



PRESIDENT AND BOARD OF TRUSTEES

Regular Meeting

Monday, December 4, 2023

6:00 PM

East Dundee Police Station, 2nd Floor Meeting Room
115 E. 3rd Street, East Dundee, IL 60118

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
Please keep comments to 5 minutes or less
5. Public Hearing
 - a. [To Consider the Proposed Budget and Appropriations for the Village's 2024 Fiscal Year, for the period January 1, 2024 through December 31, 2024](#)
6. Consent Agenda
 - a. [Motion to Approve the Regular Village Board Meeting Minutes Dated October 16, 2023](#)
 - b. [Motion to Approve the Regular Village Board Meeting Minutes Dated November 6, 2023](#)
 - c. [Motion to Accept the Warrants List in the Amount of \\$196,130.04](#)
 - d. [Motion to Approve an Ordinance Amending Title III, Chapter 32 of the Village of East Dundee Village Code to Create a New Depot Council](#)
 - e. [Motion to Approve a Resolution Approving the Purchase of Rock Salt from Cargill, Inc. in the Amount of \\$32,000 for Snow and Ice Control](#)
7. Other Agenda Items
 - a. [Motion to Approve an Ordinance Authorizing the Execution of a Real Estate Sale Agreement And Purchase of Real Property at 304 Hill Street and 309 Jackson Street in East Dundee, IL](#)
 - b. [Motion to Approve an Ordinance Adopting the Village of East Dundee's Current Paid Leave and Benefits Policy and Opting Out of the Illinois Paid Leave for All Workers Act for All Village of East Dundee Employees](#)
 - c. [Motion to Approve an Ordinance Granting a Special Use Permit for a Restaurant with Live Entertainment for the Property Located At 325 Meier Avenue, East Dundee, IL 60118 \(PIN 03-23-308-002\), Located in the B-1 Downtown Business District \(C&F Investment Inc. – Diamond Jims\)](#)

- d. [Motion to Approve an Ordinance Granting a Special Use Permit for a Restaurant with Live Entertainment for the Property Located at 311 Barrington Avenue, East Dundee, IL 60118 \(PIN 03-23-304-015\), Located in the B-1 Downtown Business District \(Dundee Cobbs, Inc. – DC Cobb’s\)](#)
- e. [Motion to Approve an Ordinance Granting a Special Use Permit for a Tavern with Live Entertainment for the Property Located at 314 N. River Street, East Dundee, IL 60118 \(PIN 03-23-310-015\), Located in the B-1 Downtown Business District \(The Distance Social LLC\)](#)
- f. [Motion to Approve an Ordinance Granting a Special Use Permit for a Restaurant with Live Entertainment for the Property Located at 501-503 Dundee Avenue, East Dundee, IL 60118 \(PIN 03-23-479-007\), Located in the B-3 Service Business District \(Bravado Enterprises LLC – La Mariskera Kitchen & Bar\)](#)

8. Village President and Board Reports

9. Staff Reports

10. Executive Session

Closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (c)(21) Discussion of Minutes, (c)(11) Pending Litigation, (c)(1) Personnel and Legal Counsel, (c)(5) Acquisition of Property, (c)(6) Sale of Property, (c)(3) Appointments and (c)(2) Collective Negotiating Matters.

11. Adjournment

Memorandum



To: Village President and Board of Trustees

From: Brandiss Martin, Finance & Administrative Services Director
Erika Storlie, Village Administrator

Subject: FY 2024 Budget Workshop

Date: December 4, 2023

Action Requested:

Staff requests Village Board discussion of the proposed FY2024 Budget and provide direction to staff on budget allocations in addition to the Cash Balance Policy, the assignment of cash reserves, staffing levels, salary increases, and water, sewer and refuse rates.

Summary:

Strategic Planning Goals – 2024 Vision

As we review the draft CY2024 Budget, it is recommended that the goals adopted by the Village Board as part of the Strategic Plan process are utilized for the allocation of funding. One of the primary benefits of having a strategic plan in place is that it helps prioritize initiatives that are proposed by the Village Board and staff as part of the budget process. As most of these goals require funding, the budget process is the primary avenue in which the Village Board can take the necessary steps to move these initiatives forward.



SY 2023 Budget Projection

I am very pleased to report that the projections for SY 2023 are much better than originally budgeted. This is primarily the result of the following:

General Fund Revenues are tracking \$75,288, or 1.34%, more than budgeted. This is a result of the following reasons:

- Home Rule Sales tax revenues are projected to be \$250,000 less than budgeted.
- Income tax revenue is projected to be nearly \$30,000 less than budgeted.
- Streaming tax revenue is projected to be \$25,000 more than budgeted.
- Due to higher interest rates from banking institutions, the Village received over \$300,000 more than budget for revenues for bank interest, which offset some of the reduced revenue above.

General Fund Expenditures are tracking approximately \$262,504, or 5%, under budget. This is a result of the following reasons:

- Budgeted sales tax rebates to Dundee Ford (\$50,000) were not made because they did not meet the threshold for receiving a rebate. The business has since closed.
- Personnel shortages in the Police and Public Works department due to staff turnover and hiring lag.
- Lower expenditures related to facility, vehicle, and other general maintenance. The Village's emphasis on maintaining the vehicle replacement schedule has greatly decreased the need for vehicle maintenance.

The SY 2023 Budget included a proposed overall surplus in the General Fund of \$39,201. As a result of the reasons listed above, projections indicate that the General Fund may actually realize a \$376,993 surplus.

The Village's cash reserves are anticipated to increase based on the projected FY2023 End-of-Year surplus. As such, staff is proposing the Village make an additional payment of \$329,262 to meet the Lauterbach & Amen recommended contribution amount of \$1,119,740 to the Police Pension Fund. Staff are also proposing the Village transfer \$1,000,000 to the Capital Fund to facilitate future capital projects and purchases within the Fund.

Please note, at the time of this budget discussion, the Village is still completing the FY2023 audit process. Staff estimates the audit being completed by end of November and anticipate the auditors presenting their findings to the Village Board at a January Board meeting.

The Village's cash reserves are anticipated to increase based on the projected SY2023 End-of-Year surplus of \$376,993. As such, staff is proposing the Village to make an additional payment of \$338,067 to meet the Lauterbach & Amen recommended contribution amount of \$1,106,679 to the Police Pension Fund. With the addition of the full Police Pension contribution, the remaining surplus in the General Fund is estimated to be \$38,926. Staff are also proposing the Village transfer \$1,500,000 to the Capital Fund to facilitate future capital projects and purchases within the Fund. With this transfer, the General Fund Cash balance will go from \$7,481,967 to \$6,020,893 which is well above the Village's 35% Cash Balance Policy in the General Fund.

Cash Balance Policy and Surplus

Cash Balance Policy (General Fund and Water and Sewer Fund)

Goal: Financial Stability and Sustainability

The Village Board reviewed the following proposal to adopt a Cash Balance Policy. I am requesting that the Village Board once again consider the adoption of the proposed Cash Balance Policy for the General Fund and Water and Sewer Fund.

The purpose of this policy is to establish the following:

- A target level of cash balance required for the General Fund and Water and Sewer Fund.
- A process and criteria for the continued evaluation of that target level as conditions warrant.
- A process for reaching and/or maintaining the targeted level of cash balance and the priority for the use of resources in excess of the target.
- A mechanism for monitoring and reporting the General Fund and Water and Sewer Fund cash balance.

Attached, please find the proposed policy. As shown, the recommended cash balance is 25% of budgeted expenditures plus an additional 10% for cash flow purposes. The policy states that after meeting the Lauterbach & Amen recommended contribution amount, 50% of excess (surplus) in the General Fund will be reserved for future capital projects within the Capital Projects Fund and 100% of the excess in Water and Sewer Fund will be used for future water and sewer capital projects. This is in an effort to meet the growing need to repair/replace current vehicles and other infrastructure in the Village's five-year Capital Improvement Program. By using 50% of the General Fund excess (surplus), this allows the Village to continue to build a substantial reserve to support future bond payments within the TIF Funds once the Prairie Lakes TIF expires. Excess revenues from the Prairie Lakes TIF are used to subsidize underperforming TIFs.

FY 2024 Budget Summary/Highlights

Balanced Operating Budgets

Goal: Financial Stability and Sustainability

The General Fund in the Proposed FY2024 Budget is balanced without using any of the available cash reserves. This means that the budgeted expenditures are less than the anticipated revenues to be received. There is one proposed increase in taxes, fines, or fees, to the vehicle parking tax, which is described in more detail below.

The Water and Sewer Fund is not balanced as the Fund includes budgeted capital projects as well as engineering studies to better evaluate water and wastewater systems and the water/sewer rate study. The Village has been able to accumulate reserves within this Fund which will allow the Village to complete necessary water and sewer infrastructure projects that have been identified within the Capital Improvement Plan. These specific projects are described in detail in the attached spreadsheet and budget.

I am pleased to report the TIF and BDD funds, when combined, are balanced and able to support themselves without requiring any transfers from the General Fund. Projections indicate that the TIF Funds may be able to pay some loans from the General Fund back prior to the end of the TIF terms. However, due to debt service obligations, unknown EAV increases or decreases, and future TIF obligations that the Village Board might wish to incur, it is difficult to estimate the precise amount that will be paid back, or if other competing priorities will be requested to utilize those funds in lieu of payback.

Vehicle Parking Tax

On April 18, 2022 (Ord. 22-18), the Village Board approved an ordinance providing for a vehicle parking tax. Vehicles are currently taxed as follows: \$.50 per vehicle for each day parked or \$6 per vehicle per month. Since implementation in July 2022, the Village has received approximately \$150,492 in revenues from this tax.

At the November 20, 2023 Village Board meeting, the Village Board agreed to eliminate the per day and per month dollar tax to a flat monthly percentage of 6% of the total parking fee charged by the entity. This option would eliminate some loopholes in the current ordinance when vehicles are parked and pay quarterly or annually. Also, this option would match up with how the State of Illinois implements their vehicle parking tax. The State currently assesses an 11% tax on total parking fees. Our current tax equates to about 3 to 4% of total parking fees. This option would provide a conservative increase of approximately \$100,000 in annual

revenue to the Village. This increase will be earmarked for the complete conversion to a full-time Police department.

Contingency

Goal: Financial Stability and Sustainability

As in past years, the proposed CY 2024 Budget includes a total contingency of \$100,000. The purpose of a budgeted contingency is to fund unanticipated expenditures that may occur throughout the fiscal year. These expenditures include but are not limited to payouts that result from employee separations (e.g. accrued paid time off, unemployment, etc.) as well as unanticipated building repairs. The contingency account, as well as the budgeted surplus, also helps to soften any revenue losses that could occur throughout the fiscal year. The majority of the Village's General Fund revenues are volatile in that they are derived from businesses (i.e. sales tax, amusement tax, video gaming, etc.). Therefore, these revenues are dependent upon both the continued operation and success of our businesses as well as a strong economy. As such, it is imperative that the Village budget a contingency and build/maintain healthy reserves to ensure financial stability.

The proposed budget calls for \$50,000 of the contingency to be budgeted in the General Fund and \$50,000 to be budgeted in the Water and Sewer Fund as these two funds account for nearly all of the Village's operating expenditures.

Proposed Initiatives and Projects

The proposed FY 2024 Budget contains nearly \$1.95 million in significant initiatives and projects. Attached, please find a spreadsheet and new initiative forms which itemizes these projects. For each initiative or project, the corresponding strategic planning goal(s) has been listed.

Capital Improvement Fund and Video Gaming Revenue

Goals: Sustainable Infrastructure and IT & Financial Stability and Sustainability

The proposed budget includes capital projects for FY 2024 as well as a five-year Capital Improvement Plan. As you may recall, the Village Board approved restricting all video gaming revenue to the Capital Improvement Fund in FY 2020.

Deferred Projects

The attached spreadsheet identifies more than \$3.13 million in deferred initiatives and projects that were requested for this year's budget which are itemized within the five-year Capital Improvement Plan.

Police Pension Contribution

Goals: Financial Stability and Sustainability &

Sustainable Service Delivery through Staff Support and Development

The newly consolidated Police Pension Fund, the Illinois Police Officers' Pension Investment Fund (IPOPIF), completed an actuarial report of the Police Pension Fund to determine the amount that the Village will need to levy in December for the subsequent police pension contribution. The report also determines the ratio of unfunded liability to the value of the fund's assets.

IPOPIF uses several assumptions to determine the amount that the Village must contribute. State law requires that the Police Pension Fund be 90% funded by 2040 and, therefore, the report uses this target to determine the required contribution.

The Police Pension Board has the authority to hire an independent actuary to set their own assumptions and recommend to the Village an alternative amount to contribute to the Pension Fund. This year, the Police Pension Fund hired Lauterbach and Amen (L&A) for this purpose. The primary difference between the actuarial reports is that L&A's recommended contribution is based upon the assumption that the Police Pension Fund be 100% funded by 2036 and is therefore more fiscally conservative.

| | |
|--|-------------------------|
| IPOPIF Required Contribution: | To Be Determined |
| L&A Alternative Contribution: | \$ 826,476 |
| L&A Recommended Contribution: | \$ 1,226,399 |

The proposed FY 2024 budget includes the L&A alternative contribution amount which is a \$399,923 difference between the recommended contribution. IPOPIF's report designating the required contribution amount is anticipated to be available at the end of 2023.

PTLL for 2023 is 5% which would increase the property tax levy that supports the police pension fund from \$725,241 to \$761,503 or by a total of \$36,262. In order to meet the minimum alternative contribution to the Police Pension, the Village would have to contribute an additional \$64,973 from the General Fund. To meet the recommended contribution, the Village would have to contribute an additional \$464,896 from the General Fund. Staff will present its recommendation at the December 4th Board meeting.

Events

Goals: Create a Well Known, Livable, Walkable Community & Economic Development

The proposed FY 2023 Budget includes a full season of events. The Community Events Committee met in February 2023, and recommended that the Village proceed with a full schedule of events.

Below, please find events included within the proposed budget. The total proposed marketing budget is \$145,550 to enhance the quality and increasing costs associated with Village events. Please note, a portion of these costs are offset by sponsorships.

- **4 Motor Mondays – June July, August, September**
- **3 Wine Down Wednesdays – June, July, August**
- **4 Thirsty Thursdays – May, June, July, August**
- **3 Park District Concerts (partnership) – June, July August**
- **Oktoberfest**
- **Dickens in Dundee**
- **St. Patrick’s Day Parade (partnership)**
- **Annual Shredding Event**

Proposed Step, Cost of Living Adjustment, and Merit Increases

Goal: Sustainable Service Delivery through Staff Support and Development

The FY 2024 Compensation Plan and the projected actual salaries are attached. The plan and proposed budget include COLA and step increases as indicated by the collective bargaining agreements of the Police and Public Works which will expire on April 30, 2025 and April 30, 2024, respectively. A COLA of 2% and a merit of up to 2% is proposed for all non-union employees effective January 1st (or first day of new pay period of 2024) with the start of the new Fiscal Year budget.

Water and Sewer Rates

Goal: Financial Stability and Sustainability

On May 1, 2017, the Village Board adopted a water and sewer rate schedule that included rate increases through FY 2033 which was adjusted and readopted as part of the FY 2020 Budget process. The schedule was prepared by Trotter and Associates in 2014 and was based upon the financial sustainability of the funds as well as the financial impacts of the recommendations outlined in the water and wastewater facility plans. The water rate will be \$9.45 per 1,000 gallons and \$8.27 per 1,000 gallons for sewer for FY 2024.

Refuse Fees

Goal: Financial Stability and Sustainability

The proposed budget includes continuing to charge residents for refuse services. As a reminder, beginning in June 2019, the Village began offering cart options and an additional 35-gallon cart senior discount provided by Flood Brothers to help reduce the burden on our residents. In FY21, the Village also implemented a leaf collection program through Flood Brothers which is expected to continue in FY24.

At the Village Board meeting on October 16, 2023, staff requested the Board discuss and provide direction on the removal or extension of the refuse sunset clause approved on April 16, 2018. Staff noted the following areas of concern regarding incorporating the refuse and recycling expenditure into the General Fund as a permanent expenditure:

1. The cost of refuse service is approximately \$270,000, annually.
2. The General Fund's primary revenue source is Home Rule and regular sales tax. This makes up nearly 50% or more of the revenue in the Fund. Heavy reliance on such revenue can be problematic as it ebbs and flows based on economic conditions at the time and could pose problems supplementing costly user fees in the future.
3. In most communities, the majority of all user fees (i.e. water & sewer) are paid for directly by the user and is not supplemented by the municipality to allow for the funding of other, more significant, services, projects, and infrastructure needs of the municipality. Residents and businesses of the Village who do not utilize our contracted vendor for refuse and recycling will be paying for the cost of a user service that does not benefit them.
4. Annually, the Board makes considerable efforts to fully fund the Police Pension at the Lauterbach & Amen's recommended contribution amount. The Pension Fund is currently partially funded by the Village's property tax levy. The property taxes received do not fully fund this contribution, and as such, the Village supplements the contribution through the General Fund. In order to meet the recommended contribution amounts for SY23, the Village will make an additional contribution of \$349,854 from the General Fund. With the hiring of the Deputy Chief and two new officers as well as the objective of becoming a completely full-time department, the cost of Police Pension contributions will significantly increase, requiring an increase to the tax levy, or additional supplementary funds from the General Fund.
5. The Prairie Lakes TIF will expire December 31, 2023. The Village will collect its final incremental tax revenue from this TIF in 2024. When the Village is able to levy to capture this increment for property taxes payable in 2025, staff will recommend this entire portion of the increment be directed to supplement payments to the Police

Pension. Currently, this TIF supplements 39.1% (about \$220,000) of the 2012A GO Bond (matures in 2032). With this TIF expiring, the General Fund or other TIFs will be responsible for covering this portion of the bond payment.

6. With the construction of the parking garage, the Village will be adding on new debt of at least \$3,000,000 from the Downtown and Dundee Crossings BDD. Post construction, the Village is unclear of the annual maintenance or other related expenses for this project.
7. Without an identified new source of revenue or increase to alternative fees to replace this user fee, staff does not recommend the elimination of this user fee.

On October 20, 2023, Finance & Administrative Services Director Martin met with a Board member who provided the following as alternatives for funding the refuse and recycling on a permanent basis:

1. Fund about \$100,000 of the refuse and recycling cost the Downtown and Dundee Crossings BDD. Any dollars taken from any TIF or BDD must be paid back.
2. Freeze or delay hiring of personnel.

On November 20, 2023, despite concerns relayed regarding the historical context of the implementation of the fee and its temporary vs permanent nature, there seemed to be a consensus from the Village Board to cease the practice of extending the “temporary” term of this annually and instead to adopt it permanently. Staff will provide an updated ordinance to the Board to remove the sunset clause and codify this permanently.

Attachments:

Cash Balance Policy

FY 2024 Budget & Compensation Plan

Funded Initiatives and Projects

Deferred Initiatives and Projects

ORDINANCE NUMBER 23 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS, AMENDING CHAPTER 34 OF THE VILLAGE OF
EAST DUNDEE VILLAGE CODE REGARDING A CASH BALANCE POLICY**

WHEREAS, the Village of East Dundee (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the President and Board of Trustees of the Village find that amending Chapter 34 of the Village of East Dundee Village Code (“Village Code”) as set forth below regarding a cash balance policy best serves the public’s health, safety and welfare;

NOW THEREFORE BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Amendments. That Chapter 34 of the Village Code is amended by adding Sections 34.90 – 34.93 thereto, which shall read as follows:

“CASH BALANCE POLICY

§ 34.90 CASH BALANCE POLICY PURPOSE

The purpose of the Cash Balance Policy is to establish the following:

- (A) A target level of cash balance required for the General Fund and Water and Sewer Fund.
- (B) A process and criteria for the continued evaluation of that target level as conditions warrant.
- (C) A process for reaching and/or maintaining the targeted level of cash balance and the priority for the use of resources in excess of the target.
- (D) A mechanism for monitoring and reporting the General Fund and Water and Sewer Fund cash balance.

§ 34.91 POLICY BACKGROUND AND CONSIDERATIONS

The Village’s administration, credit rating agencies, and others monitor the levels of cash balance in the General Fund and Water and Sewer Fund as an important indicator of the Village’s economic condition. In establishing

an appropriate level of cash balance, the Village has considered the following factors:

- (A) The predictability of its revenues and the volatility of its expenditures.
- (B) The Village's perceived exposure to significant one-time outlays (e.g., disasters, immediate capital needs, state budget cuts).
- (C) The potential drain upon General Fund and Water and Sewer Fund resources from other funds as well as the availability of resources in other funds.
- (D) Liquidity (i.e. the disparity between when financial resources actually become available to make payments and the average maturity of related liabilities may require that a higher level of resources be maintained).
- (E) Commitments and assignments (i.e., the Village may wish to maintain higher levels of unassigned cash balance to compensate for any portion of the cash balance already committed or assigned by the government for a specific purpose).

§ 34.92 CASH BALANCE POLICY AND PROCEDURES

The following shall apply to both the General Fund and Water and Sewer Fund. The minimum cash balance reserve to be committed shall be twenty-five percent (25%) of budgeted expenditures. An additional ten percent (10%) cash flow reserve shall be committed in each fund for cash flow purposes. This ten percent (10%) cash flow reserve shall be used at the discretion of the Village Administrator provided that the ten percent (10%) shall only be used for cash flow to address revenue that is expected but has not yet been received.

The total thirty-five percent (35%) cash balance reserve required for each fund shall be calculated prior to the adoption of the annual budget as follows:

$$\textbf{Projected Beginning Cash Balance} \div \textbf{Budgeted Expenditures} = 35\%$$

As part of the annual budget process, the Village Administrator shall report to the Village Board the required thirty-five percent (35%) cash balance reserve. This thirty-five percent (35%) cash balance reserve shall be held in the General Fund and Water and Sewer Fund, respectively, and shall be approved by ordinance each year in conjunction with the adopted budget.

A super majority vote of five (5) affirmative votes of the Village President and Board of Trustees is required for the Village Board to take action on any item that will temporarily reduce the thirty-five percent (35%) cash balance reserve below this minimum target level, other than for cash flow purposes. In the event that the thirty-five (35%) cash balance reserve drops below this minimum target level through the approval of the Village Board,

the Village Administrator will develop a plan, implemented through the annual budgetary process, to bring the balance back to the target level over a period of no more than three (3) fiscal years.

§ 34.93 SURPLUS

(A) General Fund. Upon determining the minimum thirty-five percent (35%) General Fund cash balance reserve, the difference between the budgeted and actuarial Police Pension contribution amount shall be paid, then fifty percent (50%) excess (surplus) shall be transferred to the Capital Projects Fund and shall be either utilized for budgeted capital projects or restricted for capital projects identified within the Village's Capital Improvement Plan. These transfers shall be made as available, recommended by the Village Administrator based upon current needs, and approved by ordinance.

(B) Water and Sewer Fund. Upon determining the minimum thirty-five percent (35%) Water and Sewer Fund cash balance reserve, any excess (surplus) shall be either utilized for budgeted capital projects within the Water and Sewer Fund or restricted for Water and Sewer capital projects identified within the Village's Capital Improvement Plan, as recommended by the Village Administrator and approved by ordinance."

SECTION 3: Continuation. That all provisions of the Village Code not amended herein shall remain in full force and effect.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 6: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 17th day of April, 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 17th day of April, 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this 17th day of April, 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on April ____, 2023.

