits of an increased assessment base without the benefits of tax increment financing. All taxing districts benefit from the removal of blighting conditions.
- It is necessary to eliminate these blighting conditions for private development to take place.

### **III. Redevelopment Project Area**

The Area encompasses approximately [INSERT] acres of land in the City including the public rights-of-way. The Area is generally bounded by 180<sup>TH</sup> St. to the north, Lavergne Ave. to the east, Interstate 57 to the west, and 183<sup>rd</sup> St. to the south. (Please see legal description and boundary map in the Appendix.)

#### **Blighting Conditions**

The Consultant visited the Area during August 2020 to ascertain the physical condition of properties and infrastructure located within the Area. The Consultant also gathered and reviewed various data from the City and County associated with the parcels located within the Area.

Based on the Consultant's review of the Area, the Consultant believes that a sufficient basis exists for the identification of a blighted area and establishment of a redevelopment project area at this location under the Act.

Specifically, under the Act, the improved parcels within the Area exhibited x of 13 blighting factors necessary to identify a blighted area and the vacant parcels exhibited x of 7 blighting factors. It is the Consultant's conclusion that the blight is evenly distributed to a reasonable and sufficient extent throughout the Area.

#### **IV. Eligibility of a Blighted Area Under the Act**

A blighted area can be either improved or vacant. If the area is improved (e.g., with industrial, commercial, or residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following thirteen factors: (65 ILCS 5/11-74.4-3).

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Environmental clean-up
12. Lack of community planning
13. The total EAV of the proposed redevelopment project area has declined 3 of the last 5 years.

If the area is vacant (e.g., without building improvements), a finding may be made that the area is blighted because of the presence of a combination of one or more of the following thirteen factors: (65 ILCS 5/11-74.4-3).

1. If the area is vacant (e.g. property without industrial, commercial, and residential buildings which has not been used for commercial or agricultural purposes within 5 years prior to the designation of the project area), a finding may be made that the area is impaired by a combination of two or more of the six following sub-factors:
  - Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rightsofways for streets or alleys or that created inadequate rightsofway widths for streets, alleys, or other public rightsofway or that omitted easements for public utilities.
  - Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
  - Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
  - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
  - The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the cleanup of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
  - The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.
2. The area consists of one or more unused quarries, mines, or strip mine ponds;



3. The area consists of unused rail yards, rail tracks, or railroad right-of-way;
4. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
5. The area consists of an unused or illegal disposal site, containing earth, stone, building debris or similar material, which was removed from construction, demolition, excavation or dredge sites;
6. The area is not less than 50 nor more than 100 acres, and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in the Act, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that purpose;
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

**V. Findings From the Eligibility Survey and Analysis Under the Act**

An analysis was made of each of the blighting factors listed in the Act to determine whether each or any are present in the Area and, if so, to what extent and in what locations. Surveys and analyses within the Area included:

- Survey of the condition of the parcels;
- Field survey of conditions of sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
- Analysis of existing uses and their relationships to neighboring properties; and
- Site coverage.

The following parcels represent vacant parcels and were evaluated under the vacant land blighting criteria:

- 28-33-402-005
- 28-33-402-006

Herein after referred to as the “Vacant Parcels”

The following parcels represent the improved parcels and were evaluated as such:

- 28-33-400-001

Herein after referred to as the “Improved Parcel”

Each blighting factor is rated on one of the three following categories:

<b>Not Present</b>	Indicates that no information was available or that no evidence could be documented as part of the various surveys and analyses.
<b>Present to a Limited Extent</b>	Indicates that conditions exist which document that the factor is present, but the distribution of impact of the blighting condition is limited.
<b>Present to a Major Extent</b>	Indicates that conditions exist which document that the factor is present throughout a major portion of the proposed Area and the presence of such conditions have an influence on adjacent and nearby development.

The following is a summary evaluation of the respective factors, presented in the order of their listing in the Act. A definition of each category is presented followed by the conditions that exist and the relative extend to which each factor is present.

## **IMPROVED BLIGHTED AREA**

### **1. Dilapidation**

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repair, suffering the building or improvements to fall into a state of decay. Dilapidation as a factor, then, should be based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. Reasonable and defensible criteria should be developed to be used in determining the comparative quality of all buildings and improvements in the proposed project area, including a specific showing of those found in an advanced state of disrepair.

Building components examined were of two types:

**Basic Structural** – Includes the basic elements of a building: foundation walls, load bearing walls and columns, floor structure, roof and roof structure.

