

14497 John Humphrey Drive- Blight Analysis

PIN: 27-10-100-106-0000

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Orland, Park Illinois 60462
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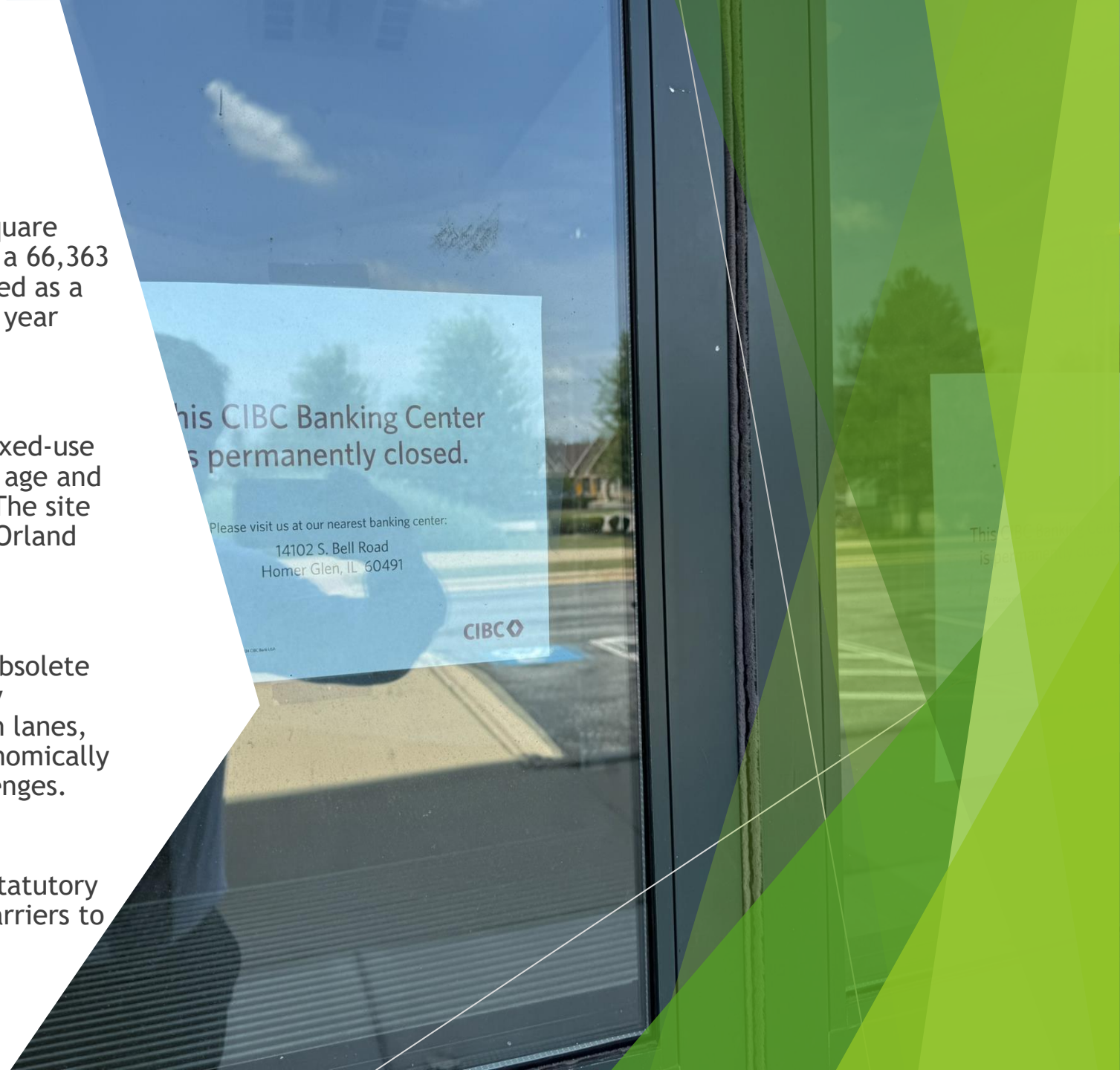


Statutory Definition & Factors

- ▶ The Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 et seq. ("Renewal Act"), provide guidance and criteria for determining whether an area is blighted;
- ▶ Pursuant to Section 11-74.4-3(a)(1) of the TIF Act, 65 ILCS 5/11-74.4-3(a)(1), a blighted area includes the presence of at least five of the following thirteen factors:
 - ▶ **(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)** need for environmental clean-up; **(12)** lack of community planning; and **(13)** the total equalized assessed value of the proposed redevelopment project area has declined/stagnated three out of the last five years; and

Introduction/Current Conditions

- ▶ The Subject Property currently consists of a 14,000+ square foot, two-story class C commercial building located on a 66,363 square foot site. The property, constructed and operated as a financial institution, has remained vacant for over one year following the departure of CIBC.
- ▶ The site is zoned “VCD” - Village Center District for mixed-use development. The facility is approximately 20 years of age and has been 100% vacant and unused since June of 2024. The site is located less than .5 miles of the existing Downtown Orland Park TIF.
- ▶ While structurally sound, the property is functionally obsolete for modern office or commercial users due to its highly specialized configuration, which includes drive-through lanes, bank vaults, and reinforced walls. The result is an economically underutilized parcel with unique redevelopment challenges.
- ▶ This report identifies and documents the presence of statutory blight factors, explains the economic and functional barriers to re-tenanting the site, and provides support for a 7b redevelopment incentive.