Village of East Dundee

January 1, 2024 – December 31, 2024

Comprehensive Budget



**Create a
Well-Known,
Livable,
Walkable
Community**

**Financial
Stability and
Sustainability**

**Sustainable
Infrastructure
and IT**

**Economic
Development**

**Sustainable
Service Delivery
through Staff
Support and
Development**

Village of East Dundee, 120 East Barrington Avenue, East Dundee, IL 60118

www.eastdundee.net

847-426-2822

Principal Officials

VILLAGE PRESIDENT

Jeffrey J. Lynam
(Term Expires April 2025)

VILLAGE TRUSTEES

Sarah Brittin
(Term Expires April 2025)

Scott Kunze
(Term Expires April 2027)

Kathleen Mahony
(Term Expires April 2027)

Andy Sauder
(Term Expires April 2025)

Tricia Saviano
(Term Expires April 2025)

Rich Treiber
(Term Expires April 2027)

MANAGEMENT STAFF

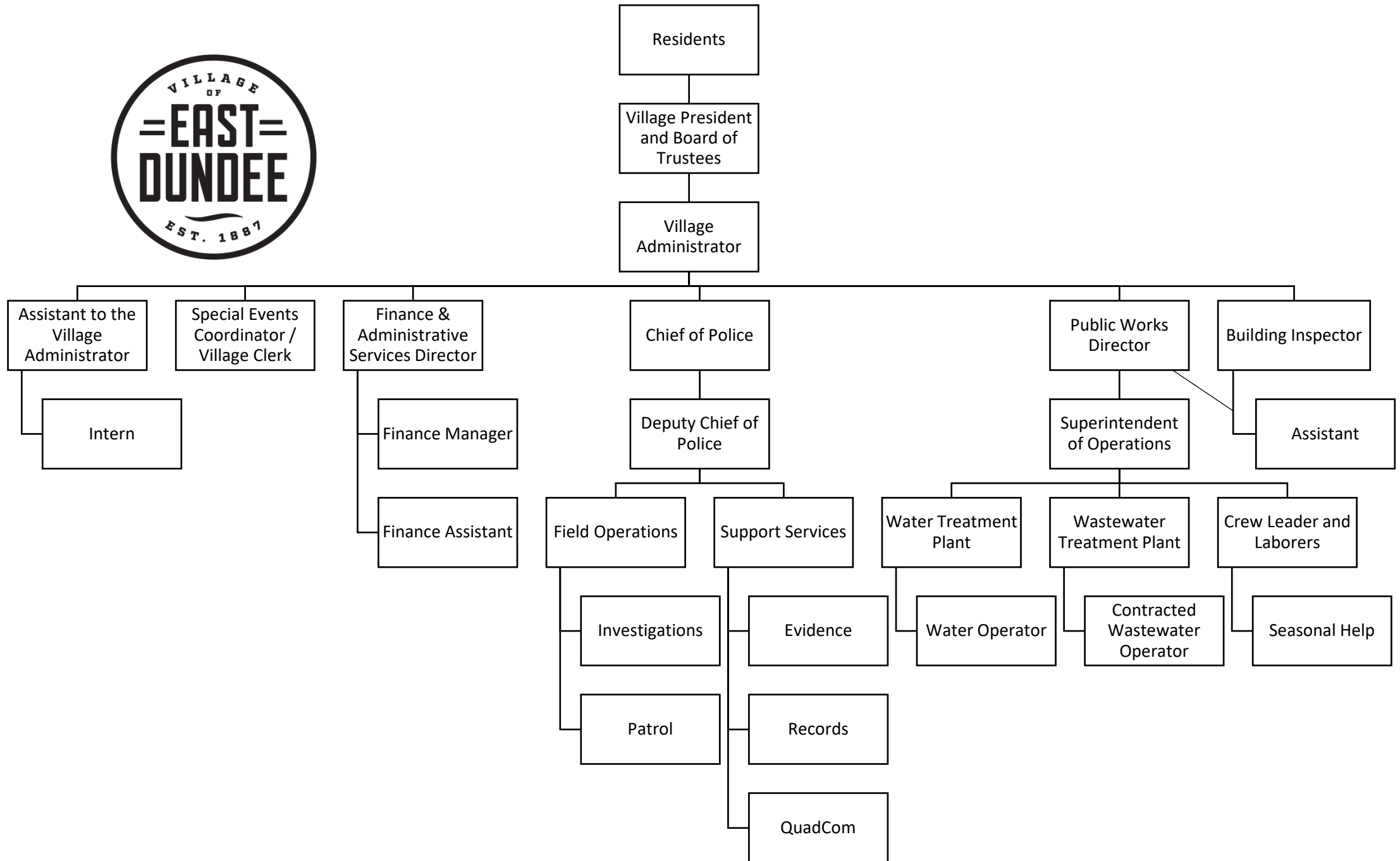
Erika Storlie
Village Administrator

Chris Ranieri
Building Superintendent

Brandiss J. Martin
Finance/Administrative Services Director

Joshua Fourdyce
Police Chief

Philip Cotter
Director of Public Works



**NOTICE OF PUBLIC HEARING
REGARDING THE VILLAGE OF EAST DUNDEE'S
CALENDAR YEAR 2024
BUDGET AND APPROPRIATIONS
(JANUARY 1 THROUGH DECEMBER 31, 2024)**

The Village President and Board of Trustees of the Village of East Dundee ("Village") will conduct a public hearing to consider the proposed budget and appropriations for the Village's calendar year 2024, for the period of January 1 through December 31, 2024, on December 4, 2023, at 6:00 p.m. in the Second Floor Meeting Room located in the East Dundee Police Department, 115 East Third Street, East Dundee, Illinois 60118.

Copies of the proposed budget and appropriations are available for inspection by the public at the Village Clerk's Office at East Dundee Village Hall, 120 Barrington Avenue, East Dundee, Illinois 60118 and on the Village's website at www.eastdundee.net. The proposed budget and appropriations will be available at the Clerk's Office on November 3, 2023.

If you have questions, please contact Katherine Diehl, Village Clerk at 847-426-2822 or kdiehl@eastdundee.net.

VILLAGE OF EAST DUNDEE
Katherine Diehl, Village Clerk
Published in Daily Herald November 3, 2023 (4607623)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Fox Valley
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/03/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY



Designee of the Publisher of the Daily Herald

Control # 4607623





December 4, 2023

To the Honorable Village President Jeffrey Lynam, Board of Trustees and Village of East Dundee Residents:

I am pleased to submit the Village of East Dundee's Annual Budget for Fiscal Year 2024, which begins January 1, 2024 and ends December 31, 2024. This will be the Village's very first Calendar Year budget which will be beneficial in bidding for future construction projects as well as aligning the budgeting process with the tax levy year for better pension contribution determination.

The core purposes of the Village's budget include estimating the financial resources that will be available to the Village during the budget year and authorizing a spending plan that utilizes those financial resources to fund the services, programs, projects, and events that the Village Board has determined should be provided to the community. The budget is developed and modified through an extensive review process involving the Board of Trustees and Village staff. It reflects an ongoing commitment by the Village government to ensure East Dundee is a community that is a great place to live, work, and play.

The Village's budget is a wide-ranging financial plan which not only projects annual revenues, operating expenses, and capital investments for the coming year, but also provides a clear reflection of the Village's goals and strategic priorities. The Village's strategic plan was established in 2019 and includes the following: ***create a well-known, livable, walkable community; financial stability and sustainability; sustainable infrastructure and IT; economic development; and sustainable service delivery through staff support and development.*** These strategic goals have served to underscore the values inherent in the Village Board's vision and stewardship of the community's resources.

Like most municipalities, the Village has limited resources available to fund its services, programs, and infrastructure improvement needs. The process of developing the annual budget includes a thorough assessment of the external environment so the Village can effectively respond to potential fluctuations in its resources.

The FY 2024 Budget demonstrates the Village's continued commitment to delivering exceptional service at a value to residents, businesses, and other community stakeholders. The budget also builds on the positive budget performance of the prior year. Below is a list of noted accomplishments based on the Village's strategic goals and challenges of SY 2023:

Create a Well-Known, Livable, Walkable Community

- Continued publication of *Depot Life* on a bi-monthly basis.

- Total Facebook “Likes” increased 58% due to regular and engaging use of the Village’s Facebook page.
 - The Village’s page reaches 88,553 people and has 24,417 page visits which is a 26% decrease from FY2023.
 - Maintained a 100% response rate to Facebook messages received.
- Police department collaborated with Santa’s Village management to improve safety.
- Named Tree City USA community for the 6th consecutive year

Financial Stability and Sustainability

- Updated the Vehicle & Capital Improvement Plan.
- Continued to update the Village’s long-term financial projections.
- Continued to maintain a conservative approach to spending to ensure that expenditures do not exceed revenues received.
- Continued to levy the maximum PTELL to exceed the required employer contribution to the Police Pension Fund.
- Contributed actuarial recommended contribution to the Police Pension Fund.

Sustainable Infrastructure and IT

- Implemented Village-wide computer replacement schedule.
- Implemented State mandated body worn camera program.
- Resurfacing Project - Reese Ave (all), Hilton Ln (all), Wendt Ave (Hilton to King), Balmoral Dr (IL 25 to Scott Dr), Balmoral Ct, Dunbar Lane (all), Linden Ave (IL 72 to Oak Dr)
- Water Street Water Main Project – Installed a section of new 6-inch and 8-inch diameter watermain along Water Street between Railroad Street and North Street
- Included 3 residential service stubs, 3 gate valves, and 4 new fire hydrants
- Continued converting remaining manually read water meters to radio read
- Completed 2nd year of a 3 year valve exercising program
- Completed year 3 of hydrant painting program.
- Initiated Inflow & Infiltration study in downtown and Flats areas (manhole inspections and smoke testing of sanitary sewer system).
- Replaced one pump inside the Prairie Lakes Lift Station
- Rebuilt one pump inside the Milk Pail Lift Station
- Ravine Culvert Project – replaced two 8-foot extensions of 30” diameter concrete pipe
- Repaired various catch basins and inlets (in-house)
- Initiated aerial treatment in an effort to eradicate spongy moth species from the Village
- Initiated Riverfront Master Plan
- Planted 40 parkway trees
- Initiated traffic/truck study of downtown area
- Improved crosswalk across Railroad Street, at River Street
- Replacement of all exterior windows at the Village Hall, renovation of 2nd floor offices
- Cleared brush along Fox River

- Pavement and pedestrian bridge repairs along the Fox River Trail
- Installed pedestrian crossing system at Van Buren & Johnson
- Replaced ridge cap on Police Station roof
- Replaced roof on special events garage

Economic Development

- Awarded \$40,000 IEPA grant to complete lead service line inventory.
- Continued to meet and negotiate with major landowners and businesses looking to develop and/or move to East Dundee.
- *New Businesses:*
 - A&V Ventures, Inc
 - AGM Luxury Transport Inc
 - Airsoft Station LLC
 - Black & Brown Beauty
 - Black & Brown Beauty Supply
 - Briana's Food Corp
 - Briana's Pancake House
 - BSL Transition
 - Bungalow Vintage LLC
 - Vintage Furniture and Decor
 - Commontrans Inc
 - Ats Freeway
 - CTM Auto Sales Inc
 - Custom Steam Solutions (USA), Inc
 - Steam System Integrators
 - CVP Operations IL LLC
 - Dundee Animal Hospital
 - Dent Wizard International Corp.
 - DGM Beauty LLC
 - EDP Construction
 - Encore Concrete Coatings Inc
 - Focus On You LLC
 - Grafe Auction Company
 - Hartwig Transit Inc
 - HRJ Botanica San Simon
 - Botanica San Simon
 - Intellisource, Inc
 - Intellisource
 - K & N Electric Inc
 - Lucky Joe's
 - Lunas Catering
 - Luxo Truck Service Inc
 - Milos Quality Detailing Shop
 - National Youth Advocate Program
 - Onyx Transportation Inc
 - Phone Mart
 - Simi Testing LLC
 - Smoke House
 - Steam System Solutions (USA) Inc.
 - Steam System Integrators
 - The Healing Cottage
 - True Blue Pet Wash
 - Vertical Lighting Controls
 - Wildflower Spirit Hour LLC
 - Willow & Birch
- *New Construction:*
 - 200 Rock Road, PAL Land Industrial building 45,000 sq ft.

Sustainable Service Delivery through Staff Support and Development

- Recruited and hired vacant two Public Works Laborer positions.
- Promoted Deputy Chief to Police Chief and two part-time Police Officers to full-time positions.
- Continued to make COLA, step, and merit salary adjustments to retain staff.
- Second sergeant attended Northwestern University School of Police Staff and Command and enhanced training opportunities for officers.
- Hosted an annual employee appreciation event.

FY 2024 Goals

- Third sergeant to attend Northwestern University School of Staff and Command
- Addition of two full-time sworn officers and phase out of part time staffing.
- Complete fleet leasing program transition.
- Expansion of Truck Enforcement/Truck Route Enforcement program.
- Update the Village's codified Cross Connection Control Program and ensure compliance with the Illinois Environmental Protection Agency
- Depot Bathroom Renovation
- Street Improvement Program – resurface Village roads that have been evaluated and are in *poor* condition
- Initiate riverfront improvements
- Demolish 2 & 4 N. Van Buren
- Expand William Bartels Park to connect with riverfront
- Install Depot lawn irrigation system
- Replace lead service lines
- Further develop/implement plan for replacement of lead service lines
- Conduct Water & Sewer Rate Study
- Purchase new pickup truck
- Recondition clarifier rotating assembly
- Replace Hill St Lift Station pump
- Repairs to manholes per I&I Study
- Adopt 2021 International Building Codes
- Complete Village Hall renovation
- Begin residential rental inspections
- Complete continuing education courses for 2020 NEC and 2021 IMC.

Acknowledgements

The Fiscal Year 2024 Budget is the result of considerable discussions and careful deliberation by the Village Board and staff. The preparation, review and development of the budget requires a significant time commitment from the organization. Collectively, hundreds of staff hours are invested in analysis and discussion, with even more time spent assuring that these pages achieve the Village's expectations in the provision of services. These efforts are underscored by the level of dedication that our entire staff showcases daily in service to our residents. I would like to extend a special note of thanks to Finance and Administrative Services Director Brandiss J. Martin and Finance Manager Ana Lopez for their outstanding leadership in the development of this document. Building Inspector Chris Ranieri, Police Chief Jim Kruger, Acting Police Chief Josh Fourdyce, and Public Works Director Phil Cotter and their teams also deserve to be commended for their outstanding work.

Further, I wish to acknowledge the leadership and guidance of the Village Board for their diligent review and thoughtful direction through the budget development process. We look forward to

working with the Village Board to implement the initiatives outlined in this budget and continuing to provide quality services to the East Dundee residents.

Sincerely,

Erika Storlie

Erika Storlie
Village Administrator

This section of the budget document provides a summary of the Village's financial operations, revenue assumptions and expenditures to occur within the budget year. The charts and graphs provide an easy-to-understand overview of the total revenues, expenses, and projected ending financial position for all the funds of the Village. Highlights encompass major changes, additions, or expenses being requested in the Fiscal Year 2024 budget recommendation.

All expenditures in the budget adhere to the Village's financial principles and directly correlate to the Village's strategic planning goals. The Village of East Dundee's FY 2024 budget is recommended at \$16 million, an overall increase of 8% from the \$15 million Stub Year 2023 budget as a result of the eight month budget period. The budget includes \$16 million in estimated revenues. Additionally, in keeping with the Village Board's Cash Balance policy, the Village will use cash reserves exceeding the 35% reserve mandate to fund Capital Projects. Furthermore, the Village will continue its practice of completing transfers or interfund advances between TIF or BDD funds to balance each TIF and BDD fund. In this Fiscal Year, the General Fund will not need to supplement any Debt Service, BDD, or TIF Fund to balance.

Please see the summaries by fund types on the following pages for a comprehensive overview of the changes in the fund balances by fund types.

Summary Statement of Changes in Fund (Cash) Balances or New Position for CY24

| | General Fund | Capital Funds | Debt Service Fund | Special Revenue Funds | Enterprise Fund | Village Total |
|---|------------------|----------------|-------------------|-----------------------|------------------|-------------------|
| Beginning Cash Balances | 6,020,893 | 1,759,780 | (457,588) | 5,893,972 | 3,163,919 | 16,380,976 |
| Revenues | 7,318,794 | 653,000 | 200 | 5,476,101 | 2,690,060 | 16,138,155 |
| Net Expenses ¹ | 7,279,222 | 1,423,345 | 567,556 | 4,021,969 | 3,068,421 | 16,360,513 |
| Change in Fund (Cash) Balance/Net Position | | | | | | |
| Cash Balance Before Transfers | 6,060,465 | 989,435 | (1,024,944) | 7,348,104 | 2,785,558 | 16,158,618 |
| Transfers ² | | | | | | |
| Transfers In | - | - | 567,556 | - | - | 567,556 |
| Transfers Out | - | - | - | (567,556) | - | (567,556) |
| Net Transfers | - | - | 567,556 | (567,556) | - | - |
| Change in Fund (Cash) Balance/Net Position | 6,060,465 | 989,435 | (457,388) | 6,780,548 | 2,785,558 | 16,158,618 |

¹ Net Expenses include the intentional use of cash reserves in the Streets, MFT & Capital Funds which have been saved over the last few years to fund major capital purchases or projects.

² Transfers include both permanent transfers (transfer do no have to be reimbursed) and temporary transfers (transfer must be paid back to lending

General Fund: Village operating departments - Administration, Building, Community Events, Finance, Police, Public Works, and Refuse.

Capital Funds: Capital Projects Fund, Streets Fund, & Motor Fuel Tax Fund.

Debt Service Fund: 2012A GO Bond Reserve Fund.

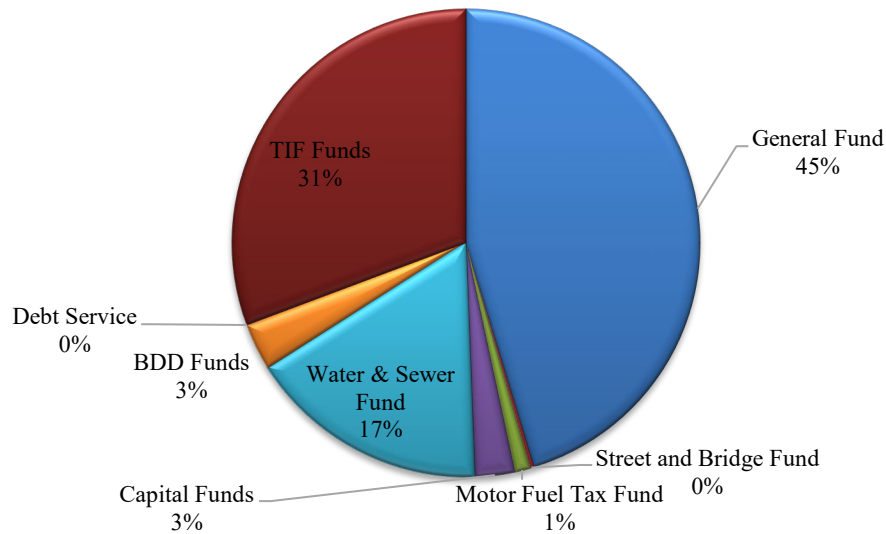
Special Revenue Funds: All Tax Increment Finance and Business Development Districts.

Enterprise Fund: Water & Sewer Fund (consolidated to create one Fund in FY21).

Total Village Revenues

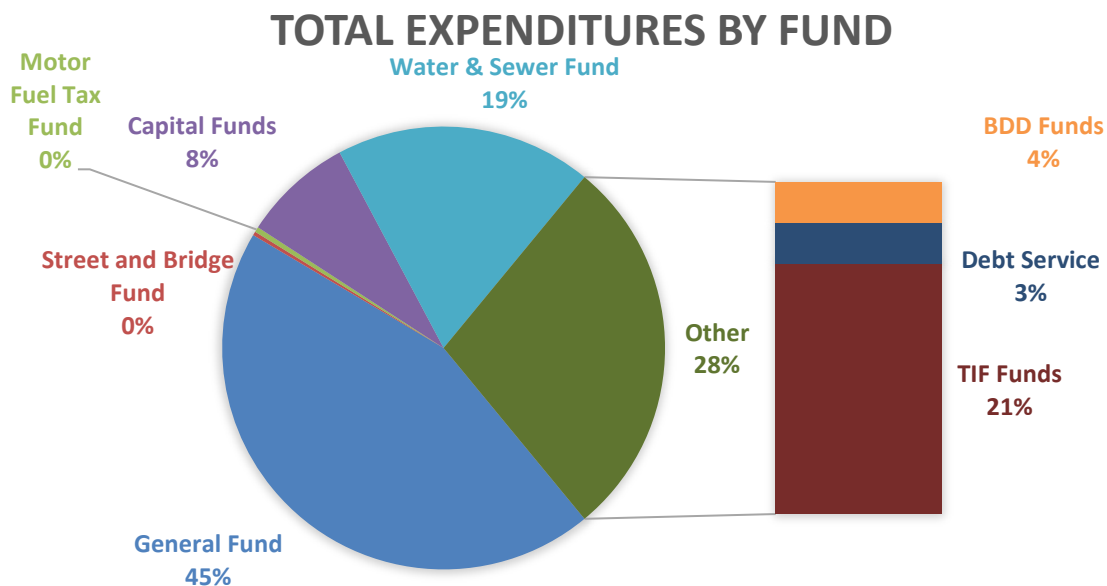
Total revenues for FY24 are projected at \$16,138,155, a 28% or \$3.5M increase over SY23 budgeted revenues. As noted in the chart below, 45% of the Village's total revenue consists of General Fund revenue such as property, state shared sales, and Home Rule sales taxes. In FY20, the Board earmarked Video Gaming revenues from the State and local licensing fees for Capital Projects Fund. Motor Fuel Tax revenue is determined, per Capita, by the State of Illinois. Street

and Bridge revenues are obtained by a levy of up to .06% of property taxes. Water and Sewer Fund revenues consists of user fees generated through water and sewer services the Village provides to residents and businesses. Also, approximately 17%, or \$469,060, of the Water and Sewer Fund revenue is the Village of West Dundee's principal and interest payment for the 2005 IEPA Loan.



Total Village Expenditures

Total expenditures for FY24 are proposed at \$16,360,513, an 8% or \$986,039 increase in the budget due to the prior year's Stub Year transition budget. The Village is funding approximately \$1.9 million for increase in staffing and in new projects, purchases, and additional expenditures. The TIF Funds cover most of the Village's debt service and redevelopment agreement obligations.



Village Debt Obligation

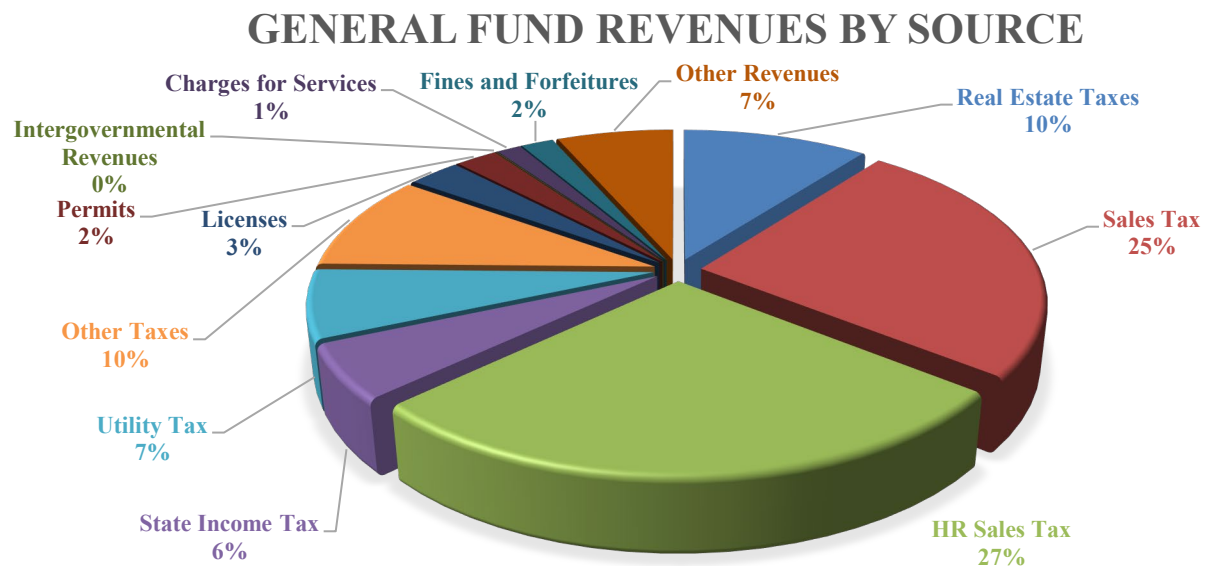
The Village's debt obligations are identified below. The IEPA Loan 2005 is 100% funded by the Village of West Dundee. JD Byrider, a local business, supports the bond payment for 2012B GO Bond by making monthly prearranged payments to the Village. The Prairie Lakes TIF Fund 35, Christina Drive TIF Fund 36, Dundee Crossings TIF Fund 36, and Downtown TIF Fund 39, through budget transfers, support the debt service payment for the 2012A GO Bond in the 2012A GO Bond Debt Service Fund 48. The 2010 IEPA, 2012, 2015, 2016 Bonds are all supported by interfund transfers from various TIF Funds if the paying Fund is not financially stable enough to cover principal and interest payments.