**Structural Components** – Includes normal additions to structures such as porches and steps, window and window units, doors and door units, chimneys, and gutters and downspouts.

**Overall Conclusion – Not Present**

## **2. Obsolescence**

Obsolete buildings are characterized by conditions indicating that they are not readily adaptable for modern uses. In this case, the buildings are evaluated based on modern industry standards.

Obsolescence can be broken into the following two categories.

### **Functional Obsolescence**

Functional obsolescence occurs when buildings can no longer perform their intended function in an efficient manner. For example, buildings are obsolete when they contain characteristics or deficiencies which limit the use and marketability of such buildings. In manufacturing for example, buildings may become obsolete over time due to changes in manufacturing methods or changes in industry standards.

### **Economic Obsolescence**

Economic obsolescence occurs when the values of buildings decline due to market conditions, vacancies, neighborhood decline, property location within a community, or other factors which affect the economic value of buildings. These factors are generally beyond the owners' control.

Site improvements, including sewer and water lines, public utility lines (i.e., gas, electric and telephone), parking areas, sidewalks, curbs and gutters, and lighting may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements.

## **Conclusion – Present to a Major Extent**

The buildings in the Area demonstrate economic obsolescence. The results of our analysis indicate that the majority of the parcels demonstrate obsolescence to a major extent.

**Improved Parcels** – These parcels demonstrate both functional and economic obsolescence to a major extent.

**Economic Obsolescence** – The Improved Parcel is the former Girl Scout office building that is totally unoccupied and vacant. This building is a single story building that is located to the south and west of residential neighborhoods with very limited access. The access to the building is from the north and only has one road that leads into it through residential neighborhoods. All truck and other traffic must drive through this 2 lane side street leading into the building and parking lot. The truck docks are very small to today's standards and given that the building is one-story, its ability to be adaptively re-used is non-viable. Therefore, this parcel suffers from economic obsolescence.

Functional Obsolescence - The ingress/egress to vehicular traffic to the site is along the access road and is very narrow. During operations, there was truck and other commercial vehicle stacking along these roads causing congestion and road blockages at times. The loading areas are generally accessed along the streets and are difficult to be accessed by modern trucks and delivery vehicles. The era of construction does not lend itself towards an adaptive reuse that has market viability.

As a result, the economic value of these buildings in their current state has declined significantly over their original use. Therefore, these parcels demonstrate both functional and economic obsolescence to a major extent.

### **3. Deterioration**

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.).

The condition of roadways, alleys, curbs gutters, sidewalks, off-street parking and surface areas may also evidence deterioration, as well as surface cracking, crumbling, potholes, depressions, loose paving materials, weeds/grasses protruding through the concrete and asphalt surfaces, and conditions of general property maintenance.

#### **Conclusion – Present to a Major Extent**

**Improved Parcels** – The building on the Improved Parcel exhibits severe cracking in the access road to the site, cracking in the parking areas and paved areas on the site, rusted utility boxes and meters, rust and chipped paint on various doors and windows, rusty light poles in the parking areas, water damage and efflorescence on the masonry in spots on the building, overgrown weed on the north and west of the building, dumping of building materials like crushed asphalt and concrete piles to the south of the building, rusted HVAC ducts on the roof of the building, broken wooden fence around the garbage collection area, broken exterior lights on the building, rusted pylons and bent pylons around the utility box in the loading area.

Therefore, deterioration is present to a major extent.

**4. Presence of structures below minimum code standards**

This includes all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require building to be constructed in such a way as to sustain the safety of certain loads expected from these types of occupancy, to be safe for occupancy against fire and similar hazards, and to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies, which threaten the health and safety of its inhabitants.

**Conclusion – Not Present**

**5. Illegal Use of Individual Structures**

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Some examples of such illegal use include the conduct of any illegal vice activities such as drug manufacture or dealing and prostitution sale, or uses in violation of national, state, or local environmental and occupational safety and health regulations.

**Conclusion – Not Present**

**6. Excessive Vacancies**

This refers to the presence of buildings or sites which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy, utilization and vacancies within buildings.

**Conclusion – Present to a Major Extent**

**Improved Parcels –** The Improved Parcel contains one building and it is completely vacant. Therefore, this is present to a major extent.

**7. Lack of ventilation, light, or sanitary facilities**

This refers to substandard conditions which adversely affect the health and welfare of building occupants, (e.g., residents, employees, or visitors.)