Definitions - Part 1



1. Obsolescence:

The condition or process of a building or improvement becoming ill-suited to its current or intended use due to changes in technology, design standards, or market demand, rendering it economically or functionally outdated despite being structurally sound.



2. Deterioration:

The physical decline of structures or site improvements, such as cracked pavement, weathered façades, or worn interior finishes, which if unaddressed, leads to progressive structural or economic failure.



3. Excessive Vacancies:

The presence of prolonged or recurring vacancies in buildings or sites, generally 12 months or more, that impair area vitality, depress property values, and discourage reinvestment.

(1) Obsolescence & (2) Deterioration (3) Excessive Vacancy

► 1. Obsolescence:

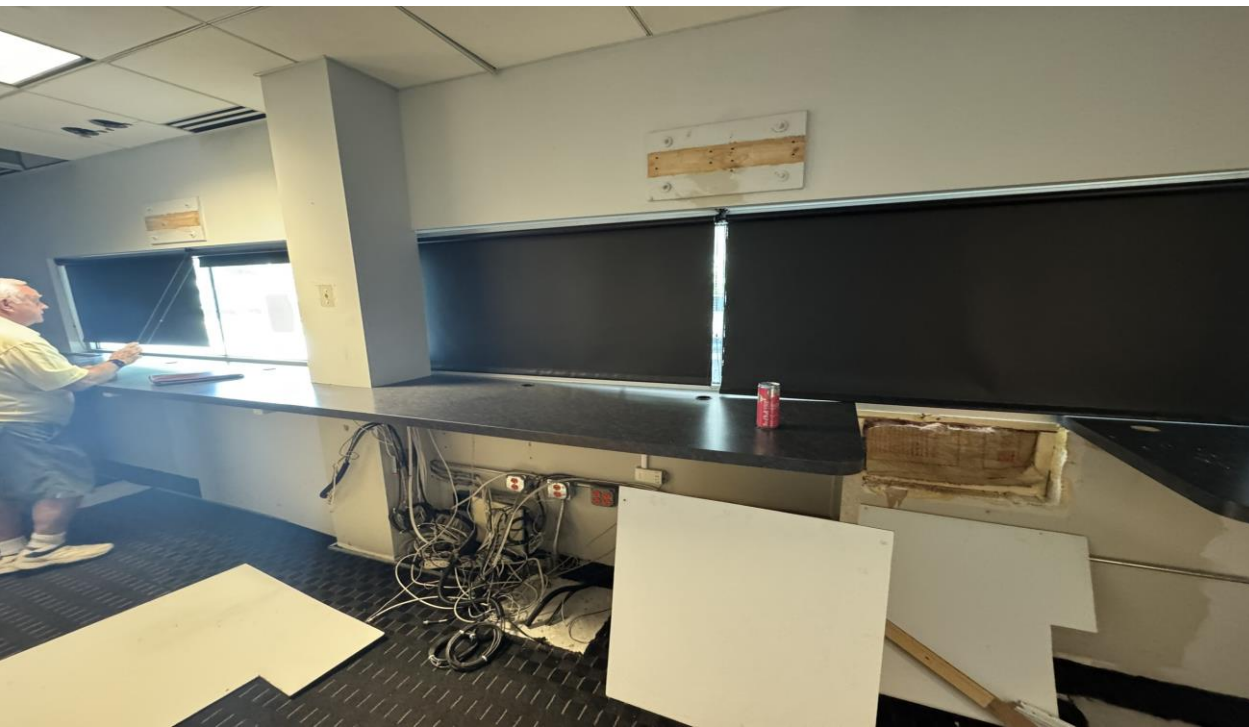
- The building is purpose-built as a bank including reinforced vaults and secure areas, teller counters and a financial services layout, drive-through lanes designed exclusively for bank operations, & a large canopy covering said drive-through lanes.
- The building's interior is configured for a use that no longer meets market demand, especially the bottom floor. Vaults, secure rooms, and teller lines create an inefficient layout for modern office tenants. Modern office and medical tenants typically require flexible, open floorplans, not segmented rooms and heavy vault infrastructure.
- The site (interior and exterior) uses almost 100% non-LED lighting. The Applicant plans to replace and upgrade to more modern, energy efficient LED lighting. This updated type of lighting can more easily be set on timers, motion sensors, etc. for modern office users.
 - As part of this improvement, the Applicant will generate a new photometric plan for both interior and exterior to be approved by the Village.