| VILLAGE DEBT OBLIGATIONS DOES NOT INCLUDE REDEVELOPMENT AGREEMENT OBLIGATIONS | | | | | | |
|---|---|---|---------------------|---------------------------|---------------------------|--|
| General Obligation Debt: | Project: | Supported By: | Amount Issued | SY 2023 P&I Payment | CY 2024 P&I Payment | Outstanding Principal & Interest (12.31.24 Estimate) |
| GO Bond Series 2012A Maturity: 2032 | 1) Stormwater Detention Pond 2) Acquisition of River Haven Property 3) Construction of Water Main 4) Van Buren Avenue and Christina Drive Road Improvements | Paid out of Fund 48: Prairie Lakes TIF - 39.1% Christina TIF - 15.3% Dundee Crossings TIF - 34.2% Downtown TIF - 11.4% | \$5,390,000 | \$541,456 | \$567,206 | \$1,227,294 |
| GO Bond Series 2012B Maturity: 2027 | 1) Grant to J.D. Byrider Redevelopment Project (\$520,500) 2) Loan for J.D. Byrider Redevelopment Project (\$1,735,000) to be paid by J.D. Byrider | Dundee Crossings TIF - 100% | \$2,610,000 | \$218,262 | \$215,334 | \$655,266 |
| Limited General Obligation Tax Increment Revenue Bond Series 2012 Maturity: 2031 | 1) Gat Guns Redevelopment Project (\$5.5 million) and Required Reserve Funds | Route 25 TIF - 100% | \$7,000,000 | \$806,406 | \$268,719 | \$1,900,007 |
| GO Bond Series 2015 Maturity: 2024 | 1) Police Station Redevelopment Project 2) Acquisition of Summit School Properties 3) Downtown Redevelopment Project (Road Improvements, Crosswalks, Lighting, Burying ComEd Lines) 4) Downtown Lift Station 5) Downtown Water Main Improvements | Downtown TIF - 100% | \$5,450,000 | \$908,600 | \$910,000 | \$0 |
| GO Bond Series 2016 Principal Payments Begin 2026 Maturity: 2028 | 1) Pay off the Line of Credit for the Police Station 2) 311 Barrington Avenue Parking Lot 3) Summit School Roofing Project | Downtown TIF - 100% | \$2,865,000 | \$85,950 | \$85,950 | \$3,083,100 |
| Total General Obligation Principal Issued and Outstanding | | | \$23,315,000 | \$2,560,674 | \$2,047,209 | \$6,865,667 |
| Other Debt: | Project: | Supported By: | Amount Issued | SY 2023 P&I Payment | CY 2024 P&I Payment | Outstanding Principal & Interest (12.31.24 Estimate) |
| IEPA Loan 2005 Maturity: 2026 | Wastewater Treatment Plant Improvements | Water & Sewer Fund - 100% Funded by Village of West Dundee | \$7,200,000 | \$469,060 | \$469,060 | \$938,119 |
| IEPA Loan 2010 Maturity: 2031 | Water Improvements - Well #6 | Water & Sewer Fund - 100% | \$3,414,000 | \$197,865 | \$197,865 | \$1,385,045 |
| East Dundee Fire Protection District Loan Maturity: 2033 | Purchase of Fire Station for Police Station Redevelopment Project | Downtown TIF - 100% | \$2,000,000 | \$100,000 | \$100,000 | \$900,000 |
| Total Other Principal Issued and Outstanding | | | \$12,614,000 | \$766,925 | \$766,925 | \$3,223,164 |
| Total Principal Issued and Outstanding | | | \$35,929,000 | \$3,327,599 | \$2,814,134 | \$10,088,831 |
| Total SY 2023 Debt Payments (Less J.D. Byrider and West Dundee Revenue) | | | | \$8,990,712 | | |

Summary of General Fund Revenues

General Fund revenues are projected to increase by 28% or 1.6 million over the projected End-of-Year estimate in SY23. Approximately 52.6% of General Fund revenues consist of sales taxes. The Village's property taxes are used to fund 100% of the Police Pension obligation. There are no significant revenue changes anticipated for the Stub Year budget.

| | FY21 Audited | FY22 Audited | FY23 Unaudited | SY23 Budget | SY23 EOY | FY24 Budget |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Taxes | 5,545,662 | 6,929,716 | 7,117,977 | 4,869,241 | 4,542,893 | 6,215,003 |
| Licenses | 169,279 | 226,843 | 245,209 | 138,000 | 123,000 | 213,000 |
| Permits | 355,975 | 231,277 | 311,697 | 157,200 | 161,847 | 173,440 |
| Intergovernmental | 193,800 | 26,517 | 221,965 | 2,500 | 10,634 | 2,575 |
| Charges for Services | 298,554 | 102,360 | 153,767 | 88,235 | 90,364 | 100,773 |
| Fines & Forfeits | 205,770 | 164,271 | 200,424 | 117,600 | 113,029 | 134,628 |
| Other Revenues | 400,668 | 399,247 | 798,299 | 253,500 | 659,798 | 479,375 |
| Transfers | - | - | 20,958 | - | - | - |
| | 7,169,708 | 8,080,230 | 9,070,296 | 5,626,276 | 5,701,564 | 7,318,794 |

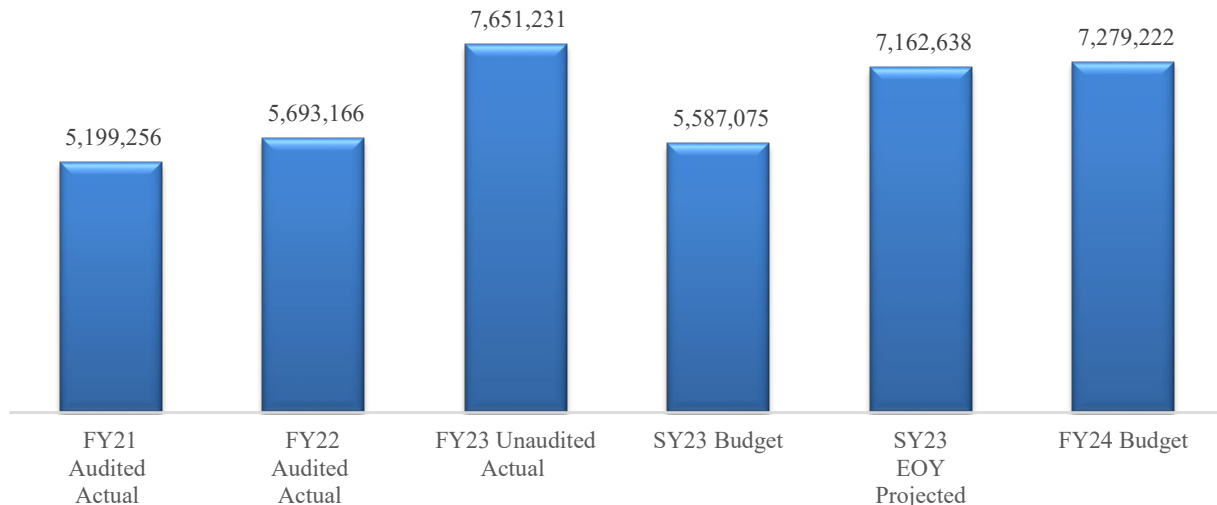


Summary of General Fund Expenditures

The Village has seven operating departments that are funded solely by General Fund revenues. Those departments include: Administration, Building, Community Events, Finance, Public Works, Police and Refuse.

As noted in the graphic below, expenditures in the General Fund remained relatively flat from FY2021 through to FY 2024. There is an exception with a minor spike for the estimated End-of-Year Project in FY2023 due to the anticipation of an additional Police Pension contribution of \$329,262 to meet the Lauterbach & Amen recommended contribution amount as well as a transfer of 50% of surplus revenues into the Capital Improvement Projects Fund (estimated at \$1 million). There is also a recognizable reduction in expenditures for SY2023 due to the 8 month transition to

a calendar budget. Recommended FY2024 expenditures are 28% or \$1.6 more than the SY2023 EOY Budget of \$5,662,638 (not including the \$1,500,000 General Fund transfer to the Capital Projects Fund which is reflected in the chart below). The difference, again, is due to the eight month transition to a calendar year budget.

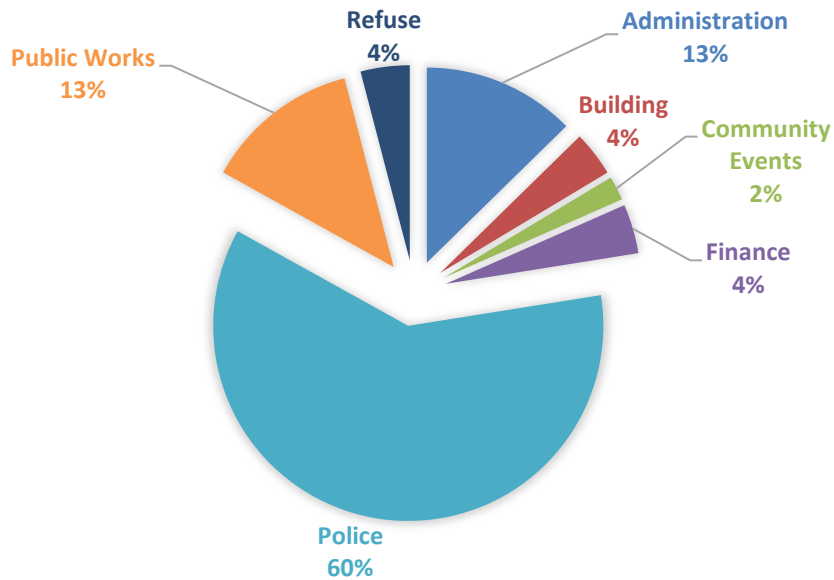


Below is a breakdown of each department's budget by expenditure category to provide a better understanding of costs per department. Of the total \$7,279,222 in General Fund expenditures, 69% of all expenditures are personnel costs. Personnel cost is inclusive of salary and wages, overtime, FICA, pension payments to IMRF or the Police Pension Fund, and employee insurance. Salary and wage increases are proposed for both union and non-union personnel. The second largest expenditure, or 12%, is for Contractual Services which is inclusive of the Flood Brothers refuse and recycling contract, engineering, and legal fees for the Village.

| | Administration | Building | Community Events | Finance | Police | Public Works | Refuse |
|---------------------------|----------------|----------------|---------------------|----------------|------------------|----------------|----------------|
| Personnel Services | 471,100 | 206,513 | - | 200,006 | 3,629,408 | 521,824 | - |
| Maintenance Services | 8,000 | 2,000 | - | - | 64,250 | 236,900 | - |
| Contractual Services | 241,500 | 14,000 | 62,000 | 50,000 | 181,500 | 47,450 | 289,500 |
| Communications | 16,250 | 3,250 | 11,000 | 5,850 | 219,572 | 7,350 | - |
| Professional Development | 29,000 | 1,450 | 1,550 | 5,050 | 51,400 | 8,050 | - |
| Other Charges for Service | 35,000 | 38,900 | 48,000 | 32,700 | 128,500 | 59,500 | 5,500 |
| Commodities & Supplies | 18,950 | 5,100 | 18,000 | 3,900 | 69,800 | 56,150 | 750 |
| Capital Outlay | 50,000 | - | - | - | - | - | - |
| Micellaneous Expenses | 52,500 | - | 5,000 | - | 65,249 | - | - |
| Transfers | - | - | - | - | - | - | - |
| TOTAL | 922,300 | 271,213 | 145,550 | 297,506 | 4,409,679 | 937,224 | 295,750 |

For reference, the chart below shows a breakdown, by percentage, of each department's portion of the entire General Fund expenditure total. The Police department accounts for 60% of the total budget. This is the largest department in the Village with the most number and some of the highest paid employees. Moreover, the pension contribution is about 28% of the total personnel services

category. Administration and Public Works departments have the next highest percentage of expenses at 13% each of total General Fund expenses. This is also due to salary and other personnel costs related to those two departments. The Administration budget also includes a \$50,000 contingency, as well as \$90,000 for economic development obligations.



In SY23, the Village began a computer replacement program to replace outdated computers and laptops which will continue into the new fiscal year. The Village will also continue to implement cybersecurity measures to enhance the overall security of its hardware and software. The following expenditures have been included for FY2024:

| Description | Amount | Details |
|--|-------------------|--|
| One of Two FT Officers | \$ 145,000 | The Police Department is requesting to phase out part time police officers and transition to a regular full-time compliment of sworn personnel. (The original request is for two new officers. One officer is budgeted in FY2024). |
| William Bartels Park Expansion | \$ 10,000 | During the ongoing Riverfront master Plan study, one concept that has been suggested is to vacate the segment of Water Street (entire right-of-way) between Barrington Ave and 2 nd Street which would allow Bartels Park to be expanded and join with the riverfront. This recommendation will initiate the design/concept phase for pursuing this park expansion. |
| BEDC Training | \$ 600 | The Basic Economic Development Course will help build staff knowledge and training in economic development and redevelopment for the Village. |
| Human Resource Information System (HRIS) | \$ 4,832 | This system will allow for an electronic application process for new job postings and the electronic management of employee's personnel files. |
| Total | \$ 160,432 | |

Summary of Capital Fund

In 2019, the Village implemented a five-year Capital Improvement Plan that included major projects and purchases of vehicles and equipment over \$20,000. The identified items meet the strategic planning goals as determined by the Village Board for 2020 through 2024. The following projects have been budgeted for from the Capital Plan:

| Description | Amount | Details |
|---|------------|---|
| Village Hall Improvements | \$ 50,000 | Staff is requesting approval of a project involving the replacement of three exterior doors at the Village Hall, along with one pedestrian door to the Police Garage, buildout of the front counter at the Village Hall, and buildout of the rear office area at the Village Hall (Building Inspector). |
| Purchase of 2025 International Dump Truck | \$ 216,345 | On October 17, 2022, the Village Board approved the purchase of a 2025 International HV607 dump truck from Rush Truck Center. The new truck will replace a 2005 International dump truck (unit #33) which will be auctioned subsequent to delivery of the new unit. |
| Purchase of a Ford F-150 | \$ 45,000 | Public Works is requesting to purchase a Ford F-150 pickup truck that would be used primarily by the Superintendent of Operations. With the purchase of a new Ford F-150, the 2010 pickup truck (unit #20) would be transferred to operations. |
| Purchase of a Loader/Backhoe Combination Unit | \$ 148,000 | This unit is a workhorse and essential to Public Works' operations as it loads various materials (stone, salt, soil, mulch, concrete, asphalt, etc.). It is also used for underground excavations associated with the water distribution system (main break repairs, etc.) and the sanitary and storm sewer systems. The unit is also used during storm damage cleanup, lifting/moving/placement of heavy loads/items, and snow removal when necessary. |
| Lakewood Resurfacing Project | \$ 75,000 | The Village of Carpentersville is coordinating a project to resurface (grind and overlay) a section of Oak Ridge Road, between Greenwood Ave and Hawthorne Lane. This section of road is divided equally between the two communities (down the center line of the road). |
| Riverfront Improvements & Beautification | \$ 75,000 | Staff are proposing an initial annual expenditure of \$150,000 to meet as many of the objectives as possible in the study - which will be completed later in 2023. Annual costs are likely to increase as a result of the recommendations presented in the Master Plan. |
| Lions Park Stormwater Project | \$ 50,000 | Public Works is requesting approval to initiate engineering for the Lions Park Stormwater Project. This proposed project would construct a storm water detention facility along with infiltration trenches and drywells in Lions Park. |

| | | |
|--------------------------------|---------------------|---|
| | | The following streets are proposed for resurfacing in 2024: Albert Drive (IL Rt. 25 to Castle Ave) - \$59,400; Ashland Avenue (Edwards Ave to Kenilworth Ave) - \$63,100; Council Hill (Bonnie Dundee Rd to Terminus) - \$111,100; Crabtree Road (Ravine Rd to Terminus) - \$25,300; Edwards Avenue (Van Buren St to Ashland Ave) - \$34,900; Richardson Road (IL Rt. 25 to Terminus) - \$29,400; Roslyn Road (Van Burnet St to Summit Ave) - \$61,500; Springcrest Road (Barrington Ave to Roslyn Rd) - \$55,400; Wilmette Avenue (Van Buren St to Bonnie Dundee Rd) - \$59,900; TOTAL \$500,000 |
| Street Improvement Programs | \$ 550,000 | |
| Demolition of 4 N. Van Buren | \$ 26,000 | Staff are requesting approval of a project to demolish the residential buildings at 4 N. Van Buren Street. |
| Comprehensive & Strategic Plan | \$ 40,000 | The Village is seeking to develop a new strategic plan and a ground-up comprehensive land use plan to identify long-term vision and set organizational purpose and direction through the inclusion of public & stakeholder input and participation in the form of hearings and surveys. |
| Total | \$ 1,275,345 | |

Summary of Special Revenue Funds

The Village has three Business Development Districts (BDDs) and nine Tax Increment Finance Districts (TIFs). In addition to funding the Village's debt service and redevelopment agreements, these funds are also used this Stub Year to fund four façade grants. Similar to FY2023, the Village's Art Council will receive \$50,000 to improve the overall appearance of Downtown. The budget also includes the following projects:

| Description | Amount | Details |
|------------------------------|-------------------|--|
| Demolition of 2 N. Van Buren | \$ 24,000 | Staff are requesting approval of a project to demolish the residential buildings at 2 N. Van Buren Street. |
| Depot Siding/Trim Repairs | \$ 7,500 | Public Works is requesting approval of a project to repair areas of exterior siding and trim on the Depot that are in deteriorated condition. |
| Depot Bathroom Renovation | \$ 120,000 | Staff is requesting approval of a project to renovate two existing bathrooms and add one bathroom – all inside the Depot. |
| Depot Lawn Irrigation System | \$ 30,000 | This project would involve installing a system that would water all turf grass areas at the Depot complex. An irrigation system would also allow staff to perform other more complex and skilled Public Works related tasks. |
| Total | \$ 181,500 | |

Unfortunately, some of the BDD and TIF Funds do not generate the revenue necessary to meet all its financial obligations. As a result, interfund advances (loans) are made between the Funds and are to be paid back to the receiving Fund once it is financially able to do so. The amounts noted below may be amended based on the revenues received within the Funds at the end of the budget

year. For Fiscal Year 2024, the Village has identified the following Interfund Transfer (these transfers do not have to be paid back):

| <u>Transfers Out</u> | <u>Transfers In</u> | <u>Budgeted Amount</u> |
|-----------------------------|----------------------------|-------------------------------|
| Prairie Lakes TIF | 2012A GO Bond Debt Service | 221,914 |
| Christina Drive TIF | 2012A GO Bond Debt Service | 86,836 |
| Dundee Crossings TIF | 2012A GO Bond Debt Service | 194,104 |
| Downtown TIF | 2012A GO Bond Debt Service | 64,702 |

No Interfund Advances have been identified at this time.

Summary of Enterprise Fund

Projects identified in the Village's five-year Capital Improvement Plan related to the Water and Sewer Fund are as follows:

- SCADA Upgrades
- Lift Station Grinder
- Dry/Wet Weather Pump

Additionally, \$50,000 was included in this year's budget to accommodate any unexpected purchases or projects that may be incurred over the course of the year.

| Description | Amount | Details |
|---|---------------|--|
| Raw Lift Station - Interior Painting | \$ 16,000 | Staff is requesting approval of a project to paint the interior of the raw lift station, both upper and lower levels, which is located at the wastewater treatment plant. |
| Well 3 - Interior Painting | \$ 11,000 | Public Works is requesting approval of a project to paint the interior of the well house at well no. 3. |
| Sludge Pump Replacement | \$ 10,000 | Staff is requesting approval for the purchase of a sludge pump, also referred to as a progressive cavity pump, that will replace one of three pumps. |
| Waste-Activated Sludge (WAS) Pump Replacement | \$ 16,000 | Public Works is requesting approval to purchase and replace one WAS pump located in the RAS/WAS well at the wastewater treatment plant. |
| Lead Service Line Replacement | \$ 50,000 | There are approximately 400 active lead water services in East Dundee. Until more of a formal program is established, staff recommends allocating \$50,000 annually during each of the next several years to assist property owners who wish to initiate replacement of the lead services. Beginning in 2027, the Village will be required to replace a certain number of services annually – as required by the IEPA. |
| Valve Exercising Program | \$ 14,000 | Public Works is requesting approval to complete the 3rd year of a 3-year program to exercise all valves in the Village's water distribution system. |

| | | |
|---|-------------------|---|
| Water Valve Replacements | \$ 20,000 | Public Works is requesting approval to continue replacing two water distribution system valves annually. |
| Inflow & Infiltration Study | \$ 42,500 | In 2023, a Village consultant and contractor completed the first two phases of an Inflow & Infiltration Study of a section of the Village's sanitary sewer system. The Study was focused on the downtown area and Flats neighborhood. Included in the report of the first two phases will be a recommendation to rehabilitate manholes - \$30,000 each for 2024 and 2025. |
| Water & Sewer Rate Study | \$ 35,000 | A water and sewer rate study evaluates the financial planning implications of the funding requirements for the water and sewer utilities and proposes rates to adequately cover operating and capital improvement costs for these utilities and maintain a fund balance for the Water & Sewer Fund. |
| Lead Service Line Replacement Plan | \$ 17,500 | On January 1, 2022, the Illinois Lead Service Replacement and Notification Act went into effect that is designed to require the replacement of all lead service lines (LSL) in the state of Illinois. A final version of the plan is due to the IEPA in 2027. |
| Oxidation Ditch Projects | \$ 57,000 | Staff is requesting approval of two projects to maintain and improve the operating system of the two oxidation ditches at the wastewater treatment plant: 1) replace Gearbox and Motor (3rd of 8 gearbox/motor assemblies); and 2) replace shaft and bearings (1st of 4 shaft/bearing assemblies). |
| Hill Street Lift Station Pump Replacement | \$ 20,000 | Staff is recommending upgrading the second, smaller pump inside the wet well of the lift station. This pump will also be equipped with a VFD and have a capacity of 1,250 gallons per minute (compared to 350 gpm for the current pump). A new pump was installed in 2022. |
| Clarifier Rotating Assembly - Recondition | \$ 17,500 | Staff are requesting approval to initiate a 4-year program to recondition (sandblast, repaint and perform any necessary rehabilitation) the rotating assemblies of the four clarifiers at the wastewater treatment plant. |
| Total | \$ 326,500 | |

Cash Balance Transfer Policy

At the Village Board Budget Workshop on November 6, 2023, staff recommended continued use of the Cash Balance Transfer Policy. The proposed changes will require the Village to continue to reserve 35% of excess revenues and use a portion of the remaining excess to make an additional Police Pension contribution to meet the actuarial recommended amount. Of the difference in the 35% reserve and additional Police Pension contribution, 50% will be transferred into the Capital Improvements Funds and the remaining will be used to increase the General Fund reserve for additional cash flow purposes.

The purpose of this policy is to establish the following:

- A target level of cash balance required for the General Fund and Water and Sewer Fund.
- A process and criteria for the continued evaluation of that target level as conditions warrant.

- A process for reaching and/or maintaining the targeted level of cash balance and the priority for the use of resources in excess of the target.
- A mechanism to meet the actuarial recommended Police Pension contribution to reduce the Village's long-term pension liability.
- A mechanism for monitoring and reporting the General Fund and Water and Sewer Fund cash balance.