**Conclusion – Present to a Major Extent**

**Improved Parcels –** From our observations, the gas is no longer hooked up, the HVAC system on the roof of the building is completely rusted and inoperable and as a result, the building is not inhabitable in its current state. Therefore, this blighting factor is present to a major extent. [CAN WE GET MORE EVIDENCE HERE OTHER THAN OBSERVATION?]

**8.**

### **Utilities**

This refers to deficiencies in the capacity or condition of all overhead and underground utilities including, but not limited to, storm drainage, water supply, electrical power, telephone, sanitary sewers, gas, and electricity. Inadequate utilities include those which are:

1. of sufficient capacity to serve the uses in the redevelopment project and surrounding areas,
2. deteriorated, antiquated, obsolete, or in disrepair, or
3. lacking.

### **Conclusion – Present to a Major Extent**

Improved Parcels – the building appears to be lacking natural gas service and lacking electrical service [NEED MORE EVIDENCE HERE]. The building is uninhabitable in its current state. Therefore, this factor is present to a major extent.

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

This refers to the over-intensive use of property and the crowding of buildings and accessory facilities to the site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel.

### **Conclusion – Not Present**

### **10. Deleterious Land-Use or Layout**

This includes evidence of incompatible land-use relating to the mix of building types, improper platting, inadequate street system, parcels of irregular size or shape, or improper layout of the buildings.

### **Conclusion – Present to a Limited Extent**

**Improved Parcels** – This parcel is tucked behind 2 residential neighborhoods (to the west and south) and only has one access road which is a long curvy road that comes off of Cicero Ave. The distance to enter this parcel from that road is over a half mile long. It really has no real access or road layout that gives cars and truck traffic a real ingress/egress to this site. It has an inadequate street system for any use of this site. Therefore, we believe this factor is present to a limited extent.



**11. Environmental clean-up**

This refers to the remediation costs incurred for, or studies conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal Law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Conclusion – Not Present**

**12. Lack of community planning**

This indicates the area as a whole was developed without the benefit or guidance of overall community planning. Most of the properties within the Area were originally platted and developed on a parcel-by-parcel and building-by-building basis with little evidence of coordination and planning among buildings and activities. The lack of community planning at the time of the original development is one of several factors which have contributed to the problem conditions previously cited.

**Conclusion – Present to a Major Extent**

Improved Parcels - Although the development of this type of commercial about a half mile off of Cicero Ave. along I-57 coordinated with the community planning in a previous era, the total Area lacks coordination with the land uses within the Area. Residential single family homes exist to the north and east of this site. The access to this site is limited to one street driving through residential neighborhoods for a distance of about/over half a mile. That includes both personal vehicles and truck traffic. The location of this site tucked behind residential uses with limited access contributed to its economic obsolescence and resulting vacancy. Therefore, this blighting factor is present to a major extent.

**13. The total equalized assessed value of the proposed redevelopment area has declined 3 of the last 5 years**

The total equalized assessed value of the proposed Area has declined for three of the last five calendar years prior to the year in which the Area is proposed to be designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the Area is proposed to be designated.

**Conclusion – TBD**

### **Summary of Findings**

The conditions in the Area as a whole demonstrate that the Area has not been subject to growth and development through private investment. Under the Act, three of the seven blighting factors, or three of the first six and two of the second six blighting factors, were found to be present in the vacant parcel in the boundary of the Area. The most frequent conditions were:

- Deterioration
- Obsolescence
- Excessive Vacancies
- Lack of Sanitary Facilities
- Inadequate Utilities
- Deleterious Land Use
- Lack of Community Planning

Unless corrected, these conditions will persist and continue to delay future economic development in the Area.

Through the establishment of the Area and the use of tax increment financing, the City will be able to address the blighting factors that are present throughout the Area and promote development in the Area.

### **Vacant Blighted Area**

#### **VACANT LAND FACTOR 1 – Combination of Two Factors**

A combination of two or more of the following factors: obsolete platting of the vacant land, diversity of ownership of such land, tax and special assessment delinquencies on such land, deterioration of structures or site improvements in neighboring area adjacent to the vacant land, existence of remediation costs incurred due to Illinois Environmental Protection Agency or United States Environmental Protection Agency standards, the decline of the equalized assessed value of the property for 3 of the last 5 calendar year prior to the year in which the redevelopment project area was designated.

#### **A. Analysis of Obsolete Platting**

The vacant parcels in their current configurations exhibit irregular sizes and shapes that will make it difficult to develop the Area in a manner that is compatible with contemporary standards and requirements.