► 2. Deterioration:

- Photos depict faded signage, aging façades, and outdated interior finishes that diminish the market appeal and create a perception of obsolescence.
- Cracked/raised concrete throughout the site, especially prevalent near the Handicap parking spots causing safety concerns. The entire front sidewalk (abutting the handicap spaces) will be mudjacked, removed and replaced.
- Numerous rust & water stains on the exterior, broken lighting, pavement cracking, exposed building systems, aging generator, etc. The Applicant is planning on repairing and repainting the entire exterior of the facility as part of the redevelopment.
- Interior deterioration insofar as the site has been gutted of former bank equipment, electronics, vaults, security systems, etc. As a result, wires have been pulled and partially disconnected, switches/plugs/various lights have been removed, minor cosmetic issues such as ripped & stained carpets, leaking sanitary/water areas, etc.

► 3. Excessive Vacancies:

- The building has been vacant for over 12 months, generating no commercial activity or tax revenue during this period. The site is surrounded by numerous commercial and residential buildings, which will be negatively impacted in terms of property values and Village tax generation based on the prolonged vacancy.
- Upon completion of proposed redevelopment, the Subject Property is projected to have a market value of approximately \$4,302,976 which would generate an estimate \$1,453,779 in total taxes (or approximately **\$107,687 per year** to start) over the life of the Class 7b Tax Incentive.
- Without the incentive, the property is expected to generate only approximately \$825,412 in taxes over the next twelve years (or approximately **\$69,087 per year** to start) based on the current market value with full vacancy relief.
- Therefore, with the Class 7b Tax Incentive, the Subject Property would generate approximately **\$628,367** in additional real estate taxes over the life of the Class 7b Tax Incentive.









Definitions - Part 2

4. Deleterious Land Use or Layout:

A site or building configuration that impedes productive use or redevelopment, including awkward circulation, excessive pavement, poor lot utilization, or layout incompatible with surrounding uses, resulting in economic underperformance.



5. Excessive Land Coverage / Overcrowding:

A condition where impervious surfaces, drive-throughs, or building footprints consume a disproportionate share of the parcel, limiting green space, functionality, or redevelopment flexibility and contributing to drainage and environmental concerns.



6. The total equalized assessed value of the proposed redevelopment project area has declined/stagnated three out of the last five years:

(4) Deleterious Land Use or Layout, (5) Excessive Land Coverage / Overcrowding, (6) Total EAV Decline/Stagnate

► (4) Deleterious Land Use or Layout:

- Drive-through lanes and the oversized canopy consume substantial land area for a non-bank type use.
 - Pavement and circulation patterns are inefficient for general office use:
 - Excess pavement and tight turns serve a bank model, not multi-tenant or medical users.
 - Marketing flyer highlights that the drive-through lanes can be removed to increase parking—an explicit acknowledgment of current layout inefficiency
- As part of this redevelopment the Applicant is required to produce a new full-site landscaping plan for approval by the Village.

► (5) Excessive Land Coverage / Overcrowding:

- The 1.52-acre site is dominated by drive-through canopy and stacking lanes & minimal green space limiting the current parking space count to only 35. After removal of the drive-through the site will be able to support additional parking, better circulation, and additional green space.
 - The redevelopment of the property will eventually result in approximately 70 car parking spaces.
- This overpaving contributes to inefficient land use and stormwater runoff while limiting alternative uses without demolition or site work.
- In TIF reports, high impervious coverage is commonly cited as a blight factor because it hinders adaptive reuse.

► (6) The total equalized assessed value of the proposed redevelopment project area has declined/stagnated three out of the last five years:

- 2020: \$536,250 Assessed Value - BASE
- 2021: \$536,250 Assessed Value - STAGNANT
- 2022: \$536,250 Assessed Value - STAGNANT
- 2023: \$550,743 Assessed Value - INCREASE
- 2024: \$550,743 Assessed Value - STAGNANT

2024 Decision Information

Complaint:	2815194.001
Appellant:	CIBC Bank USA
Attorney:	HOLLAND, JEFFREY A. (HOLLAND HICKS LAW LLC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2024	2815194	\$207,385	\$343,359	\$550,744	\$207,385	\$343,359	\$550,744
2023		\$207,384	\$343,359	\$550,743	\$207,384	\$343,359	\$550,743
2022							
2021							
2020		\$199,089	\$379,406	\$578,495	\$199,089	\$337,161	\$536,250

No Change Reason

The No Change is the result of: Consideration given to cost, income, or market data and/or your appraisal.

2023 Decision Information

Complaint:	2811519.001
Appellant:	CIBC BANK USA
Attorney:	HOLLAND, JEFFREY A. (HOLLAND HICKS LAW LLC)

YEAR	COMPL#	ASSESSOR			BOARD OF REVIEW		
		LAND	IMPRV.	TOTAL	LAND	IMPRV.	TOTAL
2023	2811519	\$207,384	\$343,359	\$550,743	\$207,384	\$343,359	\$550,743
2022		\$199,089	\$337,161	\$536,250	\$199,089	\$337,161	\$536,250
2021		\$199,089	\$337,161	\$536,250	\$199,089	\$337,161	\$536,250
2020	2813802	\$199,089	\$379,406	\$578,495	\$199,089	\$337,161	\$536,250