Village of East Dundee

Stub Fiscal Year May 1 - December 31, 2023

Budget Summary

| | | FY23 Projected | SY23 Proposed Budget | | | | | |
|----------------------------------|----------------------------|---------------------------------------|----------------------|-------------------|---------------------------------------|--|--|--|
| | | <i>Beginning Cash Balance</i> | <u>Revenues</u> | <u>Expenses</u> | <u>Revenues less Expenses</u> | <u>Transfers & Due To/From</u> | <u>SY 2023 Balance</u> <small>Rev less Exp less Transfers</small> | <i>Projected Ending Cash Balance</i> |
| General Fund | | | | | | | | |
| 01-12 | Administration | | | 680,266 | | | | |
| 01-14 | Finance | | | 214,162 | | | | |
| 01-21 | Police | | | 3,311,257 | | | | |
| 01-25 | Building | | | 191,025 | | | | |
| 01-31 | Public Works | | | 766,760 | | | | |
| 01-33 | Refuse | | | 278,750 | | | | |
| 01-37 | Community Events | | | 144,855 | | | | |
| General Fund Total | | 6,037,165 | 5,626,276 | 5,587,075 | 39,201 | - | 39,201 | 6,076,366 |
| Non-General Funds | | | | | | | | |
| 15 | Streets | 37,572 | 43,000 | 43,000 | - | - | - | 37,572 |
| 32 | Capital Projects Fund | 1,071,894 | 285,000 | 1,101,500 | (816,500) | - | (816,500) | 255,394 |
| 34 | DT & Dundee Crossing BDD | 1,034,969 | 315,000 | 921,025 | (606,025) | - | (606,025) | 428,944 |
| 35 | Prairie Lakes TIF | 1,055,185 | 1,300,000 | 5,725 | 1,294,275 | (2,349,460) | (1,055,185) | - |
| 36 | Christina Drive TIF | 394,343 | 325,000 | 305,225 | 19,775 | (82,896) | (63,121) | 331,222 |
| 38 | Dundee Crossings TIF | 2,053,620 | 1,494,700 | 1,130,337 | 364,363 | (672,154) | (307,791) | 1,745,829 |
| 39 | Downtown TIF | 215 | 350,000 | 2,208,725 | (1,858,725) | 1,858,510 | (215) | - |
| 40 | Christina Drive BDD | 441,871 | 4,400 | 225 | 4,175 | - | 4,175 | 446,046 |
| 42 | Route 68 West TIF | 28,798 | 8,000 | 3,225 | 4,775 | - | 4,775 | 33,573 |
| 46 | Route 25 TIF | 48,937 | 77,500 | 830,631 | (753,131) | 704,194 | (48,937) | - |
| 47 | North Cook County TIF | 1,427,825 | 285,000 | - | 285,000 | - | 285,000 | 1,712,825 |
| 48 | 2012A GO Bond Debt Service | (457,492) | - | 541,806 | (541,806) | 541,806 | - | (457,492) |
| 56 | Penny Avenue TIF | 2,924 | 9,500 | 12,100 | (2,600) | - | (2,600) | 324 |
| 57 | IL South Route 72 TIF | 90,065 | 230,000 | 179,725 | 50,275 | - | 50,275 | 140,340 |
| Non-General Fund Total | | 7,230,725 | 4,727,100 | 7,283,249 | (2,556,149) | - | (2,556,149) | 4,674,577 |
| VILLAGE TOTAL | | 13,267,890 | 10,353,376 | 12,870,324 | (2,516,949) | - | (2,516,948) | 10,750,941 |
| Restricted Use Funds | | | | | | | | |
| 28 | Motor Fuel Tax Fund | (22,556) | 85,100 | 30,000 | 55,100 | - | 55,100 | 32,544 |
| 33 | Dundee Gateway BDD | 174,594 | 70,000 | 50,225 | 19,775 | - | 19,775 | 194,369 |
| 60 | Water & Sewer Fund | 2,804,197 | 2,117,010 | 2,423,925 | (306,915) | - | (306,915) | 2,497,282 |
| RESTRICTED FUNDS TOTAL | | 2,956,235 | 2,272,110 | 2,504,150 | (232,040) | - | (232,040) | 2,724,195 |
| TOTAL W/ RESTRICTED FUNDS | | 16,224,124 | 12,625,486 | 15,374,474 | (2,748,989) | - | (2,748,988) | 13,475,136 |

Summary: SY23 Approved Budget Summary

Village of East Dundee
Stub Fiscal Year May 1 - December 31, 2023
Projected End-of-Year
Budget Summary

Projections are as of November 28, 2023

| | | FY23 Unaudited | SY23 Projected End-of-Year Budget | | | | | |
|---------------------------|--------------------------------|---------------------------|-----------------------------------|------------|------------------|----------------------------|--------------------------------|------------------------|
| | | Beginning Cash Balance | | | Revenues | Transfers & Due To/From | SY 2023 Balance | Ending Cash Balance |
| | | | Revenues | Expenses | less Expenses | | Rev less Exp less Transfers | |
| General Fund | | | | | | | | |
| 01-12 | Administration | | | 656,193 | | (1,500,000) | | |
| 01-14 | Finance | | | 225,646 | | | | |
| 01-21 | Police | | | 3,618,734 | | | | |
| 01-25 | Building | | | 196,034 | | | | |
| 01-31 | Streets | | | 649,380 | | | | |
| 01-33 | Garbage | | | 189,000 | | | | |
| 01-37 | Community Events | | | 127,651 | | | | |
| General Fund Total | | 7,481,967 | 5,701,564 | 5,662,638 | 38,926 | (1,500,000) | (1,461,074) | 6,020,893 |
| Non-General Funds | | | | | | | | |
| 15 | Streets | 37,961 | 47,837 | 40,000 | 7,837 | - | 7,837 | 45,798 |
| 32 | Capital Projects Fund | 1,517,297 | 418,464 | 2,144,276 | (1,725,812) | 1,500,000 | (225,812) | 1,291,485 |
| 34 | Downtown & Dundee Crossing BDD | 1,084,234 | 289,460 | 738,125 | (448,665) | - | (448,665) | 635,569 |
| 35 | Prairie Lakes TIF | 1,994,578 | 1,560,267 | 5,725 | 1,554,542 | (211,847) | 1,342,695 | 3,337,273 |
| 36 | Christina Drive TIF | 393,217 | 344,058 | 300,449 | 43,609 | (82,896) | (39,287) | 353,930 |
| 38 | Dundee Crossings TIF | 2,154,150 | 1,887,219 | 1,167,090 | 720,129 | (185,297) | 534,832 | 2,688,982 |
| 39 | Downtown TIF | - | 408,035 | 2,373,749 | (1,965,714) | (61,766) | (2,027,480) | (2,027,480) |
| 40 | Christina Drive BDD | 36,153 | 8,243 | 225 | 8,018 | - | 8,018 | 44,171 |
| 42 | Route 68 West TIF | 16,825 | 13,243 | 3,225 | 10,018 | - | 10,018 | 26,843 |
| 46 | Route 25 TIF | - | 92,969 | 830,631 | (737,662) | - | (737,662) | (737,662) |
| 47 | North Cook County TIF | 901,585 | 146,653 | - | 146,653 | - | 146,653 | 1,048,238 |
| 48 | 2012A GO Bond Debt Service | (457,788) | 200 | 541,806 | (541,606) | 541,806 | 200 | (457,588) |
| 56 | Penny Avenue TIF | 3,590 | 10,892 | 12,100 | (1,208) | - | (1,208) | 2,382 |
| 57 | IL South Route 72 TIF | 232,934 | 273,437 | 179,725 | 93,712 | - | 93,712 | 326,646 |
| Non-General Fund Total | | 7,914,736 | 5,500,977 | 8,337,126 | (2,836,149) | 1,500,000 | (1,336,149) | 6,578,587 |
| VILLAGE TOTAL | | 15,396,703 | 11,202,541 | 13,999,764 | (2,797,223) | - | (2,797,223) | 12,599,480 |
| Restricted Use Funds | | | | | | | | |
| 28 | Motor Fuel Tax Fund | 330,497 | 115,000 | 23,000 | 92,000 | - | 92,000 | 422,497 |
| 33 | Dundee Gateway BDD | 183,289 | 62,016 | 50,225 | 11,791 | - | 11,791 | 195,080 |
| 60 | Water & Sewer Fund | 2,767,581 | 2,547,288 | 2,150,950 | 396,338 | - | 396,338 | 3,163,919 |
| RESTRICTED FUNDS TOTAL | | 3,281,367 | 2,724,304 | 2,224,175 | 500,129 | - | 500,129 | 3,781,496 |
| TOTAL W/ RESTRICTED FUNDS | | 18,678,070 | 13,926,845 | 16,223,939 | (2,297,094) | - | (2,297,094) | 16,380,976 |

Summary: SY23 Budget Projection

Village of East Dundee

2024 Budget Budget Summary

Projections are as of November 28, 2023

| | | SY23 | 2024 Proposed Budget | | | | | Projected Ending Cash Balance |
|---------------------------|----------------------------|------------------------------|----------------------|------------|------------------------------|-------------------------------|---|-------------------------------------|
| | | Projected | | | | | | |
| | | Beginning Cash Balance | Revenues | Expenses | Revenues less Expenses | Transfers & Due To/From | CY2024 Balance <small>Rev less Exp less Transfers</small> | |
| General Fund | | | | | | | | |
| 01-12 | Administration | | | 922,300 | | | | |
| 01-14 | Finance | | | 297,506 | | | | |
| 01-21 | Police | | | 4,409,679 | | | | |
| 01-25 | Building | | | 271,213 | | | | |
| 01-31 | Public Works | | | 937,224 | | | | |
| 01-33 | Refuse | | | 295,750 | | | | |
| 01-37 | Community Events | | | 145,550 | | | | |
| General Fund Total | | 6,020,893 | 7,318,794 | 7,279,222 | 39,572 | - | 39,572 | 6,060,465 |
| Non-General Funds | | | | | | | | |
| 15 | Streets | 45,798 | 45,000 | 45,000 | - | - | - | 45,798 |
| 32 | Capital Projects Fund | 1,291,485 | 440,000 | 1,316,345 | (876,345) | - | (876,345) | 415,140 |
| 34 | DT & Dundee Crossing BDD | 635,569 | 425,000 | 523,350 | (98,350) | - | (98,350) | 537,219 |
| 35 | Prairie Lakes TIF | 3,337,273 | 1,501,000 | 6,750 | 1,494,250 | (221,914) | 1,272,336 | 4,609,609 |
| 36 | Christina Drive TIF | 353,930 | 341,000 | 325,250 | 15,750 | (86,836) | (71,086) | 282,844 |
| 38 | Dundee Crossings TIF | 2,688,982 | 1,711,000 | 1,271,750 | 439,250 | (194,104) | 245,146 | 2,934,128 |
| 39 | Downtown TIF | (2,027,480) | 401,500 | 1,294,150 | (892,650) | (64,702) | (957,352) | (2,984,832) |
| 40 | Christina Drive BDD | 44,171 | 10,500 | 250 | 10,250 | - | 10,250 | 54,421 |
| 42 | Route 68 West TIF | 26,843 | 10,000 | 3,250 | 6,750 | - | 6,750 | 33,593 |
| 46 | Route 25 TIF | (737,662) | 106,000 | 302,969 | (196,969) | - | (196,969) | (934,631) |
| 47 | North Cook County TIF | 1,048,238 | 600,000 | - | 600,000 | - | 600,000 | 1,648,238 |
| 48 | 2012A GO Bond Debt Service | (457,588) | 200 | 567,556 | (567,356) | 567,556 | 200 | (457,388) |
| 56 | Penny Avenue TIF | 2,382 | 10,101 | 13,750 | (3,649) | - | (3,649) | (1,267) |
| 57 | IL South Route 72 TIF | 326,646 | 275,000 | 230,250 | 44,750 | - | 44,750 | 371,396 |
| Non-General Fund Total | | 6,578,587 | 5,876,301 | 5,900,620 | (24,319) | - | (24,319) | 6,554,268 |
| VILLAGE TOTAL | | 12,599,480 | 13,195,095 | 13,179,842 | 15,253 | - | 15,253 | 12,614,733 |
| Restricted Use Funds | | | | | | | | |
| 28 | Motor Fuel Tax Fund | 422,497 | 168,000 | 62,000 | 106,000 | - | 106,000 | 528,497 |
| 33 | Dundee Gateway BDD | 195,080 | 85,000 | 50,250 | 34,750 | - | 34,750 | 229,830 |
| 60 | Water & Sewer Fund | 3,163,919 | 2,690,060 | 3,068,421 | (378,361) | - | (378,361) | 2,785,558 |
| RESTRICTED FUNDS TOTAL | | 3,781,496 | 2,943,060 | 3,180,671 | (237,611) | - | (237,611) | 3,543,885 |
| TOTAL W/ RESTRICTED FUNDS | | 16,380,976 | 16,138,155 | 16,360,513 | (222,358) | - | (222,358) | 16,158,618 |

Village of East Dundee

General Fund Revenues

| Account | | FY21 | FY22 | FY23 | | SY23 | |
|-----------------------------------|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 01-09 | Description | Audited | Audited | Unaudited | SY23 | EOY | CY24 |
| | | Actual | Actual | Actual | Budget | Projected | Budget |
| 4025 | Property Tax | 660,065 | 684,804 | 688,298 | 725,241 | 725,241 | 761,503 |
| 4030 | Sales Tax | 1,730,593 | 1,858,399 | 2,051,245 | 1,350,000 | 1,400,000 | 1,850,000 |
| 4035 | Home Rule Sales Tax | 1,649,092 | 2,346,740 | 2,650,352 | 1,650,000 | 1,400,000 | 2,000,000 |
| 4040 | Income Tax | 327,862 | 429,599 | 509,296 | 300,000 | 272,557 | 400,000 |
| Total Taxes | | 4,367,612 | 5,319,542 | 5,899,191 | 4,025,241 | 3,797,798 | 5,011,503 |
| 4041 | Utility Tax | 875,883 | 1,150,878 | 498,368 | 350,000 | 280,000 | 500,000 |
| 4045 | Telecommunication Tax | 83,544 | 69,645 | 67,756 | 40,000 | 41,600 | 65,000 |
| 4050 | Automobile Rental Tax | 11,021 | 25,178 | 21,950 | 15,000 | 11,000 | 22,000 |
| 4060 | Personal Property Rep. Tax | 25,494 | 50,170 | 56,705 | 16,000 | 17,807 | 45,000 |
| 4070 | Amusement Tax | 50,996 | 194,354 | 256,960 | 200,000 | 140,000 | 206,000 |
| 4075 | Video Rental Tax | 905 | 201 | - | - | - | - |
| 4080 | Local Use Tax | 127,869 | 115,061 | 128,350 | 80,000 | 87,000 | 111,000 |
| 4081 | Cannabis Excise Tax | 2,338 | 4,687 | 4,963 | 3,000 | 3,040 | 4,500 |
| 4082 | Vehicle Parking Tax | - | - | 121,260 | 100,000 | 100,000 | 175,000 |
| 4083 | Streaming Tax | - | - | 62,474 | 40,000 | 64,648 | 75,000 |
| Total Other Taxes | | 1,178,050 | 1,610,174 | 1,218,786 | 844,000 | 745,095 | 1,203,500 |
| 4110 | Liquor License | 41,536 | 92,110 | 106,704 | 40,000 | 40,000 | 95,000 |
| 4140 | Franchise Fee/License | 112,368 | 115,913 | 119,753 | 85,000 | 70,000 | 100,000 |
| 4160 | Business License | 15,375 | 18,820 | 18,752 | 13,000 | 13,000 | 18,000 |
| Total Licenses | | 169,279 | 226,843 | 245,209 | 138,000 | 123,000 | 213,000 |
| 4210 | Building Permits | 312,524 | 187,222 | 252,986 | 125,000 | 132,847 | 128,750 |
| 4215 | Inspection Fees | 3,476 | - | - | - | - | - |
| 4216 | Residential Rental Inspection | 20,790 | 22,060 | 32,375 | 23,000 | 20,000 | 23,690 |
| 4217 | Commercial Inspection | 18,400 | 21,160 | 26,126 | 9,000 | 9,000 | 21,000 |
| 4230 | Solicitors Permit | - | 35 | 210 | 200 | - | - |
| 4240 | Bartender Registration | 785 | 800 | - | - | - | - |
| Total Permits | | 355,975 | 231,277 | 311,697 | 157,200 | 161,847 | 173,440 |
| 4445 | Grants | 192,796 | 26,517 | 3,141 | 2,500 | 10,634 | 2,575 |
| 4460 | State Reimbursements | 1,004 | - | 218,824 | - | - | - |
| Total Intergovernmental | | 193,800 | 26,517 | 221,965 | 2,500 | 10,634 | 2,575 |
| 4610 | Admin Impact Fees | 58,582 | - | 14,836 | 7,335 | 7,928 | - |
| 4620 | Public Works Impact Fees | 26,583 | - | 8,464 | 5,850 | 6,506 | - |
| 4630 | Police Impact Fees | 114,889 | - | 19,747 | 14,300 | 14,960 | - |
| 4640 | Planning/Zoning Fees | 2,250 | 725 | 1,675 | 750 | 500 | 773 |
| 4646 | Vehicle Title Fees | 96,250 | 101,440 | 109,000 | 60,000 | 60,000 | 100,000 |
| 4670 | Alarm Permit Fees | - | 195 | 45 | - | 470 | - |
| Total Charges for Services | | 298,554 | 102,360 | 153,767 | 88,235 | 90,364 | 100,773 |
| 4710 | Traffic & Court Fines | 51,350 | 39,012 | 52,252 | 30,000 | 42,903 | 30,900 |
| 4714 | Liquor Fines | 410 | 4,000 | 2,100 | 1,000 | - | 1,030 |
| 4716 | DUI Prevention | 14,019 | 14,911 | 14,387 | 6,500 | 12,778 | 6,695 |
| 4717 | Drug Forfeiture | 76 | - | 11,541 | - | 307 | - |
| 4720 | Parking Fines | 3,080 | 6,460 | 6,160 | 5,000 | 1,250 | 5,150 |
| 4721 | Red Light Revenue | - | 56,327 | 55,964 | 40,000 | 30,125 | 50,000 |
| 4725 | Admin Booking Fee | 111 | 590 | 500 | 100 | 2,225 | 103 |
| 4726 | Towing/Police Fees | 118,537 | 23,103 | 17,663 | 15,000 | 8,000 | 15,450 |
| 4780 | Other Fines & Fees | 18,187 | 17,223 | 20,657 | 10,000 | 13,991 | 15,000 |
| 4785 | Admin Hearing Fines | - | 2,645 | 19,200 | 10,000 | 1,450 | 10,300 |
| Total Fines and Forfeits | | 205,770 | 164,271 | 200,424 | 117,600 | 113,029 | 134,628 |