The American Institute of Real Estate Appraisers defines obsolescence as follows: “One of the causes of depreciation. An impairment of desirability and usefulness caused by new inventions, current changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external [economical].”

Real estate development is driven by the highest and best use of a property at the time the property is developed. Over time, changes in technology, design, and economics may alter the highest and best use of a property causing it to become functionally or economically obsolete. Obsolescence has an overall blighting effect on the surrounding area, detracting from the desirability of the overall area.

#### **Conclusion for Obsolete Platting – Present to a Major Extent**

Vacant Parcels – These parcels lack any ingress and egress to the site. There are no access roads to the site on the exterior or interior. The Vacant Parcels are bounded by 183<sup>rd</sup> St. to the south and a row of trees and grade change prohibits and access from this point. There is no access from the east or the north and is bounded by I-57 to the west with no access to the Interstate. This property is unusable in its current state due to it lack of access.

**B. Analysis of Diversity of Ownership**

**Conclusion for Diversity of Ownership – Not Present**

**C. Analysis of Tax and Special Assessment Delinquencies Exist**

All taxes and assessments are currently up to date with respect to payment.

**Conclusion for Tax and Special Assessment Delinquencies – Not Present**

**D. Analysis of Deterioration of structures or site improvements in neighboring areas**

**Conclusion for Deterioration of Structures in Neighboring Areas – Present**

**Analysis** – The Vacant Parcels are adjacent to deteriorated and vacant building to the north, which is also part of this Redevelopment Project Area. The conditions of deterioration are found in the Improved Land Blighting sections of this Report.

**E. Analysis of Illinois Environmental Protection Agency remediation costs incurred**

**Conclusion- Not Present**

**F. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years**

**Analysis** – The percentage in the Area EAV has increased more than the percentage increase in the Consumer Price Index and the percentage increase in the overall EAV for the City for the past 3 of 5 years.

**Conclusion – Not Present**

VACANT LAND FACTOR 2 – Unused Quarries or Mines

The area consists of one or more unused quarries, mines, or strip mine ponds

**Analysis**

There are no quarries, mines, or strip mind ponds present.

**Conclusion for Vacant Land Blighting Factor 2 - Not Present**

VACANT LAND CRITERIA 3 – Unused Rail

The area consists of unused rail yards, rail tracks, or railroad right-of-way.

**Conclusion for Vacant Land Blighting Factor 3 – Not Present.**

VACANT LAND FACTOR 4 – Chronic Flooding

The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

**Conclusion for Vacant Land Blighting Factor 4 – Present to a Major Extent**

**Analysis** – The Vacant Parcels have standing water at the south end of the site, we observed this water in the context of a drought. This area being chronically flooded causes and impediment to the site and must be remediated in order for development to occur. We also observed areas on the site that were prone to standing water because of they were at the low point and could see where water was standing.

The presence of the wetland will impact the development by either requiring the development to avoid impacting the existing wetland, causing a loss of usable land, or purchasing wetland credits at a wetland bank if disturbances are unavoidable. In the event that the development does impact the existing wetlands, there are also anticipated added construction costs associated with modifying the underlying soils beneath the wetland area due to excessive moisture contents. The cost of this remediation is significant. [BEING REFINED AND MORE INFO COMING FROM JACOB AND HEFNER]

VACANT LAND FACTOR 5 – Unused Disposal Site

The Area consists of an unused or illegal disposal site, as defined by the Act, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.

**Conclusion for Vacant Land Building Factor 5 – Present to a Major Extent**

**Analysis**

The vacant parcels contain building debris strewn all over the site including concrete blocks, broken bricks, gravel, lumber, and asphalt. There is also an unused silo at the east end of the site in a complete state of disrepair where its masonry building materials are falling off the building and in piles and strewn in that area. Therefore, this factor is present to a major extent.

VACANT LAND FACTOR 6 – Vacancy

The Area is not less than 50 nor more than 100 acres, and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the Area, and which Area meets at least one of the factors itemized in the Act, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the Area has not been developed for that purpose.

**Conclusion – Not Present**

VACANT LAND FACTOR 7 – Former Improved Blighted Area

The Area qualified as a blighted improved area immediately prior to becoming vacant.