Village of East Dundee

General Fund Revenues

| Account | | FY21 | FY22 | FY23 | | SY23 | |
|------------------------------------|--------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 01-09 | Description | Audited | Audited | Unaudited | SY23 | EOY | CY24 |
| | | Actual | Actual | Actual | Budget | Projected | Budget |
| 4810 | Investment Income | 39,995 | 9,250 | 345,756 | 10,000 | 351,499 | 150,000 |
| 4820 | Rental Income | 88,295 | 107,912 | 96,760 | 60,000 | 49,514 | 61,800 |
| 4885 | Insurance Reimbursements | 36,922 | 14,092 | 44,057 | - | 60,671 | - |
| 4888 | Community Events | 450 | 2,735 | 3,314 | 2,500 | 17,661 | 2,575 |
| 4889 | Garbage Collection | 231,839 | 258,293 | 262,810 | 180,000 | 177,726 | 260,000 |
| 4890 | Miscellaneous Income | 3,167 | 6,936 | 45,602 | 1,000 | 2,727 | 5,000 |
| Total Other Revenues | | 400,668 | 399,218 | 798,299 | 253,500 | 659,798 | 479,375 |
| 4905 | Sale of Assets | - | 30 | 20,958 | - | - | - |
| Total Miscellaneous | | - | 30 | 20,958 | - | - | - |
| Total General Fund Revenues | | 7,169,708 | 8,080,230 | 9,070,296 | 5,626,276 | 5,701,564 | 7,318,794 |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|----------------|------------------------|--------------|--------------|--------------|-----------------|------------------------|---|
| 01-09-4025 | Property Taxes | 660,065 | 684,804 | 688,298 | 725,241 | 761,503 | Property taxes are collected by the Village solely as a means to fund the Village's Police Pension obligations. The Village levy's the maximum PTELL amount in order to meet the annual contribution recommendation from the IPOPIF or the Lauterbach & Amen's Police Pension actuarial report. |
| 01-09-4030 | Sales Tax | 1,730,593 | 1,858,399 | 2,051,245 | 1,400,000 | 1,850,000 | The Sales Tax represents the 1% sales tax imposed on all sales within the Village. The Sales Tax, unlike the Home Rule Sales Tax, is imposed on all sales including food, drug, and automobile transactions. This revenue source is directly impacted by the Village's ability to drive economic activity within the Village. The Village will receive additional revenue from Speedway and Dundee Ford. Rebates are issued back to these businesses at 40% and 50%, respectively (see 01-12-5876). |
| 01-09-4035 | Home Rule Sales Tax | 1,649,092 | 2,346,740 | 2,650,352 | 1,400,000 | 2,000,000 | A sales tax imposed on all persons who are engaged in the business of selling tangible personal property at retail entities within the Village. The Village has imposed a 1% tax on these goods. Moved from Home Rule Sales Tax Fund 25 in FY20. |
| 01-09-4040 | Income Tax | 327,862 | 429,599 | 509,296 | 272,557 | 400,000 | The Income Tax revenue represents the Village's distributed share from the State. The amount distributed to the Village is based on population. The Income Tax is distributed out of the Local Government Distributive Fund (LGDF). |
| 01-09-4041 | Utility Tax | 875,883 | 1,150,878 | 498,368 | 280,000 | 500,000 | The Utility Tax Fund receives revenue from ComEd/Exelon for the municipal taxes charged on residents electric bills and from gas providers (Nicor) for municipal taxes charged on residents natural gas bills. |
| 01-09-4045 | Telecommunications Tax | 83,544 | 69,645 | 67,756 | 41,600 | 65,000 | This tax is placed on telephone, mobile, radio, internet, and any other taxable telecommunications. |
| 01-09-4050 | Automobile Rental Tax | 11,021 | 25,178 | 21,950 | 11,000 | 22,000 | Tax imposed on businesses renting automobiles in the State. |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|----------------|-----------------------------------|--------------|--------------|--------------|-----------------|------------------------|--|
| 01-09-4060 | Personal Property Replacement Tax | 25,494 | 50,170 | 56,705 | 17,807 | 45,000 | Revenues collected by the State and paid to local governments to replace money that was lost by local governments when their powers to impose personal property taxes on corporations, partnerships, and other business entities are taken away. PPT are taxes collected on individual's personal property (i.e. vehicle). |
| 01-09-4070 | Amusement Tax | 50,996 | 194,354 | 256,960 | 140,000 | 206,000 | A tax imposed on amusements (i.e. laser tag, water parks, and other entertainment venues). The Village imposes a 5% tax on amusements. |
| 01-09-4075 | Video Rental Tax | 905 | 201 | - | - | - | Revenue collected by rental video sales (Red Box) are estimated based on average revenue collections for 2-3 years. FY22, Red Box machine removed. |
| 01-09-4080 | Local Use Tax | 127,869 | 115,061 | 128,350 | 87,000 | 111,000 | Use Taxes relate to out of state purchases of tangible personal property and are subject to a 6.25% State Use Tax. The municipality's share is 16% and is distributed on a per capita basis. Budgeted amount has been determined by reviewing the last three years of revenues. |
| 01-09-4081 | Cannabis Excise Tax | 2,338 | 4,687 | 4,963 | 3,040 | 4,500 | A State excise tax on all adult-use cannabis sales. A portion of the tax will be redistributed based on population from the State of Illinois. |
| 01-09-4082 | Vehicle Parking Tax | - | - | 121,260 | 100,000 | 175,000 | A tax imposed on trucking parking |
| 01-09-4083 | Streaming Tax | - | - | 62,474 | 64,648 | 75,000 | A tax imposed on streaming services. |
| 01-09-4110 | Liquor License | 41,536 | 92,110 | 106,704 | 40,000 | 95,000 | License required to sell any alcoholic beverage in the Village. Fees are based on the license classification. Revenues are based on estimates from previous years' actuals. |
| 01-09-4140 | Franchise Fee/License | 112,368 | 115,913 | 119,753 | 70,000 | 100,000 | This is a license or fee paid by franchise businesses and corporations operating in the Village. This includes Illinois Bell, Verizon, and Comcast. Revenues are based on estimates from previous years' actuals. |
| 01-09-4160 | Business License/Registration | 15,375 | 18,820 | 18,752 | 13,000 | 18,000 | All businesses operating in the Village are required to register, annually, with the Village. Each business pays a \$50 renewal fee. New businesses pay \$100. Revenues are based on estimates from previous years' actuals. |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|----------------|-----------------------------------|--------------|--------------|--------------|-----------------|------------------------|---|
| 01-09-4210 | Building Permits | 312,524 | 187,222 | 252,986 | 132,847 | 128,750 | Building permits (renovation, new construction, sign, fence, roof, etc.) for residential and commercial structures are fees collected based on the type of project. Revenues are based on estimates from previous years' actuals. |
| 01-09-4216 | Rental Residential Inspection Fee | 24,266 | 22,060 | 32,375 | 20,000 | 23,690 | This inspection is conducted to ensure the life safety of residential rental properties in the Village. Revenues are based on estimates from previous years' actuals. |
| 01-09-4217 | Commercial Inspection | 18,400 | 21,160 | 26,126 | 9,000 | 21,000 | This inspection is conducted to ensure the life safety of commercial rental properties in the Village. Revenues are based on estimates from previous years' actuals. |
| 01-09-4230 | Solicitor Permits | - | 35 | 210 | - | - | A permit approved to allow door-to-door solicitation within Village limits. Revenues are based on estimates from previous years' actuals. |
| 01-09-4240 | Bartender Registration | 785 | 800 | - | - | - | A fee collected for the registration of bartenders within the Village. |
| 01-09-4445 | Grants | 192,796 | 26,517 | 3,141 | 10,634 | 2,575 | National Tools grant to be received this year from IDOT as well as a 50-50 grant from BVP (a federal program) for the purchase of ballistic vests for the Police department. |
| 01-09-4460 | State Reimbursements | 1,004 | - | 218,824 | - | - | Reimbursements provided by the State for various projects that impact or occur within the Village. |
| 01-09-4610 | Impact Fees - Administration | 58,582 | - | 14,836 | 7,928 | - | Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. |
| 01-09-4620 | Impact Fee - Public Works | 26,583 | - | 8,464 | 6,506 | - | Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|----------------|----------------------------|--------------|--------------|--------------|-----------------|------------------------|--|
| 01-09-4630 | Impact Fees - Police | 114,889 | - | 19,747 | 14,960 | - | Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. |
| 01-09-4640 | Planning/Zoning Fees | 2,250 | 725 | 1,675 | 500 | 773 | Fees collected by the Village from businesses seeking planning/zoning regulations. |
| 01-09-4646 | Vehicle Title Transfer Fee | 96,250 | 101,440 | 109,000 | 60,000 | 100,000 | The Village receives revenue from the sell of a vehicle within the Village. The Village has 11 car and trucking dealerships in the area. |
| 01-09-4670 | Alarm Permit Fees | - | 195 | 45 | 470 | - | Covers alarm systems and false alarms for residents and businesses. Revenues are based on estimates from previous years' actuals. |
| 01-09-4710 | Traffic & Court Fines | 51,350 | 39,012 | 52,252 | 42,903 | 30,900 | Collected from fees and fines issued for violations of state and local ordinances. Revenues are based on estimates from previous years' actuals. |
| 01-09-4714 | Liquor Fines | 410 | 4,000 | 2,100 | - | 1,030 | Fines for violations to liquor laws. |
| 01-09-4716 | DUI Prevention | 14,019 | 14,911 | 14,387 | 12,778 | 6,695 | Fines for DUI violations. |
| 01-09-4717 | Drug Forfeiture | 76 | - | 11,541 | 307 | - | Drug forfeiture assets. |
| 01-09-4720 | Parking Fines | 3,080 | 6,460 | 6,160 | 1,250 | 5,150 | Fines for parking violations that occurred in the Village limits. Revenues are based on estimates from previous years' actuals. |
| 01-09-4721 | Red Light Camera Fees | - | 56,327 | 55,964 | 30,125 | 50,000 | Redlight camera fees from RedSpeed. |
| 01-09-4725 | Booking Admin Fees | 111 | 590 | 500 | 2,225 | 103 | Fees for booking a prisoner in the Village jail. Revenues are based on estimates from previous years' actuals. |
| 01-09-4726 | Towing/Other Police Fees | 118,537 | 23,103 | 17,663 | 8,000 | 15,450 | The Village applies a towing fee to any vehicle towed within the Village limits. Other fees related to Police services. Revenues are based on estimates from previous years' actuals. FY22 remove redlight camera tickets into 01-09-4721. |
| 01-09-4780 | Other Fines | 18,187 | 17,223 | 20,657 | 13,991 | 15,000 | Payments for fines and fees not otherwise categorized. |
| 01-09-4785 | Admin Hearing Fines | - | 2,645 | 19,200 | 1,450 | 10,300 | Individuals participating in the Village's adjudication process are required to pay an administrative hearing fee if they are found guilty of the violation. Revenues are based on estimates from previous years' actuals. |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|----------------------------------|-------------------------|------------------|------------------|------------------|------------------|------------------------|--|
| 01-09-4810 | Investment Income | 39,995 | 9,250 | 345,756 | 351,499 | 150,000 | The Village earns investment income on money held by both Cook and Kane counties as well as any investments. Revenues are based on estimates from previous years' actuals. |
| 01-09-4820 | Rental Income | 88,295 | 107,912 | 96,760 | 49,514 | 61,800 | American Tower and AT&T cell tower leases. |
| 01-09-4885 | Reimbursement | 36,922 | 14,092 | 44,057 | 60,671 | - | Includes reimbursements from the Village's insurance for claims. |
| 01-09-4888 | Community Events | 450 | 2,735 | 3,314 | 17,661 | 2,575 | Revenues collected during Village events for the sell of products and tickets. Revenues are based on estimates from previous years' actuals. |
| 01-09-4889 | Garbage Collection | 231,839 | 258,293 | 262,810 | 177,726 | 260,000 | Fees collected for residential and business properties for garbage and recycling services. The Village's current contract is with Flood Brothers. Additional information can be found in department budget 01-33. Fees for refuse service was collected in Water Fund 60 until FY19. |
| 01-09-4890 | Miscellaneous Income | 3,167 | 6,936 | 45,602 | 2,727 | 5,000 | Includes miscellaneous income from various sources such as LexisNexis, crash reports, etc. |
| 01-09-4905 | Proceeds Sale Of Assets | - | 30 | 20,958 | - | - | The Village, through disposal ordinance, is able to sell vehicles, equipment, and other items that are no longer of use or value to departments. Revenues are based on estimates from previous years' actuals. |
| General Fund Total | | 7,169,708 | 8,080,230 | 9,070,296 | 5,701,564 | 7,318,794 | |
| 15-01-4020 | Road & Bridge Tax | 42,377 | 43,144 | 43,846 | 47,837 | 45,000 | The Village receives up to .06% in taxes on taxable properties for the annual upkeep on the Village infrastructure and streets related equipment. |
| 15-01-4060 | Road & Bridge PPRT | 855 | 1,788 | - | - | - | Replacement tax paid to the Village by the State for the loss of revenues. |
| Streets Fund Total | | 43,232 | 44,932 | 43,846 | 47,837 | 45,000 | |
| 28-01-4430 | MFT Allotment | 196,643 | 176,841 | 156,121 | 88,000 | 160,000 | Included the State of Illinois Motor Fuel Tax distribution as well as their allocation specific for transportation renewal. |
| 28-01-4810 | Investment Income | 837 | 592 | 22,109 | 27,000 | 8,000 | Bank interest earned on investments. |
| Motor Fuel Tax Fund Total | | 197,480 | 177,434 | 178,230 | 115,000 | 168,000 | |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|---|----------------------------------|------------------|------------------|------------------|------------------|------------------------|--|
| 32-09-4085 | Video Gaming Tax | 180,110 | 342,857 | 371,483 | 227,859 | 375,000 | The Village offers a local license to establishments licensed by the state to operate video gaming terminals under the Illinois Video Gaming Act. The Village receives 5% of the net terminal income. |
| 32-09-4115 | Video Gaming License | 26,462 | 15,438 | 64,611 | 50,000 | 65,000 | The Village offers a local license to establishments licensed by the state to operate video gaming terminals under the Illinois Video Gaming Act. There is an annual permitting and licensing fee for each terminal in use in the Village. |
| 32-09-4445 | Economic Development Prog. Grant | - | - | 939,617 | - | - | A grant for Route 25 & Christina Drive traffic signal. This is a pass-through grant that the Village will collect on behalf of Speedway for their construction project. |
| 32-09-4446 | Dept. of Commerce & Economic C | - | 224,429 | - | - | - | A grant for the construction of the roadway for the National Tools industrial park. One grant is for \$25,000 for excavation and the other is \$275,000 for construction. |
| 32-09-4885 | Insurance Reimbursement | 46,543 | - | - | - | - | Risk insurance reimbursements and grants. |
| 32-09-4890 | Miscellaneous Income | - | - | - | 140,605 | - | Reimbursement from Enterprise for the transition of Police fleet to lease option. |
| Capital Projects Fund Total | | 253,115 | 582,724 | 1,375,711 | 418,464 | 440,000 | |
| 33-01-4030 | Sales Tax | 68,791 | 81,864 | 104,712 | 62,016 | 85,000 | The sales rate is 0.75% for the BDD. |
| 33-01-4810 | Investment Income | - | - | - | - | - | Interest earned on investments. |
| Dundee Gateway BDD Fund Total | | 68,791 | 81,864 | 104,712 | 62,016 | 85,000 | |
| 34-01-4030 | Sales Tax | 301,811 | 407,146 | 451,003 | 289,460 | 425,000 | The sales rate is 0.75% for the BDD. |
| 34-01-4810 | Investment Income | - | - | - | - | - | Interest earned on investments. |
| Downtown & Dundee Cross BDD Fund Total | | 301,811 | 407,146 | 451,003 | 289,460 | 425,000 | |
| 35-01-4010 | Real Estate Taxes | 1,264,423 | 1,287,376 | 1,457,488 | 1,558,548 | 1,500,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| 35-01-4810 | Investment Income | 116 | 59 | 1,908 | 1,719 | 1,000 | Interest earned on investments. |
| Prairie Lakes TIF Improvement Fund Total | | 1,264,539 | 1,287,436 | 1,459,396 | 1,560,267 | 1,501,000 | |
| 36-01-4010 | Real Estate Taxes | 316,116 | 323,867 | 329,606 | 342,769 | 340,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| 36-01-4810 | Investment Income | 87 | 45 | 1,431 | 1,289 | 1,000 | Interest earned on investments. |
| Christina Drive TIF Fund Total | | 316,203 | 323,911 | 331,037 | 344,058 | 341,000 | |
| 38-01-4010 | Real Estate Taxes | 1,279,137 | 1,339,555 | 1,476,871 | 1,733,974 | 1,500,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| 38-01-4810 | Investment Income | 579 | 296 | 9,486 | 8,545 | 3,500 | Interest earned on investments. |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24 Budget</u> | <u>Budget Notes</u> |
|--|---------------------------|------------------|------------------|------------------|------------------|------------------------|--|
| 38-01-4930 | Principal Payment Byrider | 130,542 | 125,661 | 131,243 | 88,000 | 135,000 | The Village collects a portion of the principal payment for the 2012B Bond from JD Byrider. The payment schedule is detailed monthly through 2027. |
| 38-01-4931 | Interest Payment Byrider | 45,822 | 37,167 | 31,555 | 19,200 | 35,000 | The Village collects a portion of the interest payment for the 2012B Bond from JD Byrider. The payment schedule is detailed monthly through 2027. |
| 38-01-4932 | Developer Reimbursement | - | - | - | - | 37,500 | Dundee Township fence reimbursement for \$300,000 loan to be reimbursed by 2031. |
| Dundee Crossings TIF Fund Total | | 1,456,080 | 1,502,678 | 1,649,155 | 1,849,719 | 1,711,000 | |
| 39-01-4010 | Real Estate Taxes | 348,998 | 376,627 | 391,112 | 402,735 | 400,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| 39-01-4810 | Investment Income | 243 | 125 | 3,997 | 3,600 | 1,500 | Interest earned on investments. |
| Downtown Redevelopment TIF Fund Total | | 349,241 | 376,752 | 395,109 | 406,335 | 401,500 | |
| 40-01-4010 | Real Estate Taxes | 6,497 | 14,827 | 10,892 | 8,243 | 10,500 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| Christina Drive BDD Fund Total | | 6,497 | 14,827 | 10,892 | 8,243 | 10,500 | |
| 42-01-4010 | Real Estate Taxes | 6,813 | 9,094 | 10,310 | 13,243 | 10,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| Route 68 West TIF Fund Total | | 6,813 | 9,094 | 10,310 | 13,243 | 10,000 | |
| 46-01-4010 | Real Estate Taxes | 76,008 | 82,631 | 76,573 | 90,241 | 95,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| 46-01-4810 | Investment Income | 210 | 112 | 32,680 | 93,132 | 11,000 | Interest earned on investments. |
| 46-01-4950 | Other Receipts | - | 28,774 | 25,620 | (90,404) | - | Bank transaction in Amalgamated Bank. |
| Route 25 TIF Fund Total | | 76,218 | 111,518 | 134,873 | 92,969 | 106,000 | |
| 47-01-4010 | Real Estate Taxes | 652,990 | 692,601 | 242,845 | 146,653 | 600,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| North Cook County TIF Fund Total | | 652,990 | 692,601 | 242,845 | 146,653 | 600,000 | |
| 48-01-4810 | Investment Income | 12 | 6 | 207 | 200 | 200 | Interest earned on investments. |
| 2012A GO Bond Debt Service Fund Total | | 12 | 6 | 207 | 200 | 200 | |
| 56-01-4010 | Real Estate Taxes | 8,715 | 9,461 | 9,914 | 10,892 | 10,101 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| Penny Avenue TIF Fund Total | | 8,715 | 9,461 | 9,914 | 10,892 | 10,101 | |
| 57-01-4010 | Real Estate Taxes | - | - | - | 273,437 | 275,000 | A portion of the Village's property taxes is reserved for the financing of TIF projects. |
| IL South Route 72 TIF Fund Total | | - | - | - | 273,437 | 275,000 | |
| 60-09-4509 | Sewer Fees | 787,976 | 919,966 | 954,214 | 734,378 | 800,000 | Monthly sewer user charges. |
| 60-09-4510 | Water Fees | 767,006 | 954,740 | 1,025,074 | 763,196 | 800,000 | Monthly water user charges. |

Village of East Dundee

Budget Revenue Details

| <u>Account</u> | <u>Description</u> | <u>FY21A</u> | <u>FY22A</u> | <u>FY23A</u> | <u>EOY SY23</u> | <u>CY24</u> <u>Budget</u> | <u>Budget Notes</u> |
|-------------------------|-------------------------------|-------------------|-------------------|-------------------|-------------------|------------------------------|---|
| 60-09-4511 | West Dundee Sewer Fees | 333,725 | 341,124 | 403,491 | 267,200 | 300,000 | Fees collected from West Dundee for the treatment of their waste water. |
| 60-09-4515 | Water Late Fees | (113) | - | - | - | - | Late fees paid by the user for delays in water bill payments. |
| 60-09-4514 | Sewer Late Fees | 354 | 196 | 15,691 | 13,859 | 5,000 | Late fees paid by the user for delays in sewer bill payments. |
| 60-09-4525 | Availability Charge | 120,244 | 153,913 | 160,820 | 109,883 | 165,000 | Fixed rate charged to water & sewer users for service. |
| 60-09-4535 | Cross Connection Fees | - | - | - | - | - | Residential charge for connecting into the Village's utilities. |
| 60-09-4560 | Connection Fees | 253,099 | 3,775 | 150,029 | 150,812 | 150,000 | Commercial charge for connecting into the Village's utilities. |
| 60-09-4575 | Meter Fees | 103,064 | - | - | - | - | A proposed new meter installation for 855 E. Main. |
| 60-09-4585 | West Dundee IEPA Debt Service | 469,060 | 469,060 | 469,060 | 469,060 | 469,060 | West Dundee reimburses the Village for the interest and principal payment for the 2005 IEPA loan. |
| 60-09-4810 | Investment Income | 1,388 | 1,168 | 36,036 | 38,400 | 1,000 | Interest earned on investments. |
| 60-09-4820 | Rental | 500 | 750 | 450 | 500 | - | |
| 60-09-4890 | Miscellaneous Income | (3,006) | - | 12,413 | - | - | Shut off fees and other miscellaneous income related to water & sewer operations. |
| 60-09-4891 | Sale of Assets | - | 487 | - | - | - | Shut off fees and other miscellaneous income related to water & sewer operations. |
| Water Fund Total | | 2,833,297 | 2,845,179 | 3,227,278 | 2,547,288 | 2,690,060 | |
| TOTAL REVENUE | | 15,004,742 | 16,547,792 | 18,694,814 | 13,887,645 | 16,138,155 | |

Village of East Dundee

General Fund Expenditures

| Description | FY21 Audited Actual | FY22 Audited Actual | FY23 Unaudited Actual | SY23 Budget | SY23 EOY Projected | CY24 Budget |
|--|---------------------------|---------------------------|-----------------------------|------------------|--------------------------|------------------|
| General Fund Revenue Total | 7,169,708 | 8,080,230 | 5,626,276 | 5,795,064 | 5,701,564 | 7,318,794 |
| Personnel | 477,969 | 461,548 | 414,524 | 315,300 | 314,139 | 471,100 |
| Maintenance | 6,711 | 6,562 | 10,695 | 6,500 | 8,500 | 8,000 |
| Contractual Services | 153,553 | 219,411 | 266,237 | 187,000 | 204,844 | 241,500 |
| Communications | 12,011 | 15,566 | 17,312 | 12,300 | 8,800 | 16,250 |
| Professional Development | 6,731 | 9,880 | 19,798 | 21,800 | 23,150 | 29,000 |
| Other Services & Charges | 24,991 | 77,298 | 33,493 | 20,566 | 30,000 | 35,000 |
| Commodities & Supplies | 7,774 | 16,821 | 15,987 | 16,800 | 16,650 | 18,950 |
| Capital Outlay | 4,691 | 6,409 | 14,691 | 50,000 | 35,000 | 50,000 |
| Miscellaneous Expenses | 37,030 | 17,413 | 22,248 | 50,000 | 15,110 | 52,500 |
| Administration Department Total | 731,461 | 830,907 | 814,985 | 680,266 | 656,193 | 922,300 |
| Personnel | 171,357 | 124,644 | 169,786 | 147,000 | 147,043 | 200,006 |
| Contractual Services | 19,448 | 41,603 | 27,631 | 33,000 | 40,000 | 50,000 |
| Communications | 4,198 | 3,607 | 5,616 | 5,260 | 5,524 | 5,850 |
| Professional Development | 6,096 | 1,599 | 3,941 | 2,400 | 2,650 | 5,050 |
| Other Services & Charges | 19,906 | 14,301 | 29,383 | 22,602 | 27,179 | 32,700 |
| Commodities & Supplies | 2,329 | 2,011 | 2,479 | 3,900 | 3,250 | 3,900 |
| Finance Department Total | 223,334 | 187,765 | 238,835 | 214,162 | 225,646 | 297,506 |
| Personnel | 2,572,280 | 2,872,828 | 3,569,883 | 2,785,337 | 3,079,743 | 3,629,408 |
| Maintenance | 80,293 | 79,412 | 77,376 | 62,510 | 65,490 | 64,250 |
| Contractual Services | 55,216 | 55,951 | 86,807 | 115,700 | 113,500 | 181,500 |
| Communications | 196,354 | 171,346 | 188,819 | 142,900 | 141,650 | 219,572 |
| Professional Development | 17,490 | 36,313 | 46,549 | 41,720 | 32,750 | 51,400 |
| Other Services & Charges | 92,825 | 79,658 | 135,518 | 84,190 | 122,601 | 128,500 |
| Commodities & Supplies | 34,289 | 50,995 | 64,208 | 51,400 | 52,000 | 69,800 |
| Miscellaneous Expenses | 18,959 | 7,189 | 24,649 | 27,500 | 11,000 | 65,249 |
| Police Department Total | 3,067,706 | 3,353,693 | 4,193,809 | 3,311,257 | 3,618,734 | 4,409,679 |
| Personnel | 181,368 | 174,602 | 175,368 | 129,195 | 130,884 | 206,513 |
| Maintenance | 1,204 | 1,026 | 1,059 | 2,000 | 2,000 | 2,000 |
| Contractual Services | 34,151 | 25,403 | 11,896 | 13,400 | 7,500 | 14,000 |
| Communications | 1,369 | 2,164 | 2,668 | 2,730 | 3,700 | 3,250 |
| Professional Development | 401 | 1,393 | 250 | 1,450 | 1,950 | 1,450 |
| Other Services & Charges | 36,911 | 32,511 | 39,175 | 38,900 | 44,000 | 38,900 |
| Commodities & Supplies | 1,595 | 2,541 | 1,981 | 3,350 | 6,000 | 5,100 |
| Building Department Total | 256,999 | 239,641 | 232,397 | 191,025 | 196,034 | 271,213 |
| Personnel | 419,586 | 441,059 | 470,592 | 400,450 | 336,595 | 521,824 |
| Maintenance | 134,923 | 202,918 | 208,927 | 215,960 | 197,710 | 236,900 |
| Contractual Services | 21,959 | 13,813 | 15,345 | 37,300 | 29,250 | 47,450 |
| Communications | 4,298 | 3,318 | 7,030 | 4,650 | 5,000 | 7,350 |
| Professional Development | 459 | 1,795 | 2,120 | 6,550 | 2,950 | 8,050 |
| Other Services & Charges | 40,406 | 43,149 | 63,437 | 55,500 | 42,000 | 59,500 |
| Commodities & Supplies | 33,064 | 26,110 | 39,276 | 46,350 | 35,875 | 56,150 |
| Public Works (Streets) Total | 654,695 | 732,163 | 806,727 | 766,760 | 649,380 | 937,224 |

Village of East Dundee

General Fund Expenditures

| Description | FY21 Audited Actual | FY22 Audited Actual | FY23 Unaudited Actual | SY23 Budget | SY23 EOY Projected | CY24 Budget |
|---|---------------------------|---------------------------|-----------------------------|------------------|--------------------------|------------------|
| Contractual Services | 258,548 | 253,395 | 265,612 | 272,500 | 185,000 | 289,500 |
| Other Services & Charges | 676 | 2,059 | 5,397 | 5,500 | 3,500 | 5,500 |
| Commodities & Supplies | 378 | 361 | 648 | 750 | 500 | 750 |
| Refuse Total | 259,602 | 255,814 | 271,657 | 278,750 | 189,000 | 295,750 |
| Contractual Services | 50 | 35,523 | 43,065 | 62,300 | 55,000 | 62,000 |
| Communications | 649 | 2,516 | 857 | 10,350 | 5,000 | 11,000 |
| Professional Development | 869 | 382 | 408 | 1,550 | 421 | 1,550 |
| Other Services & Charges | 740 | 29,789 | 34,252 | 48,155 | 47,000 | 48,000 |
| Commodities & Supplies | 3,152 | 23,098 | 14,090 | 17,500 | 17,230 | 18,000 |
| Miscellaneous Expenses | - | 1,876 | 148 | 5,000 | 3,000 | 5,000 |
| Community Events Total | 5,460 | 93,186 | 92,820 | 144,855 | 127,651 | 145,550 |
| Capital Projects Funds 32 | - | - | 1,000,000 | - | 1,500,000 | - |
| Transfers Out Total | - | - | 1,000,000 | - | 1,500,000 | - |
| Total General Fund Expenditures | 5,199,256 | 5,693,168 | 7,651,231 | 5,587,075 | 5,662,638 | 7,279,222 |
| Total Revenues less Expenditures | 1,970,452 | 2,387,062 | (2,024,955) | 207,989 | 38,926 | 39,572 |

Village of East Dundee

General Fund (01)

Expense Summary by Department

Shared costs for IT Services (80% of Helping Hand), Risk Insurance (IPRF & ICRMT), and any other shared expense is calculated at 10% for Administration based on total percentage of salaries.

| ADMINISTRATION 01-12 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY 23 Budget | SY23 | CY24 Budget |
|--------------------------|-------------------|----------------|----------------|----------------|-----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| EXPENSES | | | | | | | |
| PERSONNEL SERVICES | | | | | | | |
| Salaries | 01-12-5011 | 312,509 | 292,252 | 272,709 | 216,000 | 224,046 | 334,606 |
| Overtime | 01-12-5019 | - | 1,144 | 2,815 | 2,000 | 750 | 3,000 |
| Boards & Commissions | 01-12-5020 | 21,345 | 14,842 | 11,433 | 8,800 | 6,500 | 12,000 |
| Social Security | 01-12-5030 | 24,113 | 26,172 | 20,562 | 19,000 | 16,658 | 25,597 |
| IMRF Pension | 01-12-5050 | 41,987 | 36,025 | 29,521 | 23,500 | 21,761 | 26,785 |
| Employee Insurance | 01-12-5060 | 70,515 | 87,135 | 62,158 | 45,000 | 43,424 | 68,112 |
| Unemployment Insurance | 01-12-5071 | - | 1,527 | 14,325 | - | - | - |
| Auto Allowance | 01-12-5080 | 6,500 | 2,450 | - | - | - | - |
| Other Benefits | 01-12-5090 | 1,000 | - | 1,000 | 1,000 | 1,000 | 1,000 |
| TOTAL | | 477,969 | 461,548 | 414,524 | 315,300 | 314,139 | 471,100 |
| MAINTENANCE SERVICES | | | | | | | |
| Maintenance - Building | 01-12-5110 | 6,711 | 6,562 | 10,695 | 6,500 | 8,500 | 8,000 |
| TOTAL | | 6,711 | 6,562 | 10,695 | 6,500 | 8,500 | 8,000 |
| CONTRACTUAL SERVICES | | | | | | | |
| Engineering Services | 01-12-5220 | 5,839 | 11,155 | 27,271 | 20,000 | 30,000 | 15,000 |
| Legal Services | 01-12-5230 | 40,618 | 113,659 | 155,109 | 85,000 | 90,000 | 105,000 |
| Medical Services | 01-12-5240 | - | 66 | - | - | 344 | - |
| Code Update | 01-12-5260 | 5,772 | 4,719 | 5,456 | 4,000 | 6,500 | 6,500 |
| Payroll Processing | 01-12-5285 | 789 | - | - | - | - | - |
| IT Services | 01-12-5286 | 98,230 | 67,865 | 73,219 | 50,000 | 50,000 | 80,000 |
| Professional Services | 01-12-5290 | 2,305 | 21,946 | 5,182 | 28,000 | 28,000 | 35,000 |
| TOTAL | | 153,553 | 219,411 | 266,237 | 187,000 | 204,844 | 241,500 |
| COMMUNICATIONS | | | | | | | |
| Telephone & Cable | 01-12-5320 | 9,990 | 13,352 | 13,470 | 10,000 | 5,000 | 13,500 |
| Publishing/Advertising | 01-12-5330 | 240 | 185 | 1,714 | 800 | 1,300 | 750 |
| Printing/Copying | 01-12-5340 | 1,781 | 2,030 | 2,129 | 1,500 | 2,500 | 2,000 |
| TOTAL | | 12,011 | 15,566 | 17,312 | 12,300 | 8,800 | 16,250 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Membership | 01-12-5410 | 6,556 | 9,468 | 18,338 | 21,000 | 17,000 | 21,000 |
| Travel & Meetings | 01-12-5420 | - | 333 | 1,204 | 650 | 6,000 | 6,500 |
| Training | 01-12-5430 | 175 | 79 | 256 | 150 | 150 | 1,500 |
| TOTAL | | 6,731 | 9,880 | 19,798 | 21,800 | 23,150 | 29,000 |
| OTHER SERVICES & CHARGES | | | | | | | |
| Risk Insurance | 01-12-5520 | 24,991 | 77,298 | 33,493 | 20,566 | 30,000 | 35,000 |
| TOTAL | | 24,991 | 77,298 | 33,493 | 20,566 | 30,000 | 35,000 |

| ADMINISTRATION 01-12 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY 23 Budget | SY23 | |
|--------------------------|-------------------|----------------|----------------|----------------|-----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | CY24 Budget |
| COMMODITIES & SUPPLIES | | | | | | | |
| Office Supplies | 01-12-5610 | 1,140 | 1,514 | 2,508 | 1,250 | 4,300 | 1,700 |
| Computer Supplies | 01-12-5611 | - | 2,761 | 2,510 | 5,000 | 3,000 | 5,000 |
| Website | 01-12-5615 | 4,167 | 4,683 | 4,455 | 4,600 | 4,600 | 4,600 |
| Operating Supplies | 01-12-5630 | 1,278 | 7,017 | 2,291 | 2,000 | 1,000 | 3,500 |
| Employee Events | 01-12-5645 | 883 | 315 | 3,606 | 3,500 | 3,500 | 3,500 |
| Postage | 01-12-5680 | 306 | 531 | 617 | 450 | 250 | 650 |
| TOTAL | | 7,774 | 16,821 | 15,987 | 16,800 | 16,650 | 18,950 |
| CAPITAL OUTLAY | | | | | | | |
| Developer Reimbursement | 01-12-5876 | 4,691 | 6,409 | 14,691 | 50,000 | 35,000 | 50,000 |
| TOTAL | | 4,691 | 6,409 | 14,691 | 50,000 | 35,000 | 50,000 |
| MISCELLANEOUS EXPENSES | | | | | | | |
| Donations | 01-12-6005 | - | - | 2,534 | - | 110 | 2,500 |
| Contingency | 01-12-6010 | 3,975 | 17,190 | 19,714 | 50,000 | 15,000 | 50,000 |
| State of Emergency | 01-12-6011 | 33,055 | 223 | - | - | - | - |
| TOTAL | | 37,030 | 17,413 | 22,248 | 50,000 | 15,110 | 52,500 |
| ADMINISTRATION TOTAL | | 731,461 | 830,907 | 814,985 | 680,266 | 656,193 | 922,300 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (OUT) FROM | | | | | | | |
| Capital Projects Fund 32 | 01-12-6032 | - | - | 1,000,000 | - | 1,500,000 | - |
| TOTAL | | - | - | 1,000,000 | - | 1,500,000 | - |
| TOTAL TRANSFER(S) | | - | - | 1,000,000 | - | 1,500,000 | - |