**Conclusion – Not Present**

OVERALL CONCLUSION FOR THE VACANT PARCELS

The vacant parcel clearly demonstrated three (3) of the seven (7) blighting factors delineated for vacant parcels in the Act. The Area exhibited two sub-criteria, resulting in meeting the first factor, and two additional factors, totaling three of the seven blighting factors. Since only one (1) of seven (7) is necessary or two (2) of the first set of six (6) (considered Factor 1) or one (1) of a second set of six (6), the vacant parcel qualifies as blighted under the Act.

OVERALL CONCLUSION FOR THE AREA

The Improved Parcels contained 7 of 13 factors, exceeding the minimum needed of 5 and the Vacant Parcels contained 3 of 7, exceeding the minimum needed of 1. Therefore, it is our conclusion that this area is blighted under the definitions provided in the Act..

## **APPENDIX**

### **Table 1 – Boundary Map**

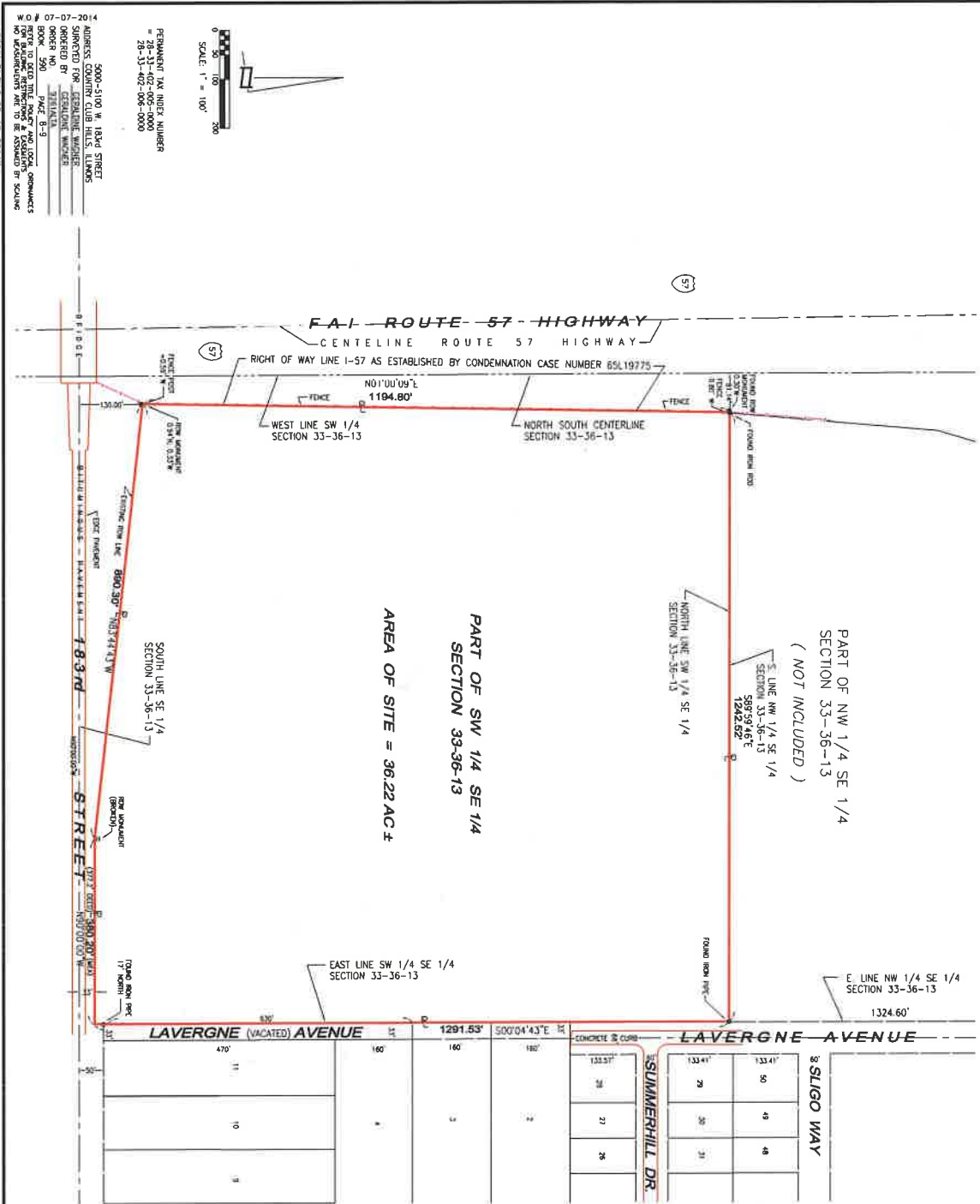


**Table 2 – Existing Land Use Map**

# PLAT OF ALTA / ACSM LAND TITLE SURVEY

REGISTERED LAND SURVEYORS  
 STONELAKE SURVEY CO., LTD.  
 12838 WHITE OAK COURT  
 HOKER GLEN, ILLINOIS 60491  
 PHONE: 708-388-1010  
 FAX: 708-388-1010  
 LICENSE EXPIRES 6/30/2015  
 E-MAIL: stonelakesurvey@stc-illinois.com