Village of East Dundee

General Fund (01) Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------|------------------------|-----------------|---|
| 01-12-5011 | Salaries | 334,606 | Includes 70% percent of salary for the Village Administrator. 100% for Special Events Coordinator/Village Clerk, Assistant to the Village Administrator, Management Intern, and Depot Attendant. |
| 01-12-5019 | Overtime | 3,000 | Overtime and compensatory time pay out for department. |
| 01-12-5020 | Boards & Commissions | 12,000 | Stipends for Boards & Commissions (with the exception of Police Commissioners & Police Pension Members). |
| 01-12-5030 | Social Security | 25,597 | 70% percent dental, health, vision, and life insurance for the Village Administrator. 100% for Special Events Coordinator/Village Clerk and Assistant to the Village Administrator. |
| 01-12-5050 | IMRF | 26,785 | 70% percent of Social Security for the Village Administrator. 100% for Special Events Coordinator/Village Clerk and Assistant to the Village Administrator. |
| 01-12-5060 | Employee Insurance | 68,112 | 70% percent of IMRF for the Village Administrator. 100% for Special Events Coordinator/Village Clerk and Assistant to the Village Administrator. |
| 01-12-5090 | Other Benefits | 1,000 | Annual fee for the Village's Employee Assistance Program (CompPsych). |
| 01-12-5110 | Maintenance - Building | 8,000 | Maintenance for Village Hall including janitorial services, inspections, repairs, and general maintenance needs. |
| 01-12-5220 | Engineering Service | 15,000 | Engineering service is provided by Heinz Engineering. |
| 01-12-5230 | Legal Service | 105,000 | For General Counsel and labor attorney. |
| 01-12-5260 | Code Services | 6,500 | For maintenance and regular update of the Village's Code both in print and online. |
| 01-12-5286 | IT Services | 80,000 | Administration department will cover the service fees for Helping Hands and annual software expenses. |
| 01-12-5290 | Professional Services | 35,000 | Includes Azavar software (\$20,000 - 3 year commitment ending in 2026), processing liquor license applications (\$500), Comprehensive/Strategic Plan (\$40,000), and other miscellaneous expenses (\$7,500). |
| 01-12-5320 | Telephone & Cable | 13,500 | Cellphones for the Village Administrator and Assistant to the Village Administrator. This also includes AT&T, Comcast, and other miscellaneous services. |
| 01-12-5330 | Publishing/Advertising | 750 | Printing of legal notices and other miscellaneous items such as a community survey. |
| 01-12-5340 | Printing/Copying | 2,000 | Village Hall copiers and any other miscellaneous printings. |
| 01-12-5410 | Dues & Membership | 21,000 | Memberships for the following: ICMA, ILCMA, Metro West, Metropolitan Mayor's Caucus, Northern Kane County Chamber, IML, CMAP, Municipal Clerks of Illinois, Costco, Anvil Club, Amazon Prime, Survey Monkey, Sirius XM, Daily Herald, Chicago Tribune, Human Resources, and other miscellaneous publications and organizations. |
| 01-12-5420 | Travel & Meetings | 6,500 | Registration fees, travel, lodging, and per diem for various national and local conferences, seminars, and meetings throughout the year. |
| 01-12-5430 | Training | 1,500 | Training for employees including the BEDC program. |

| Acct No. | Account Description | Budgeted Amount | Notes |
|-----------------------------|--------------------------|-----------------|---|
| 01-12-5520 | Risk Insurance | 35,000 | Risk management insurance paid to the Illinois Public Risk Fund for workers' compensation and Illinois Counties Risk Management Trust for property and liability insurance. IPRF invoice breaks down costs by department. ICRMT is broken down internally by the percentage of salary per department (Admin, Finance, Building, PW, PD, Water and Sewer). An additional \$2,500 is added to the total for 1 worker's compensation claim per department. |
| 01-12-5610 | Office Supplies | 1,700 | Miscellaneous office supplies. |
| 01-12-5611 | Computer Supplies | 5,000 | For hardware and software purchases as well as other computer related expenses. |
| 01-12-5615 | Website | 4,600 | For annual service fees related to the Village website with Revize. |
| 01-12-5630 | Operating Supplies | 3,500 | Logo clothing for employees (\$150 per employee), coffee, legal posters, flowers (funerals and special occasions), etc. |
| 01-12-5645 | Employee Events | 3,500 | Annual employee appreciation/holiday as well as other miscellaneous events. |
| 01-12-5680 | Postage | 650 | Postage for various mailings. |
| 01-12-5876 | Developer Reimbursements | 50,000 | Includes reimbursements for Speedway/PAL and Dundee Ford. |
| 01-12-6010 | Contingency | 50,000 | Covers any unexpected purchases and projects that may occur of the course of the year. |
| TOTAL EXPENDITURE(S) | | 922,300 | |
| 01-12-6032 | Capital Projects Fund 32 | - | Per the Village's Cash Balance Policy Ordinance, as allowable, any excess surplus from the General Fund of 35% will be transferred to Capital Projects Fund 32 for budgeted projects or reserved projects identified in the Capital & Vehicle Improvement Plan. |
| TOTAL TRANSFER(S) | | - | |
| ADMINISTRATION TOTAL | | 922,300 | |

Village of East Dundee

General Fund (01)

Expense Summary by Department

Shared costs for IT Services (50% of Civic), Risk Insurance (IPRF & ICRMT), and any other shared expense is calculated at 5% for Finance based on total percentage of salaries.

| FINANCE 01-14 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|-----------------------------|-------------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| EXPENSES | | | | | | | |
| PERSONNEL SERVICES | | | | | | | |
| Salaries | 01-14-5011 | 122,898 | 94,735 | 130,975 | 114,500 | 113,245 | 158,775 |
| Overtime | 01-14-5019 | 1,544 | - | - | - | - | 1,000 |
| Social Security | 01-14-5030 | 9,359 | 11,618 | 9,939 | 9,000 | 8,594 | 12,146 |
| IMRF Pension | 01-14-5050 | 16,050 | 11,629 | 13,357 | 10,500 | 12,203 | 14,290 |
| Employee Insurance | 01-14-5060 | 21,506 | 6,662 | 15,514 | 13,000 | 13,000 | 13,795 |
| TOTAL | | 171,357 | 124,644 | 169,786 | 147,000 | 147,043 | 200,006 |
| CONTRACTUAL SERVICES | | | | | | | |
| Auditing Services | 01-14-5210 | 14,830 | 15,665 | 20,955 | 25,000 | 25,000 | 30,000 |
| Medical Services | 01-14-5240 | - | - | 87 | - | - | - |
| Payroll Processing | 01-14-5285 | 592 | - | - | - | - | - |
| IT Services | 01-14-5286 | 3,876 | 8,195 | 6,589 | 8,000 | 15,000 | 20,000 |
| Other Professional Services | 01-14-5290 | 150 | 17,743 | - | - | - | - |
| TOTAL | | 19,448 | 41,603 | 27,631 | 33,000 | 40,000 | 50,000 |
| COMMUNICATIONS | | | | | | | |
| Telephone & Cable | 01-14-5320 | 1,608 | 735 | 953 | 760 | 760 | 1,000 |
| Publishing/Advertising | 01-14-5330 | 1,491 | 1,620 | 3,020 | 3,000 | 3,020 | 3,500 |
| Printing/Copying | 01-14-5340 | 1,099 | 1,252 | 1,642 | 1,500 | 1,744 | 1,350 |
| TOTAL | | 4,198 | 3,607 | 5,616 | 5,260 | 5,524 | 5,850 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Membership | 01-14-5410 | 781 | 470 | 1,657 | 900 | 900 | 1,800 |
| Travel & Meetings | 01-14-5420 | 686 | 20 | 746 | 500 | 250 | 750 |
| Training | 01-14-5430 | 4,629 | 1,109 | 1,489 | 1,000 | 1,500 | 2,500 |
| Publications | 01-14-5450 | - | - | 50 | - | - | - |
| TOTAL | | 6,096 | 1,599 | 3,941 | 2,400 | 2,650 | 5,050 |
| OTHER CHARGES & SERVICES | | | | | | | |
| Risk Insurance | 01-14-5520 | 18,157 | 12,450 | 21,777 | 16,042 | 22,679 | 25,000 |
| Bank & Service Charges | 01-14-5586 | 1,432 | 1,851 | 7,607 | 6,560 | 4,500 | 7,700 |
| Write Off Bad Debt | 01-14-5589 | 317 | - | - | - | - | - |
| TOTAL | | 19,906 | 14,301 | 29,383 | 22,602 | 27,179 | 32,700 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Office Supplies | 01-14-5610 | 518 | 1,206 | 829 | 1,200 | 1,200 | 1,200 |
| Computer Supplies | 01-14-5611 | 144 | 35 | 68 | 1,200 | 1,200 | 1,200 |
| Operating Supplies | 01-14-5630 | 558 | 146 | 952 | 800 | 500 | 800 |
| Postage | 01-14-5680 | 1,109 | 623 | 629 | 700 | 350 | 700 |
| TOTAL | | 2,329 | 2,011 | 2,479 | 3,900 | 3,250 | 3,900 |
| TOTAL | | 223,334 | 187,765 | 238,835 | 214,162 | 225,646 | 297,506 |

Village of East Dundee

General Fund (01)

Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|----------------------|------------------------|-----------------|--|
| 01-14-5011 | Salaries | 158,775 | Includes 50% of salaries for the following positions: Finance Director, Finance Manager, and Finance Assistant. |
| 01-14-5019 | Overtime | 1,000 | Overtime and compensatory time pay out for department. |
| 01-14-5030 | Social Security | 12,146 | Includes 50% of Social Security for the following positions: Finance Director, Finance Manager, and Finance Assistant. |
| 01-14-5050 | IMRF | 14,290 | Includes 50% of IMRF for the following positions: Finance Director, Finance Manager, and Finance Assistant. |
| 01-14-5060 | Employee Insurance | 13,795 | Includes 50% of dental, health, vision, and life insurance for participating employees. Includes \$3,000 insurance stipend for one employee. |
| 01-14-5210 | Auditing Service | 30,000 | A portion of the contract fees for the Village's annual audit (firm pending RFP); the balance is funded in the Water & Sewer Funds and TIF Funds. The audit fee includes the GASB 65 & GASB 45 compliance reports as well as the CAFR certificate application fees. Includes single audit. |
| 01-14-5286 | IT Services | 20,000 | Half of Civic Systems annual fee. The cost is shared with the Water & Sewer Fund. Also include annual payment for HRIS system. |
| 01-14-5320 | Telephone & Cable | 1,000 | Cellphone for the Finance Director & shared wireless pack. |
| 01-14-5330 | Publishing/Advertising | 3,500 | Public notices for the Treasurer's Report, Budget Public Hearing, Tax Levy, and other notices. |
| 01-14-5340 | Printing/Copying | 1,350 | Copier lease split 1/3 between Administration, Finance, and Building departments, postage machine, and check, deposit slips, and other printing needs. |
| 01-14-5410 | Dues & Membership | 1,800 | Memberships for the following: IGFOA, GFOA, IMTA, and other miscellaneous publications and organizations. |
| 01-14-5420 | Travel & Meetings | 750 | Registration fees, travel, lodging, and per diem for various national and local conferences, seminars, and meetings throughout the year. |
| 01-14-5430 | Training | 2,500 | Conferences as well as other training opportunities offered for professional development for finance and human resources. |
| 01-14-5520 | Risk Insurance | 25,000 | Risk management insurance paid to the Illinois Public Risk Fund for workers' compensation and Illinois Counties Risk Management Trust for property and liability insurance. IPRF invoice breaks down costs by department. ICRMT is broken down internally by the percentage of salary per department (Admin, Finance, Building, PW, PD, Water and Sewer). An additional \$2,500 is added to the total for 1 worker's compensation claim. |
| 01-14-5586 | Bank & Service Charges | 7,700 | Miscellaneous bank fees for account management. |
| 01-14-5589 | Bad Debt Write Off | - | Miscellaneous reconciling fees. |
| 01-14-5610 | Office Supplies | 1,200 | Miscellaneous office supplies. |
| 01-14-5611 | Computer Supplies | 1,200 | For hardware and software purchases as well as other computer related expenses. |
| 01-14-5630 | Operating Supplies | 800 | Clothing with logo for employees (\$150 per employee), W-2 and 1099 Forms, etc. |
| 01-14-5680 | Postage | 700 | For the mailing of invoices, A/P checks, business registration, etc. |
| FINANCE TOTAL | | 297,506 | |

Village of East Dundee

General Fund (01)

Expense Summary by Department

Shared costs for Risk Insurance (IPRF & ICRMT) and any other shared expense is calculated at 59% for Police based on total percentage of salaries.

| POLICE 01-21 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|---------------------------------|---------------------------|------------------------|------------------------|------------------------|------------------------|---|------------------------|
| EXPENSES | | | | | | | |
| PERSONNEL SERVICES | | | | | | | |
| Union Salaries | 01-21-5010 | 1,190,653 | (36,138) | - | - | - | - |
| FT Police Officers | 01-21-5011 | 137,357 | 1,432,089 | 1,559,705 | 1,288,000 | 1,288,000 | 1,862,294 |
| Part-Time | 01-21-5015 | 88,270 | 109,321 | 126,047 | 103,000 | 90,000 | 84,100 |
| Police Commission Board | 01-21-5016 | - | - | 100 | - | - | 2,500 |
| Overtime/Comp Time | 01-21-5019 | 96,308 | 165,284 | 196,956 | 128,800 | 100,000 | 150,000 |
| Holiday Pay | 01-21-5020 | 43,754 | 46,031 | 53,913 | 60,975 | 62,864 | 80,000 |
| Social Security | 01-21-5030 | 110,505 | 132,460 | 144,221 | 120,000 | 120,000 | 166,996 |
| IMRF Pension | 01-21-5050 | 6,752 | 23,601 | 6,679 | 7,200 | 7,200 | 8,139 |
| Police Pension | 01-21-5055 | 665,855 | 726,107 | 1,119,470 | 768,612 | 1,106,679 | 826,746 |
| Employee Insurance | 01-21-5060 | 215,514 | 230,234 | 301,733 | 270,000 | 270,000 | 397,883 |
| Uniform Allowance | 01-21-5080 | 9,225 | 30,467 | 34,909 | 20,750 | 15,000 | 20,750 |
| Other Benefits | 01-21-5090 | 8,087 | 13,372 | 26,150 | 18,000 | 20,000 | 30,000 |
| TOTAL | | 2,572,280 | 2,872,828 | 3,569,883 | 2,785,337 | 3,079,743 | 3,629,408 |
| MAINTENANCE SERVICES | | | | | | | |
| Maintenance - Vehicle | 01-21-5120 | 43,069 | 15,477 | 5,901 | 15,000 | 25,100 | 15,000 |
| Maintenance - Building | 01-21-5121 | 20,399 | 49,816 | 57,764 | 32,950 | 32,950 | 34,850 |
| Maintenance - Equipment | 01-21-5130 | 15,625 | 12,869 | 12,341 | 13,160 | 6,000 | 13,000 |
| Maintenance - Civil Defense | 01-21-5131 | 1,200 | 1,250 | 1,370 | 1,400 | 1,440 | 1,400 |
| TOTAL | | 80,293 | 79,412 | 77,376 | 62,510 | 65,490 | 64,250 |
| CONTRACTUAL SERVICES | | | | | | | |
| Legal Services | 01-21-5230 | 25,128 | 40,693 | 60,428 | 25,700 | 45,000 | 35,700 |
| Medical Services | 01-21-5240 | 125 | 324 | 1,318 | 1,000 | 2,500 | 1,000 |
| Vehicle Lease | 01-21-5280 | - | - | - | 68,000 | 50,000 | 120,000 |
| Payroll Processing | 01-21-5285 | 3,224 | - | - | - | - | - |
| IT Services | 01-21-5286 | 15,139 | - | 2,631 | 1,000 | 1,000 | 3,000 |
| Other Professional Services | 01-21-5290 | 11,600 | 14,935 | 22,430 | 20,000 | 15,000 | 21,800 |
| TOTAL | | 55,216 | 55,951 | 86,807 | 115,700 | 113,500 | 181,500 |
| COMMUNICATIONS | | | | | | | |
| Telephone & Cable | 01-21-5320 | 4,791 | 4,842 | 11,819 | 10,880 | 10,880 | 11,480 |
| Printing/Copying | 01-21-5340 | 3,188 | 1,582 | 1,120 | 1,500 | 250 | 1,500 |
| Radio Dispatching | 01-21-5360 | 188,375 | 164,921 | 175,880 | 130,520 | 130,520 | 206,592 |
| TOTAL | | 196,354 | 171,346 | 188,819 | 142,900 | 141,650 | 219,572 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Membership | 01-21-5410 | 11,251 | 6,053 | 6,187 | 3,920 | 7,000 | 6,500 |
| Travel & Meetings | 01-21-5420 | 324 | 4,469 | 6,912 | 7,500 | 5,000 | 7,500 |
| Training | 01-21-5430 | 5,896 | 25,602 | 33,266 | 30,000 | 20,000 | 37,100 |
| Publications | 01-21-5450 | 19 | 190 | 184 | 300 | 750 | 300 |
| TOTAL | | 17,490 | 36,313 | 46,549 | 41,720 | 32,750 | 51,400 |

| POLICE 01-21 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|--------------------------|-------------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| OTHER SERVICES & CHARGES | | | | | | | |
| Risk Insurance | 01-21-5520 | 92,476 | 76,414 | 131,226 | 80,690 | 119,101 | 125,000 |
| Community Relations | 01-21-5580 | 349 | 3,244 | 4,292 | 3,500 | 3,500 | 3,500 |
| TOTAL | | 92,825 | 79,658 | 135,518 | 84,190 | 122,601 | 128,500 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Office Supplies | 01-21-5610 | 1,871 | 6,206 | 5,491 | 3,000 | 3,000 | 5,000 |
| Computer Supplies | 01-21-5611 | 326 | 4,075 | 7,466 | 13,500 | 13,000 | 12,000 |
| Gasoline & Fuel | 01-21-5620 | 19,455 | 30,297 | 41,961 | 28,000 | 30,000 | 42,000 |
| Operating Supplies | 01-21-5630 | 11,911 | 9,865 | 8,716 | 6,500 | 5,000 | 10,000 |
| Small Tools/Equipment | 01-21-5640 | 132 | - | - | - | - | - |
| Postage | 01-21-5680 | 594 | 552 | 574 | 400 | 1,000 | 800 |
| TOTAL | | 34,289 | 50,995 | 64,208 | 51,400 | 52,000 | 69,800 |
| MISCELLANEOUS EXPENSES | | | | | | | |
| DUI Prevention | 01-21-5716 | 8,500 | 1,009 | 56 | - | - | - |
| Investigations | 01-21-5720 | - | 292 | 286 | 2,100 | 1,000 | 2,100 |
| Equipment | 01-21-5940 | 10,459 | 5,888 | 24,307 | 25,400 | 10,000 | 63,149 |
| TOTAL | | 18,959 | 7,189 | 24,649 | 27,500 | 11,000 | 65,249 |
| TOTAL | | 3,067,706 | 3,353,693 | 4,193,809 | 3,311,257 | 3,618,734 | 4,409,679 |

Village of East Dundee

General Fund (01) Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------|-----------------------------|-----------------|---|
| 01-21-5011 | Salaries | 1,862,294 | Includes salaries for the following positions: Chief of Police, Deputy Chief, Sergeants, (FT/PT) Police Officers, and (FT) Records Clerk. Also includes 401a contribution for Police Chief (retirement contribution to 401a/457 plans instead of IMRF - contribution at the same IMRF employer contribution rate). |
| 01-21-5015 | Part-Time | 84,100 | Hourly wages for Part-time Police Officers and Part-time Records Clerk as well as Crossing Guard. Includes additional funding for auxiliary officers staffing Santa's Village during peak season. This expense is offset by revenue provided by Santa's Village. |
| 01-21-5019 | Overtime | 150,000 | Overtime and compensatory time pay out for department. |
| 01-21-5020 | Holiday Pay | 80,000 | Holiday pay for Patrol Officers/Sergeants as provided for in the Police Union contract. |
| 01-21-5030 | Social Security | 166,996 | Social Security for employees of the Police Department. |
| 01-21-5050 | IMRF | 8,139 | Includes a percentage of IMRF for the following positions: (FT) Records Clerk & (PT) Records Clerk |
| 01-21-5055 | Police Pension | 826,746 | Levied Police Pension contribution based on the IPOPIF statutory minimum contribution amount (\$768,612) and an additional amount to attempt to meet Lauterbach & Amen's recommended contribution amount. |
| 01-21-5060 | Employee Insurance | 397,883 | Includes dental, health, vision, and life insurance for participating employees. Also includes insurance stipend for two officers (\$3,000). |
| 01-21-5080 | Uniform Allowance | 20,750 | Uniform allowance is allotted in accordance to the union contract and Village policy as follows: Chief of Police (\$700), Deputy Chief (\$700), Detective (\$800), Police Officer (\$700), PT Officer (\$400), FT & PT Clerk (\$250), and carryover allowance of \$3,000 for two years. Also includes allowance for auxiliary officers. |
| 01-21-5090 | Other Benefits | 30,000 | Includes: uniform cleaning allowance (Police Chief - \$600, Deputy Chief - \$600, Detective - \$500, Police Officer - \$250); sick leave buy back and personal day buy back. |
| 01-21-5120 | Maintenance - Vehicles | 15,000 | Vehicle maintenance and repairs. |
| 01-21-5121 | Maintenance - Building | 34,850 | Includes: plumbing & repairs (\$2,000), HVAC (\$5,000), facility maintenance & repairs (\$7,500), janitorial service (\$9,600), hazardous material bio-hazard cell & squad clean up (\$1,600), overhead door maintenance (\$500), electronical maintenance (\$2,000), plumbing (\$1,500), fire alarm and sprinkler inspections (\$2,250), and elevator maintenance (\$1,500). |
| 01-21-5130 | Maintenance - Equipment | 13,000 | Includes the purchase two Steck Bigeazy Glo Lockout tool kits (\$160) and miscellaneous agreements. |
| 01-21-5131 | Maintenance - Civil Defense | 1,400 | Annual inspection of two sirens (420 S. Dundee and Third Street & Jockey Field). |
| 01-21-5230 | Legal Services | 35,700 | Includes the following: discipline (\$2,500), Village attorney (\$8,500), labor (\$10,000), traffic court (\$6,000), adjudication (\$4,200), and DUI prosecutor (\$4,500). Includes any legal services related to the Police Commission Board. |
| 01-21-5240 | Medical Services | 1,000 | Pre and post hire employment screenings, random drug testing, and other medical screenings as required by policy. |

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------|-----------------------|-----------------|--|
| 01-21-5280 | Vehicle Lease | 120,000 | Enterprise lease for Police vehicles. |
| 01-21-5286 | IT Services | 3,000 | Miscellaneous IT Services |
| 01-21-5290 | Professional Services | 21,800 | Includes agreements Northern Illinois Crime Lab (\$7,700), PACE Personnel Scheduling program (\$1,500), Power DMS (\$3,600), Kane County Animal Control (\$200 per dog - estimates 10 dogs), crime lab (\$7,500), Associations (\$4,000), Front Line Pro Standards and Training Tracker (\$5,000), and other miscellaneous needs. |
| 01-21-5320 | Telephone | 11,480 | Cell phones for Chief of Police, Deputy Chief, and Sergeants. Also includes landline phone service through AT&T, Comcast, and First Communications services. |
| 01-21-5340 | Printing/Copying | 1,500 | Miscellaneous printing. |
| 01-21-5360 | Radio Dispatching | 206,592 | QuadComm contract agreement based on user fees and percentage of calls per agency (\$195,000). This also include radio maintenance fee (\$11,592) |
| 01-21-5410 | Dues & Membership | 6,500 | Memberships for the following: International Association of Chiefs of Police, Illinois Association of Chief of Police, Kane County Chiefs of Police, I-PAC, Northwest Police Academy, TLO On-Line Investigative Services, ILEAS, Critical Reach, FBI LEEDA, ILEETA, Leads Online, Kane County Major Crimes Task Force, and other miscellaneous publications and organizations. IL Fire and Police Association membership included. |
| 01-21-5420 | Travel & Meetings | 7,500 | Registration fees, travel, lodging, and per diem for various national and local conferences, seminars, and meetings throughout the year. It also includes Firearms training and CourtSmart. Some items from 01-16 Boards & Commission moved here in FY21. |
| 01-21-5430 | Training | 37,100 | Includes the following: targets & target holders for four quals per year @ (\$8 per qual.), ammunition, four rifle quals per year @ (\$325), PPE and cleaning (\$35 per qual - four per year), two officers at NEMRT Rifle course (\$350 per officer), recertification Taser cartridges (\$58 per officer), CourtSmart Legal Training Program (\$60 per officer), basic training, and other Federally and State mandated training. This year, the budget includes specific training programs such as Senior Management Institute for Police. |
| 01-21-5450 | Publications | 300 | Publishing best practices. |
| 01-21-5520 | Insurance | 125,000 | Risk management insurance paid to the Illinois Public Risk Fund for workers' compensation and Illinois Counties Risk Management Trust for property and liability insurance. IPRF invoice breaks down costs by department. ICRMT is broken down internally by the percentage of salary per department (Admin, Finance, Building, PW, PD, Water and Sewer). An additional \$2,500 is added to the total for 2 worker's compensation claims. |
| 01-21-5580 | Community Relations | 3,500 | Pamphlets, video presentations, and refreshments for Crime Prevention, Community Awareness, Senior Programs, National Night Out, recruitment efforts, etc. |
| 01-21-5610 | Office Supplies | 5,000 | Miscellaneous office supplies. |
| 01-21-5611 | Computer Supplies | 12,000 | For the purchase of (2) squad car laptops and software purchases, replace three desk computers, as well as other computer related expenses. |
| 01-21-5620 | Gasoline & Fuel | 42,000 | Unleaded gasoline for vehicles. |

| Acct No. | Account Description | Budgeted Amount | Notes |
|---------------------|---------------------|------------------|---|
| 01-21-5630 | Operating Supplies | 10,000 | For the purchase of LiveScan materials and supplies, Various Drug Test Kits, investigative supplies, evidence supplies, Breath Test Machine Materials & Supplies, Notary Seals, batteries, flares/cones, and miscellaneous other materials and supplies, as needed. |
| 01-21-5680 | Postage | 800 | Postage for various mailings. |
| 01-21-5720 | Investigations | 2,100 | Subpoenas, equipment, and other items involving detective work. |
| 01-21-5940 | Equipment | 63,149 | Ballistic vest replacement (\$2,400) with a 50-50 grant match, 4 Flock ALPR (\$15,000), simunition kits, rounds, and equipment (\$3,000), Axon BWC year 2 (26,111), and Axon Fleet year 1 (\$16,638). |
| POLICE TOTAL | | 4,409,679 | |

Village of East Dundee

General Fund (01)

Expense Summary by Department

Shared costs for Risk Insurance (IPRF & ICRM) and any other shared expense is calculated at 5% for Building based on total percentage of salaries.

| BUILDING 01-25 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Estimated | | |
|-------------------------------|-------------------|----------------|----------------|----------------|-------------------|-------------|-------------|
| | | | | | SY23 Budget | End-of-Year | CY24 Budget |
| EXPENSES | | | | | | | |
| SALARIES | | | | | | | |
| Salaries | 01-25-5011 | 131,951 | 125,424 | 129,351 | 99,000 | 96,333 | 155,532 |
| Planning & Zoning Commission | 01-25-5020 | 1,120 | 500 | 520 | 1,480 | 1,200 | 1,480 |
| Social Security | 01-25-5030 | 9,321 | 12,684 | 9,813 | 7,715 | 7,529 | 11,898 |
| IMRF Pension | 01-25-5050 | 16,006 | 15,467 | 13,787 | 9,000 | 9,853 | 13,998 |
| Employee Insurance | 01-25-5060 | 22,970 | 20,527 | 21,897 | 12,000 | 15,969 | 23,605 |
| TOTAL | | 181,368 | 174,602 | 175,368 | 129,195 | 130,884 | 206,513 |
| MAINTENANCE SERVICES | | | | | | | |
| Maintenance - Vehicle | 01-25-5120 | 1,204 | 1,026 | 1,059 | 2,000 | 2,000 | 2,000 |
| TOTAL | | 1,204 | 1,026 | 1,059 | 2,000 | 2,000 | 2,000 |
| CONTRACTUAL SERVICES | | | | | | | |
| Engineering Services | 01-25-5220 | 150 | - | - | - | - | - |
| Legal Services | 01-25-5230 | 2,066 | 950 | 1,892 | 1,400 | 2,500 | 2,000 |
| Payroll Processing | 01-25-5285 | 395 | - | - | - | - | - |
| IT Services | 01-25-5286 | 1,463 | - | - | - | - | - |
| Other Professional Services | 01-25-5290 | 30,077 | 24,453 | 10,004 | 12,000 | 5,000 | 12,000 |
| TOTAL | | 34,151 | 25,403 | 11,896 | 13,400 | 7,500 | 14,000 |
| COMMUNICATIONS | | | | | | | |
| Telephone & Cable | 01-25-5320 | 813 | 735 | 624 | 530 | 700 | 750 |
| Publishing/Zoning/Advertising | 01-25-5330 | - | - | 512 | 500 | 500 | 500 |
| Printing/Copying | 01-25-5340 | 556 | 1,428 | 1,532 | 1,700 | 2,500 | 2,000 |
| TOTAL | | 1,369 | 2,164 | 2,668 | 2,730 | 3,700 | 3,250 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Memberships | 01-25-5410 | 376 | 203 | 250 | 450 | 450 | 450 |
| Training | 01-25-5430 | 25 | 25 | - | 1,000 | 1,500 | 1,000 |
| Publications | 01-25-5450 | - | 1,165 | - | - | - | - |
| TOTAL | | 401 | 1,393 | 250 | 1,450 | 1,950 | 1,450 |
| OTHER SERVICES & CHARGES | | | | | | | |
| Risk Insurance | 01-25-5520 | 12,307 | 9,011 | 15,229 | 12,500 | 16,000 | 12,500 |
| Rental | 01-25-5530 | 24,674 | 23,500 | 23,946 | 25,400 | 27,000 | 25,400 |
| Escrow Shortages | 01-25-5531 | (70) | - | - | 1,000 | 1,000 | 1,000 |
| TOTAL | | 36,911 | 32,511 | 39,175 | 38,900 | 44,000 | 38,900 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Office Supplies | 01-25-5610 | 496 | 968 | 240 | 500 | 500 | 600 |
| Computer Supplies | 01-25-5611 | - | 287 | - | 1,000 | 1,000 | - |
| Gasoline & Fuel | 01-25-5620 | - | 288 | 504 | 350 | 2,500 | 2,500 |
| Operating Supplies | 01-25-5630 | 281 | 13 | 496 | 500 | 500 | 500 |
| Postage | 01-25-5680 | 818 | 986 | 741 | 1,000 | 1,500 | 1,500 |
| TOTAL | | 1,595 | 2,541 | 1,981 | 3,350 | 6,000 | 5,100 |
| TOTAL | | 256,999 | 239,641 | 232,397 | 191,025 | 196,034 | 271,213 |

Village of East Dundee

General Fund (01) Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|-----------------------|-------------------------------|-----------------|--|
| 01-25-5011 | Salaries | 155,532 | Includes salaries for the following positions: Building Inspector/Official (100%) and Building & PW Assistant (50%). A portion was previously allocated to the Streets department. |
| 01-25-5020 | Planning & Zoning Commission | 1,480 | Includes stipend paid to Board & Commission members per meeting they attend. One meeting per month. Chairman receives \$25 per meeting which commissioners receive \$20 per meeting. |
| 01-25-5030 | Social Security | 11,898 | Includes Social Security for the following positions: Building Inspector/Official (100%) and Building & PW Assistant (50%). A portion was previously allocated to the Streets department. |
| 01-25-5050 | IMRF | 13,998 | Includes a percentage of IMRF for the following positions: Building Inspector/Official (100%) and Building & PW Assistant (50%). A portion was previously allocated to the Streets department. |
| 01-25-5060 | Employee Insurance | 23,605 | Includes dental, health, vision, and life insurance for participating employees; Building Inspector/Official (100%) and Building & PW Assistant (50%). A portion was previously allocated to the Streets department. |
| 01-25-5120 | Maintenance - Vehicles | 2,000 | Vehicle maintenance and repairs. |
| 01-25-5230 | Legal Services | 2,000 | For adjudication cases (\$250 each). |
| 01-25-5290 | Professional Services | 12,000 | Plan review and inspection consulting services. Costs are typically reimbursed through the permitting process. |
| 01-25-5320 | Telephone & Cable | 750 | Cell phone for Building Inspector. |
| 01-25-5330 | Publishing/Zoning/Advertising | 500 | ICC Code books and public notices for zoning hearings. |
| 01-25-5340 | Printing/Copying | 2,000 | Miscellaneous printing. |
| 01-25-5410 | Dues & Membership | 450 | Memberships for the following: HUB International Notary, Kane County Notary, ICC membership, and other miscellaneous organizations. |
| 01-25-5430 | Training | 1,000 | Various training events. |
| 01-25-5520 | Insurance | 12,500 | Risk management insurance paid to the Illinois Public Risk Fund for workers' compensation and Illinois Counties Risk Management Trust for property and liability insurance. IPRF invoice breaks down costs by department. ICRMT is broken down internally by the percentage of salary per department (Admin, Finance, Building, PW, PD, Water and Sewer). An additional \$2,500 is added to the total for 1 worker's compensation claim. |
| 01-25-5530 | Rental | 25,400 | Caboose parking lot to Dolores Doederlein. |
| 01-25-5531 | Escrow Shortages | 1,000 | To cover shortages in reimbursements typically recovered by residents and businesses during the permitting process. |
| 01-25-5610 | Office Supplies | 600 | Miscellaneous office supplies. |
| 01-25-5611 | Computer Supplies | - | For hardware and software purchases as well as other computer related expenses. |
| 01-25-5876 | Gasoline & Fuel | 2,500 | Unleaded gasoline for vehicle. |
| 01-25-5630 | Operating Supplies | 500 | Inspection tools and miscellaneous office needs. |
| 01-25-5680 | Postage | 1,500 | Postage for various mailings. |
| BUILDING TOTAL | | 271,213 | |

Village of East Dundee

General Fund (01)

Expense Summary by Department

In Fiscal Year 2020-2021, 01-31 (Streets), 01-35 (Building & Grounds), and 01-36 (Storm Water) were consolidated to make one department budget for Public Works. Additionally, shared costs for Risk Insurance (IPRF & ICRM) and any other shared expense is calculated at 10% for Public Works based on total percentage of salaries.

| PUBLIC WORKS 01-31 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|-----------------------------|-------------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| EXPENSES | | | | | | | |
| PERSONNEL SERVICES | | | | | | | |
| IMRF Salaries | 01-31-5011 | 250,362 | 287,841 | 304,343 | 260,000 | 207,175 | 344,672 |
| Overtime | 01-31-5019 | 35,713 | 26,060 | 30,205 | 30,000 | 38,000 | 40,000 |
| Social Security | 01-31-5030 | 22,161 | 26,461 | 24,596 | 20,000 | 18,185 | 26,367 |
| IMRF Pension | 01-31-5050 | 38,902 | 37,551 | 34,885 | 23,000 | 25,135 | 30,291 |
| Employee Insurance | 01-31-5060 | 71,177 | 61,836 | 74,436 | 65,000 | 45,500 | 78,043 |
| Uniform Allowance | 01-31-5080 | 1,271 | 1,309 | 2,127 | 2,450 | 2,600 | 2,450 |
| TOTAL | | 419,586 | 441,059 | 470,592 | 400,450 | 336,595 | 521,824 |
| MAINTENANCE SERVICES | | | | | | | |
| Maintenance - Building | 01-31-5110 | 30,727 | 27,975 | 52,297 | 69,960 | 69,960 | 74,450 |
| Maintenance- Vehicles | 01-31-5120 | 34,307 | 43,024 | 40,947 | 20,000 | 28,000 | 27,750 |
| Maintenance- Equipment | 01-31-5130 | 9,431 | 34,392 | 6,118 | 9,500 | 9,500 | 15,500 |
| Maintenance- Storm System | 01-31-5140 | 18,427 | 41,896 | 20,941 | 40,000 | 20,000 | 25,000 |
| Maintenance- Street System | 01-31-5150 | - | 19,413 | 10,229 | 33,500 | 30,000 | 46,500 |
| Maintenance - Snow Removal | 01-31-5160 | 9,221 | 12,180 | 12,069 | 5,000 | 4,000 | 5,000 |
| Maintenance- Forestry | 01-31-5190 | 7,915 | 13,977 | 17,866 | 24,000 | 24,000 | 29,000 |
| Maintenance - Caboose | 01-31-5195 | 545 | 366 | 30,767 | 3,000 | 250 | 3,000 |
| Maintenance - Depot | 01-31-5196 | 20,699 | 1,891 | 11,433 | 7,500 | 12,000 | 7,200 |
| Maintenance - Summit School | 01-31-5197 | 3,651 | 7,805 | 6,260 | 3,500 | - | 3,500 |
| TOTAL | | 134,923 | 202,918 | 208,927 | 215,960 | 197,710 | 236,900 |
| CONTRACTUAL SERVICES | | | | | | | |
| Engineering Service | 01-31-5220 | 5,509 | 10,374 | 10,438 | 26,900 | 23,000 | 34,000 |
| Legal Services | 01-31-5230 | 1,038 | 2,569 | 484 | 3,000 | 3,500 | 3,000 |
| Medical Services | 01-31-5240 | 169 | 548 | 926 | 2,500 | 2,000 | 2,500 |
| Snow Removal | 01-31-5250 | 11,938 | - | - | - | - | - |
| Mosquito Abatement | 01-31-5265 | - | - | - | 3,000 | - | 4,500 |
| Payroll Processing | 01-31-5285 | 600 | - | - | - | - | - |
| IT Services | 01-31-5286 | 2,307 | - | - | - | - | - |
| Other Professional Services | 01-31-5290 | 398 | 323 | 3,497 | 1,900 | 750 | 3,450 |
| TOTAL | | 21,959 | 13,813 | 15,345 | 37,300 | 29,250 | 47,450 |
| COMMUNICATIONS | | | | | | | |
| Telephone & Cable | 01-31-5320 | 4,021 | 3,318 | 6,930 | 4,500 | 5,000 | 7,200 |
| Printing/Copying | 01-31-5340 | 277 | - | 100 | 150 | - | 150 |
| TOTAL | | 4,298 | 3,318 | 7,030 | 4,650 | 5,000 | 7,350 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Membership | 01-31-5410 | 280 | 285 | 291 | 550 | 300 | 550 |
| Travel & Meetings | 01-31-5420 | 128 | 93 | 68 | 2,000 | 150 | 2,000 |
| Training | 01-31-5430 | 51 | 1,418 | 1,761 | 4,000 | 2,500 | 5,500 |
| TOTAL | | 459 | 1,795 | 2,120 | 6,550 | 2,950 | 8,050 |

| PUBLIC WORKS 01-31 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|--------------------------|-------------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| OTHER SERVICES & CHARGES | | | | | | | |
| Public Utility Service | 01-31-5510 | 10,834 | 10,768 | 12,746 | 13,500 | 3,500 | 13,500 |
| Risk Insurance | 01-31-5520 | 18,490 | 14,425 | 23,762 | 19,000 | 25,000 | 19,000 |
| Rental | 01-31-5530 | 3,381 | 9,093 | 16,497 | 12,000 | 9,500 | 15,000 |
| Landfill Charges | 01-31-5570 | 6,697 | 7,862 | 9,432 | 10,000 | 3,000 | 11,000 |
| EPA Permit Fees | 01-31-5591 | 1,004 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| TOTAL | | 40,406 | 43,149 | 63,437 | 55,500 | 42,000 | 59,500 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Office Supplies | 01-31-5610 | 49 | 5 | 418 | 250 | 150 | 1,900 |
| Computer Supplies | 01-31-5611 | 28 | - | - | 2,500 | - | 2,750 |
| Gasoline & Fuel | 01-31-5620 | 16,270 | 16,411 | 20,935 | 15,000 | 8,000 | 22,000 |
| Operating Supplies | 01-31-5630 | 15,592 | 8,779 | 10,033 | 7,000 | 7,500 | 14,000 |
| Small Tools & Equipment | 01-31-5640 | 1,003 | 914 | 7,890 | 21,500 | 20,000 | 15,400 |
| Postage | 01-31-5680 | 122 | 1 | - | 100 | 225 | 100 |
| TOTAL | | 33,064 | 26,110 | 39,276 | 46,350 | 35,875 | 56,150 |
| TOTAL | | 654,695 | 732,163 | 806,727 | 766,760 | 649,380 | 937,224 |

Village of East Dundee

General Fund (01)

Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------|-----------------------------|-----------------|--|
| 01-31-5011 | Salaries | 344,672 | Includes 50% salaries for the following positions: Public Works Director, Superintendent, Crew Leader, Water Operator, and Laborers. |
| 01-31-5019 | Overtime | 40,000 | Overtime pay for department. |
| 01-31-5030 | Social Security | 26,367 | Includes 50% Social Security for participating. |
| 01-31-5050 | IMRF | 30,291 | Includes 50% of IMRF for participating employees. |
| 01-31-5060 | Employee Insurance | 78,043 | Includes 50% of dental, health, vision, and life insurance for participating employees. |
| 01-31-5080 | Uniform Allowance | 2,450 | Uniform allowance is allotted in accordance to the union contract and Village policy (\$550 each, annually) and other miscellaneous items. |
| 01-31-5110 | Maintenance - Building | 74,450 | Includes mowing contract (\$25,000), landscaping of downtown/municipal complex (\$12,000), janitorial (\$1,200), holiday decorations (\$5,000), flowers & landscape plants (\$10,000), sprinkler, fire alarm, and extinguisher inspections (\$2,500), Public Works Garage maintenance and repairs (\$5,000), reinstate intrusion alarm at Public Works Garage (\$2,000), PW Garage exterior lighting (\$3,000), security gate repairs (\$3,500), PW garage hot water heater (\$2,250), and lower barn - new LED exterior lights (\$3,000). |
| 01-31-5120 | Maintenance - Vehicles | 27,750 | Includes the following: safety lane testing and routine maintenance and repairs to various vehicles and equipment. |
| 01-31-5130 | Maintenance - Equipment | 15,500 | Chainsaws, mowers, plows, spreaders, trimmers, pressure washer, grinders, water pump and concrete saws (\$4,000). Also includes maintenance on Godwin Pump (\$2,500 - split with Fund 60), welding for "barricade" trailer (\$3,500), and inspection/maintenance for aerial lift (\$5,500). |
| 01-31-5140 | Maintenance - Storm System | 25,000 | Includes annual contract storm sewer cleaning (\$15,000) and miscellaneous repairs and materials of the storm system (\$10,000). |
| 01-31-5150 | Maintenance- Street System | 46,500 | Includes traffic signal maintenance - cost share with IDOT (\$7,000), street light maintenance (\$7,500), street sign materials (\$3,000), miscellaneous materials - stone, asphalt, concrete, topsoil, etc. (\$10,000), curb/sidewalk replacement program (\$10,000), and Railroad St crosswalk base (\$9,000). |
| 01-31-5160 | Maintenance - Snow Removal | 5,000 | Includes miscellaneous parts and materials (\$5,000). Salt is budgeted in MFT. |
| 01-31-5190 | Maintenance - Forestry | 29,000 | Contract tree trimming and removal (\$17,500), purchase/plant parkway trees (\$9,000 for 40 trees at \$225 each), and parkway restoration including topsoil, seed, etc. (\$2,500). |
| 01-31-5195 | Maintenance - Caboose | 3,000 | General maintenance for the upkeep of the Caboose. |
| 01-31-5196 | Maintenance - Depot | 7,200 | General maintenance for the upkeep of the Depot and janitorial services. |
| 01-31-5197 | Maintenance - Summit School | 3,500 | General maintenance for the upkeep of the Summit School. |
| 01-31-5220 | Engineering Services | 34,000 | MS4 annual reporting/inspection/evaluation (\$11,000), update road condition survey (\$8,000), Bartels Park expansion (\$10,000), and miscellaneous engineering (\$5,000). |
| 01-31-5230 | Legal Services | 3,000 | Legal counsel for various matters and Collective Bargaining agreement negotiations. |
| 01-31-5240 | Medical Services | 2,500 | Pre and post hire employment screenings, random testing, and other medical screenings as required by policy. |

| Acct No. | Account Description | Budgeted Amount | Notes |
|----------------------|------------------------|-----------------|---|
| 01-31-5265 | Mosquito Abatement | 4,500 | Mosquito abatement of manholes and standing water areas (\$250) and contract adult fog spray (\$4,250). |
| 01-31-5290 | Professional Services | 3,450 | Includes JULIE locates (\$550 - split with Fund 60 at 50% each), EPA permit requirement for visual dry screening (\$500), EPA permit requirement for water quality testing of any suspect dumping (\$1,000), and security alarm maintenance (\$1,400). |
| 01-31-5320 | Telephone & Cable | 7,200 | Cell phone, tablet service, cell modems, and landline service. |
| 01-31-5340 | Printing/Copying | 150 | Miscellaneous printing and copier lease. |
| 01-31-5410 | Dues & Membership | 550 | Memberships for the following: APWA (split with waste water and water), IPWMAN and other miscellaneous publications and organizations. |
| 01-31-5420 | Travel & Meetings | 2,000 | Registration fees, travel, lodging, and per diem for various national and local conferences, seminars, and meetings throughout the year. |
| 01-31-5430 | Training | 5,500 | Includes the following: professional development and safety (\$3,000), equipment training (\$1,000), and MS4 training (\$1,500). |
| 01-31-5510 | Public Utility Service | 13,500 | Gas and electricity for Village Hall, Police Station, Summit School (611 E. Main), Depot, and Caboose. |
| 01-31-5520 | Insurance | 19,000 | Risk management insurance paid to the Illinois Public Risk Fund for workers' compensation and Illinois Counties Risk Management Trust for property and liability insurance. IPRF invoice breaks down costs by department. ICRMT is broken down internally by the percentage of salary per department (Admin, Finance, Building, PW, PD, Water and Sewer). An additional \$2,500 is added to the total for 2 worker's compensation claims. |
| 01-31-5530 | Rental | 15,000 | Includes the rental of the following: asphalt roller, asphalt kettle, stump grinder, and other miscellaneous tools and equipment rentals. |
| 01-31-5570 | Landfill Charges | 11,000 | Disposal of street sweepings tree debris, leaves, and miscellaneous debris. |
| 01-31-5591 | EPA Permit Fee | 1,000 | NPDES permits for storm water compliance with MS4 Permit. |
| 01-31-5610 | Office Supplies | 1,900 | Miscellaneous office supplies as well as a new copier for the Public Works garage. |
| 01-31-5611 | Computer Supplies | 2,750 | For hardware and software purchases as well as other computer related expenses. |
| 01-31-5620 | Gasoline & Fuel | 22,000 | Unleaded and diesel for vehicles. |
| 01-31-5630 | Operating Supplies | 14,000 | PW garage supplies (\$3,500), traffic safety supplies (\$7,500), PPE and safety gear (\$2,000), and other miscellaneous items (\$1,000). |
| 01-31-5640 | Small Tools | 15,400 | Walk-behind saw (\$3,200), stump grinder attachment for skid steer (\$9,200), and miscellaneous small equipment and tools (\$3,000). |
| 01-31-5680 | Postage | 100 | Postage various mailings. |
| STREETS TOTAL | | 937,224 | |

Village of East Dundee

General Fund (01)

Expense Summary by Department

| REFUSE 01-33 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|-------------------------------------|-------------------|----------------|----------------|----------------|----------------|-------------------------------|----------------|
| EXPENSES | | | | | | | |
| CONTRACTUAL SERVICES | | | | | | | |
| Garbage Collection | 01-33-5180 | 257,940 | 253,142 | 265,532 | 270,000 | 184,000 | 288,000 |
| Printing/Copying | 01-33-5340 | 608 | 253 | 80 | 2,500 | 1,000 | 1,500 |
| TOTAL | | 258,548 | 253,395 | 265,612 | 272,500 | 185,000 | 289,500 |
| OTHER CHARGES & SERVICES | | | | | | | |
| Bank & Service Charges | 01-33-5586 | 676 | 2,059 | 5,397 | 5,500 | 3,500 | 5,500 |
| TOTAL | | 676 | 2,059 | 5,397 | 5,500 | 3,500 | 5,500 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Postage | 01-33-5680 | 378 | 361 | 648 | 750 | 500 | 750 |
| TOTAL | | 378 | 361 | 648 | 750 | 500 | 750 |
| TOTAL EXPENDITURES | | 259,602 | 255,814 | 271,657 | 278,750 | 189,000 | 295,750 |