**LEGAL DESCRIPTION**  
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THAT PART CONVEYED IN PROCEEDINGS FILED IN CASE NUMBER 83A/975 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, AND THAT PART CONVEYED IN CASE NUMBER 13-051 OF THE THIRD JUDICIAL CIRCUIT IN COOK COUNTY, ILLINOIS)



PART OF SW 1/4 SE 1/4  
 SECTION 33-36-13  
 AREA OF SITE = 36.22 AC±

PART OF NW 1/4 SE 1/4  
 SECTION 33-36-13  
 (NOT INCLUDED)



STATE OF ILLINOIS }  
 COUNTY OF WILL }  
 SS }  
 ELISHA ALVIN }  
 FIRST JUDICIAL CIRCUIT }  
 TRUST NUMBER 73-468 }  
 HINES LAW GROUP P.C. AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY }  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED }  
 WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS }  
 OF ALL ILLINOIS SURVEYS, JOINTLY DEVELOPED BY AIA AND AIAA AND ADOPTED BY AIA AND }  
 AIAA AND INCLUDES ITEMS SPECIFICALLY LISTED IN SECTION 11A }  
 OF THE FIELD A TERENCE }  
 OF THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2014 }  
 WORK DONE IN ACCORDANCE WITH COMMENT FOR TITLE INSURANCE HINES LAW }  
 GROUP P.C. AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY }  
 EFFECTIVE DATE: AUGUST 4, 2014 }  
 AUGUST 19, 2014 }  
 STONELAKE SURVEY CO., LTD. }  
 BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #35-1702 }  
 DATE: }  
 BY LICENSE EXPIRES 11-30-2014 }

PERMANENT TAX ROLL NUMBER  
 28-33-492-008-0000  
 ORDERED BY  
 DEPARTMENT OF REVENUE  
 500  
 PAC 8-3  
 REFER TO GEO TITLE, PLAT AND LOCAL ORDINANCES  
 FOR ADDITIONAL INFORMATION TO BE ASSURED BY SCALE

SCALE 1" = 100'

57

RIGHT OF WAY LINE I-57 AS ESTABLISHED BY CONDEMNATION CASE NUMBER 65L19775

WEST LINE SW 1/4 SECTION 33-36-13

NORTH SOUTH CENTERLINE SECTION 33-36-13

NORTH LINE SW 1/4 SE 1/4 SECTION 33-36-13

E LINE NW 1/4 SE 1/4 SECTION 33-36-13

SOUTH LINE SE 1/4 SECTION 33-36-13

E LINE NW 1/4 SE 1/4 SECTION 33-36-13

LAVERGNE AVENUE

SUMMERHILL DR

S ILIGO WAY

LAVERGNE AVENUE

## **Table 3 – Proposed Land Use Map**



TABULATIONS:	
SITE AREA:	370 ACRES
BUILDING AREA:	1,033,450 S.F.
AUTOMOBILE PARKING:	302 CARS
TRAILERS PARKING:	200 TRAILERS
DOCK PROVIDED:	200 DOCKS 4 DRIVE INS

1" = 100'-0"

**SITE PLAN**

183rd STREET

PRELIMINARY

<p>Developed by:</p> <p><b>CRG</b></p> <p>INTEGRATED REAL ESTATE SOLUTIONS</p> <p>realcrg.com</p> <p>1518 N. WACKER DRIVE CHICAGO, ILLINOIS 60607 TEL: 312.463.9200 FAX: 312.463.9201</p>	<p>PROJECT:</p> <p><b>I-57 &amp; 183rd</b></p> <p>COUNTRY CLUB HILLS, ILLINOIS</p>	<p>Consultant Name</p> <p>Consultant Name</p> <p>Consultant Name</p> <p>Consultant Name</p> <p>Consultant Name</p> <p>Consultant Name</p> <p>Consultant Name</p> <p>Consultant Name</p>	<p>SK-7</p> <p>SITE PLAN</p>
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