Village of East Dundee

General Fund (01) Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|----------------------|---------------------|-----------------|---|
| 01-33-5180 | Garbage Collection | 288,000 | The Village has a 5 year contract with Flood Brothers for refuse and recycling services to our residents. The contract ends on September 30, 2025. Includes leaf collection service as well (\$20,000). |
| 01-33-5340 | Printing/Coping | 1,500 | Includes 10% of cost for printing of utility bill, which includes the monthly refuse and recycling fee, through Third Millennium. |
| 01-33-5586 | Bank Charges | 5,500 | 10% of bank fees charged here for lockbox processing and 30% of Invoice Cloud (ePay) software (the balance is in Fund 60). |
| 01-33-5680 | Postage | 750 | 10% of the cost of postage for utility bill printing & mailing through Third Millennium. |
| GARBAGE TOTAL | | 295,750 | |

Village of East Dundee

General Fund (01)

Expense Summary by Department

| COMMUNITY EVENTS | | | | | | SY23 | |
|------------------------------|----------------|-------------|-------------|-------------|-------------|-----------------------|-------------|
| 01-37 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | Estimated End-of-Year | CY24 Budget |
| EXPENSES | | | | | | | |
| CONTRACTUAL SERVICES | | | | | | | |
| Other Professional Services | 01-37-5290 | 50 | 35,523 | 43,065 | 62,300 | 55,000 | 62,000 |
| TOTAL | | 50 | 35,523 | 43,065 | 62,300 | 55,000 | 62,000 |
| OTHER SERVICES & CHARGES | | | | | | | |
| Rental | 01-37-5330 | 740 | 29,789 | 34,252 | 48,155 | 47,000 | 48,000 |
| TOTAL | | 740 | 29,789 | 34,252 | 48,155 | 47,000 | 48,000 |
| COMMUNICATION | | | | | | | |
| Advertising | 01-37-5331 | 25 | - | - | - | - | - |
| Printing/Copying | 01-37-5340 | 624 | 2,516 | 857 | 10,350 | 5,000 | 11,000 |
| TOTAL | | 649 | 2,516 | 857 | 10,350 | 5,000 | 11,000 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Membership | 01-37-5410 | 819 | 382 | 408 | 1,550 | 421 | 1,550 |
| Training | 01-37-5430 | 50 | - | - | - | - | - |
| TOTAL | | 869 | 382 | 408 | 1,550 | 421 | 1,550 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Dundee Events | 01-37-5580 | 64 | - | - | - | - | - |
| Office Supplies | 01-37-5610 | 35 | 4 | 22 | 300 | 100 | 300 |
| Operating Supplies | 01-37-5630 | 2,294 | 8,017 | 1,300 | 1,500 | 2,000 | 2,000 |
| Program Operating Supplies | 01-37-5631 | 575 | 14,757 | 12,509 | 15,000 | 15,000 | 15,000 |
| Postage | 01-37-5680 | 184 | 320 | 259 | 700 | 130 | 700 |
| TOTAL | | 3,152 | 23,098 | 14,090 | 17,500 | 17,230 | 18,000 |
| MISCELLANEOUS EXPENSES | | | | | | | |
| Miscellaneous Event Expenses | 01-37-5790 | - | 1,876 | 148 | 5,000 | 3,000 | 5,000 |
| TOTAL | | - | 1,876 | 148 | 5,000 | 3,000 | 5,000 |
| TOTAL | | 5,460 | 93,184 | 92,820 | 144,855 | 127,651 | 145,550 |

Village of East Dundee

General Fund (01) Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|------------------------------|-----------------|--|
| 01-37-5290 | Professional Services | 62,000 | For the securing of event talent and other entertainment for events. |
| 01-37-5330 | Rental | 48,000 | Rental of stage, portable toilets, and other equipment. |
| 01-37-5340 | Printing/Copying | 11,000 | Printing for events. |
| 01-37-5410 | Dues & Membership | 1,550 | Memberships for miscellaneous publications and organizations. |
| 01-37-5610 | Office Supplies | 300 | Miscellaneous office supplies. |
| 01-37-5630 | Operating Supplies | 2,000 | Miscellaneous operating purchases. |
| 01-37-5631 | Program Operating Supplies | 15,000 | All other expenses for the successful operation of events. |
| 01-37-5680 | Postage | 700 | Postage for mailings related to events. |
| 01-37-5790 | Miscellaneous Event Expenses | 5,000 | Miscellaneous event related expenses. |
| COMMUNITY EVENTS TOTAL | | 145,550 | |

Community Events Budget per Event

| | |
|----------------------------|----------------|
| Wine Down Wednesday | 10,261 |
| Thirsty Thursday | 29,125 |
| Oktoberfest | 80,553 |
| Dickens in Dundee | 15,055 |
| St. Patrick's Day | 3,057 |
| Motor Monday | 1,500 |
| Shredding Event | 1,000 |
| Riverside Parade of Lights | 2,000 |
| Concerts in the Park | 2,500 |
| Dundee Township Family Fun | 300 |
| Flag Day | 200 |
| TOTAL EVENT BUDGET | 145,550 |

Village of East Dundee

Street and Bridge Fund (15)

Expense Summary by Fund

| STREET & BRIDGE FUND 15 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|---|-------------------|----------------|----------------|----------------|----------------|----------------------------------|----------------|
| BEGINNING CASH BALANCE | | | | | | | 45,798 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Road & Bridge Tax | 15-01-4020 | 42,377 | 43,144 | 43,846 | 43,000 | 47,837 | 45,000 |
| Road & Bridge PPRT | 15-01-4060 | 855 | 1,788 | - | - | - | - |
| TOTAL | | 43,232 | 44,932 | 43,846 | 43,000 | 47,837 | 45,000 |
| TOTAL REVENUES | | 43,232 | 44,932 | 43,846 | 43,000 | 47,837 | 45,000 |
| EXPENSES | | | | | | | |
| CAPITAL OUTLAY | | | | | | | |
| Street System | 15-01-5950 | 31,716 | 42,000 | 43,846 | 43,000 | 40,000 | 45,000 |
| Streets Vehicles | 15-01-5953 | 100,000 | 20,901 | - | - | - | - |
| TOTAL | | 131,716 | 62,901 | 43,846 | 43,000 | 40,000 | 45,000 |
| TOTAL EXPENDITURES | | 131,716 | 62,901 | 43,846 | 43,000 | 40,000 | 45,000 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | (88,484) | (17,969) | - | - | 7,837 | - |
| ENDING CASH BALANCE | | | | | | | 45,798 |

Village of East Dundee

Streets and Bridge Fund (15)

Expenditure Summary

This fund reflects a portion of the costs for operating streets and bridges in the Village of East Dundee. The Village receives up to .06% in taxes on taxable properties for the annual upkeep on the Village infrastructure and streets related equipment.

| Acct No. | Account Description | Budgeted Amount | Notes |
|-----------------------------------|---------------------|-----------------|--|
| BEGINNING CASH BALANCE | | 45,798 | |
| 15-01-4020 | Real Estate Taxes | 45,000 | Up to .06% of real estate taxes are allocated to the fund annually. |
| TOTAL REVENUE(S) | | 45,000 | |
| 15-01-5950 | Street System | 45,000 | Includes the following: thermoplastic striping (\$10,000), crack sealing (\$10,000), and replace street light - pole & fixture (\$25,000). |
| TOTAL EXPENDITURE(S) | | 45,000 | |
| STREETS & BRIDGE TOTAL | | - | |
| ENDING CASH BALANCE | | 45,798 | |

Village of East Dundee

Motor Fuel Tax Fund (28)

Expense Summary by Fund

| MOTOR FUEL TAX FUND 28 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|---------------------------|------------------------|------------------------|------------------------|------------------------|---------------------------------------|------------------------|
| BEGINNING CASH BALANCE | | | | | | | 422,497 |
| REVENUES | | | | | | | |
| INTERGOVERNMENTAL REVENUE | | | | | | | |
| Motor Fuel Tax Allotment | 28-01-4430 | 196,643 | 176,841 | 156,121 | 85,000 | 88,000 | 160,000 |
| TOTAL | | 196,643 | 176,841 | 156,121 | 85,000 | 88,000 | 160,000 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 28-01-4810 | 837 | 592 | 22,109 | 100 | 27,000 | 8,000 |
| TOTAL | | 837 | 592 | 22,109 | 100 | 27,000 | 8,000 |
| TOTAL REVENUES | | 197,480 | 177,434 | 178,230 | 85,100 | 115,000 | 168,000 |
| EXPENSES | | | | | | | |
| OTHER SERVICE CHARGES | | | | | | | |
| Snow Removal | 28-01-5160 | 25,791 | 28,327 | 32,165 | 5,000 | 5,000 | 32,000 |
| Public Utility Service | 28-01-5510 | 24,394 | 29,145 | 24,784 | 25,000 | 18,000 | 30,000 |
| TOTAL | | 50,185 | 57,473 | 56,949 | 30,000 | 23,000 | 62,000 |
| CAPITAL OUTLAY | | | | | | | |
| Street Systems | 28-01-5950 | - | 168,536 | 183,935 | - | - | - |
| TOTAL | | - | 168,536 | 183,935 | - | - | - |
| TOTAL EXPENDITURES | | 50,185 | 226,008 | 240,884 | 30,000 | 23,000 | 62,000 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 147,295 | (48,574) | (62,654) | 55,100 | 92,000 | 106,000 |
| ENDING CASH BALANCE | | | | | | | 528,497 |

Village of East Dundee

Motor Fuel Tax Fund (28)

Expenditure Summary

This fund reflects tax money received from the Motor Fuel Tax program. Motor Fuel Tax is collected on gasoline sold, pooled by the State of Illinois, and then distributed back to the communities based on population.

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|-------------------------|-----------------|--|
| BEGINNING CASH BALANCE | | 422,497 | |
| 28-01-4430 | MFT Allotment | 160,000 | IML estimates \$23.50 for MFT and \$17.70 per capita for transportation renewal funding for FY23. |
| 28-01-4810 | Investment Income | 8,000 | Interest earned on investments. |
| TOTAL REVENUE(S) | | 168,000 | |
| 28-01-5160 | Snow Removal | 32,000 | Road salt is purchased through the State of Illinois contract. Estimate of 400 tons at \$80/ton. (awarded unit price for winter of '23-'24 = \$84.95/ton). |
| 28-01-5510 | Public Utility Services | 30,000 | For street light electricity (\$25,000). |
| TOTAL EXPENDITURE(S) | | 62,000 | |
| MFT FUND TOTAL | | 106,000 | |
| ENDING CASH BALANCE | | 528,497 | |

5 Year Vehicle Capital Improvement Plan

This is a comprehensive Vehicle Capital Improvement Plan that is inclusive of all the proposed vehicle purchases within the Street & Bridge, Capital/Vehicle, Water & Sewer Funds.

What is considered a capital purchase for vehicles?

1. Per unit cost is at least \$10,000.
 2. Useful life of at least one (1) year.
 3. Inconsistent purchase to department budget (i.e. purchase made every three or five years).
- Any project that does not meet these qualifications will be funded out of the General Fund.*
- Projects are rated as critical, recommended, or contingent (based on fund availability).*

[illegible]

Village of East Dundee

5 Year Vehicle Capital Improvement Plan

| Useful | | | | | | | | | | |
|------------------|------|------|---|----------------|----------------|----------------|----------------|---------------|------------------|--------------------------|
| Year | Life | ID # | | CY2024 | CY2025 | CY2026 | CY2027 | CY2028 | Total | Funding Source(s)/Notes |
| 2022 | 15 | 28 | Ford F-350 Pickup/Utility Box Truck | - | - | - | - | - | - | Capital Projects Fund 32 |
| | 12 | | Ford F-150 Series - Supt. of Operations | 45,000 | - | - | - | - | 45,000 | Capital Projects Fund 32 |
| Total | | | | 261,345 | 185,000 | 160,000 | 85,000 | 85,000 | 776,345 | |
| Equipment | | | | | | | | | | |
| 2022 | 15 | | Eagle - Trailer for Skid Steer Loader | - | - | - | - | - | - | Capital Projects Fund 32 |
| 2002 | 15 | | New Holland 5450 - Loader/Side Cutter | - | - | - | - | - | - | Will not replace |
| 2005 | 15 | | Caterpillar 430D - Loader/backhoe | 148,000 | - | - | - | - | 148,000 | Capital Projects Fund 32 |
| 2005 | | | JLG 3246ES - Scissor lift | - | - | - | - | - | - | Will not replace |
| 2024 | 15 | | Genie Articulated Boom Lift - Z45XC | - | - | - | - | - | - | Capital Projects Fund 32 |
| 2014 | 15 | | Elgin Pelican P30356 - Street Sweeper | - | - | - | - | - | - | Capital Projects Fund 32 |
| 2014 | | | Vermeer BC1500 - Brush Chipper | - | - | - | - | - | - | Capital Projects Fund 32 |
| | | | Stalker MC360 Message Trailer | - | - | - | - | - | - | Capital Projects Fund 32 |
| 2020 | | | Deere Z915E - Riding Mower | - | - | - | - | - | - | Capital Projects Fund 32 |
| Total | | | | 148,000 | - | - | - | - | 148,000 | |
| TOTAL | | | | 529,345 | 305,000 | 315,000 | 205,000 | | 1,589,345 | |

Village of East Dundee

5 Year Infrastructure Improvement Plan

This is a comprehensive Infrastructure improvement Plan that is inclusive of all the proposed projects within the Street & Bridge, Capital/Vehicle, Water & Sewer Funds.

What is considered a capital project or purchase?

1. Per unit cost is at least \$10,000.
2. Useful life of at least one (1) year.
3. Inconsistent purchase to department budget (i.e. purchase made every three or five years).

Any project that does not meet these qualifications will be funded out of the General Fund.

Projects are rated as critical, recommended, or contingent (based on fund availability).

| Project | CY2024 | CY2025 | CY2026 | CY2027 | CY2028 | Total | Funding Source(s)/Notes |
|---|----------------|------------------|----------------|----------------|----------------|------------------|--|
| Facilities | | | | | | | |
| Village Hall & Police Parking Lot Expansion | - | 80,000 | - | - | - | 80,000 | Capital Projects Fund 32 |
| Keyless Entry | - | 98,000 | - | - | - | 98,000 | Capital Projects Fund 32 |
| Depot Improvements - 3 Projects | 157,500 | - | - | - | - | | DT & Dun Crossings Fund 34 |
| Village Hall Improvements - 3 Projects | 50,000 | - | - | - | - | 50,000 | Capital Projects Fund 32 |
| Total | 207,500 | 178,000 | - | - | - | 228,000 | |
| Street & Bridge and MFT | | | | | | | |
| Road Patching | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 125,000 | Capital Projects Fund 32 MFT Fund 28 |
| Lakewood Resurfacing Project | 75,000 | - | - | - | - | 75,000 | Capital Projects Fund 32 |
| Heinz Road Resurfacing and Extension | - | 995,000 | - | - | - | 995,000 | Cook County TIF or Grant 590 Healy to pay for construction portion |
| Street Improvement Plan | 550,000 | 560,000 | 570,000 | 580,000 | 590,000 | 2,850,000 | Capital Projects Fund 32 STP Local Match (FY26) MFT Fund 28 |
| Total | 650,000 | 1,580,000 | 595,000 | 605,000 | 615,000 | 4,291,700 | |
| IT/Communication | | | | | | | |
| Starcom Radios | 16,000 | 16,000 | 16,000 | - | - | 48,000 | Capital Projects Fund 32 |
| Axon Enterprise - Body Cameras | 38,000 | 38,000 | 38,000 | 38,000 | - | 152,000 | General Fund 01 |
| GIS Consortium | - | 85,000 | 75,000 | 80,000 | 80,000 | 320,000 | Capital Projects Fund 32 |
| License Plate Readers | 16,650 | 15,700 | 15,700 | 15,700 | 15,700 | 79,450 | General Fund 01 |
| Total | 70,650 | 154,700 | 144,700 | 133,700 | 95,700 | 599,450 | |
| Community Beautification | | | | | | | |
| (Fox) Riverwalk Improvements | 75,000 | 150,000 | 150,000 | 150,000 | 150,000 | 675,000 | Capital Projects Fund 32 |

Village of East Dundee

5 Year Infrastructure Improvement Plan

| Project | CY2024 | CY2025 | CY2026 | CY2027 | CY2028 | Total | Funding Source(s)/Notes |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|---|
| William Bartel Park Expansion | 10,000 | 50,000 | - | - | - | 60,000 | General Fund 01 (Engineering) Capital Projects Fund 32 |
| Village Entryway Signage | 50,000 | - | - | - | - | 50,000 | DC BDD 34 & Donation |
| Gypsy Moth Treatment | - | 60,000 | - | - | - | 60,000 | Capital Projects Fund 32 |
| Total | 135,000 | 260,000 | 150,000 | 150,000 | 150,000 | 800,000 | |

Acquisitions

| | | | | | | | |
|----------------|---------------|----------|----------|----------|----------|------------------|--------------------------|
| 2 N. Van Buren | 24,000 | - | - | - | - | 24,000 | Downtown TIF Fund 39 |
| 4 N. Van Buren | 26,000 | - | - | - | - | 26,000 | Capital Projects Fund 32 |
| Total | 50,000 | - | - | - | - | 1,320,000 | |

Storm water

| | | | | | | | |
|-------------------------------|---------------|----------------|----------|----------|----------|----------------|--|
| Lions Park Stormwater Project | 50,000 | 635,000 | - | - | - | 685,000 | Capital Projects Fund 32 (Engineering in CY 24) |
| Total | 50,000 | 635,000 | - | - | - | 685,000 | |

Water

| | | | | | | | |
|--------------------------------------|----------------|------------------|----------------|----------------|----------------|------------------|--|
| Well #3 - Interior Painting | 11,000 | - | - | - | - | 11,000 | Water & Sewer Fund 60 |
| Standpipe Replacement/Rehabilitation | 15,000 | 250,000 | - | - | - | 265,000 | Water & Sewer Fund 60 Includes engineering & construction |
| Water Main Installation | - | 594,000 | 404,000 | - | - | 998,000 | Dundee Crossings BDD 34 |
| Lead Service Line Replacement & Plan | 67,500 | 50,000 | 50,000 | 250,000 | 250,000 | 667,500 | Water & Sewer Fund 60 |
| Valve Exercising Program | 14,000 | 9,500 | 9,500 | 10,500 | 10,500 | 54,000 | Water & Sewer Fund 60 |
| Water Valve Replacements | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 100,000 | Water & Sewer Fund 60 |
| Water Tower Lighting - Route 25 & 68 | - | 50,000 | - | - | - | 50,000 | Water & Sewer Fund 60 |
| Water Tower Painting - Route 68 | - | 863,000 | - | - | - | 863,000 | Prairie Lakes TIF Fund 35 Water & Sewer Fund 60 |
| Total | 127,500 | 1,836,500 | 483,500 | 280,500 | 280,500 | 3,278,300 | |

Sewer

| | | | | | | | |
|---|--------|--------|--------|--------|---|--------|-----------------------|
| Hill Street Lift Station Pump Replacement | 20,000 | - | - | - | - | 20,000 | Water & Sewer Fund 60 |
| Clarifier Maintenance | 17,500 | 18,500 | 19,500 | 20,500 | - | 76,000 | Water & Sewer Fund 60 |
| Sludge Pump Replacement | 10,000 | 11,000 | 5,000 | - | - | 26,000 | Water & Sewer Fund 60 |
| WAS Pump Replacement | 16,000 | - | - | - | - | 16,000 | Water & Sewer Fund 60 |
| Raw Lift Station - Interior Painting | 16,000 | - | - | - | - | 16,000 | Water & Sewer Fund 60 |
| Dry/Wet Weather Pump | - | 18,500 | - | - | - | 18,500 | Water & Sewer Fund 60 |

Village of East Dundee

5 Year Infrastructure Improvement Plan

| Project | CY2024 | CY2025 | CY2026 | CY2027 | CY2028 | Total | Funding Source(s)/Notes |
|--|------------------|------------------|------------------|------------------|------------------|-------------------|--------------------------|
| Oxidation Ditches - Equipment Replacement | 57,000 | 57,000 | 59,000 | 59,000 | 59,000 | 291,000 | Water & Sewer Fund 60 |
| Inflow & Infiltration Study - Manhole Rehab. | 42,500 | 42,500 | - | - | - | 85,000 | Water & Sewer Fund 60 |
| Wendt Sanitary Sewer | - | - | 300,000 | - | - | 300,000 | Water & Sewer Fund 60 |
| Total | 179,000 | 147,500 | 383,500 | 79,500 | 59,000 | 839,500 | |
| <u>Miscellaneous Capital Projects</u> | | | | | | | |
| Comprehensive & Strategic Plan | 40,000 | - | - | - | - | 40,000 | Capital Projects Fund 32 |
| Water & Sewer Rate Study | 35,000 | - | - | - | - | 35,000 | Water & Sewer Fund 60 |
| Total | 75,000 | - | - | - | - | 75,000 | |
| TOTAL CAPITAL PROJECTS | 1,262,150 | 4,613,700 | 1,756,700 | 1,248,700 | 1,200,200 | 11,813,950 | |

Village of East Dundee

Capital Projects Fund (32)

Expense Summary by Fund

| CAPITAL IMPROVEMENT PROJECTS | | | | | SY23 | | |
|---|----------------|-------------|-------------|-------------|-------------|-----------------------|-------------|
| FUND 32 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | Estimated End-of-Year | CY24 Budget |
| BEGINNING CASH BALANCE | | | | | | | 1,291,485 |
| REVENUES | | | | | | | |
| OTHER FINANCING SOURCES | | | | | | | |
| Video Gaming Tax | 32-09-4085 | 180,110 | 342,857 | 371,483 | 225,000 | 227,859 | 375,000 |
| Video Gaming License | 32-09-4115 | 26,462 | 15,438 | 64,611 | 50,000 | 50,000 | 65,000 |
| Economic Development Prog. Grant | 32-09-4445 | - | - | 939,617 | - | - | - |
| Dept. of Commerce & Economic Op. | 32-09-4446 | - | 224,429 | - | - | - | - |
| Insurance Reimbursement | 32-09-4885 | 46,543 | - | - | 10,000 | - | - |
| Miscellaneous Income | 32-09-4890 | - | - | 1,026,596 | - | 140,605 | - |
| TOTAL | | 253,115 | 582,724 | 2,402,307 | 285,000 | 418,464 | 440,000 |
| TOTAL REVENUES | | 253,115 | 582,724 | 2,402,307 | 285,000 | 418,464 | 440,000 |
| EXPENSES | | | | | | | |
| CAPITAL OUTLAY | | | | | | | |
| Financial Software | 32-14-5946 | 58,830 | - | - | - | - | - |
| Village Hall Maintenance | 32-15-5948 | 224 | 22,675 | 207,901 | 52,800 | 22,330 | 50,000 |
| Police Equipment | 32-21-5940 | 404 | - | 6,263 | 33,000 | 26,111 | - |
| Police Vehicles | 32-21-5942 | 72,528 | 129,920 | 126,217 | - | - | - |
| Radio/Communications | 32-21-5947 | - | 13,593 | 27,185 | 16,000 | - | 16,000 |
| Public Works Vehicles | 32-31-5930 | 7,484 | - | 57,742 | 80,000 | 73,985 | 261,345 |
| Public Works Equipment | 32-31-5945 | - | - | 67,640 | 93,000 | 81,242 | 148,000 |
| Depot Improvements | 32-31-5947 | 28,420 | - | - | - | - | - |
| Street System | 32-31-5950 | - | - | - | - | - | 75,000 |
| Fox River Improvements | 32-31-5955 | - | - | - | 50,000 | 50,000 | 75,000 |
| Lions Park Stormwater Project | 32-31-5965 | - | - | - | - | - | 50,000 |
| Public Works Improvements | 32-31-6090 | 121,213 | - | 290,511 | 516,700 | 516,700 | 575,000 |
| Other Professional Services | 32-32-5290 | - | - | - | 55,000 | 52,440 | 40,000 |
| 4 N. Van Buren | 32-32-5950 | - | - | - | 205,000 | 202,526 | 26,000 |
| Storm Water Improvements | 32-36-5900 | - | - | 67,081 | - | - | - |
| Christina & Route 25 Intersection | 32-36-6090 | - | 10 | 1,315,629 | - | 1,118,942 | - |
| National Tool Roadway | 32-38-5940 | 13,136 | 247,974 | - | - | - | - |
| TOTAL | | 302,239 | 414,172 | 2,166,169 | 1,101,500 | 2,144,276 | 1,316,345 |
| TOTAL EXPENDITURES | | 302,239 | 414,172 | 2,166,169 | 1,101,500 | 2,144,276 | 1,316,345 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (IN) FROM | | | | | | | |
| General Fund 01 | 32-09-4901 | - | - | 1,000,000 | - | 1,500,000 | - |
| TOTAL | | - | - | 1,000,000 | - | 1,500,000 | - |
| TOTAL TRANSFERS | | - | - | 1,000,000 | - | 1,500,000 | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | (49,124) | 168,552 | 1,236,138 | (816,500) | (225,812) | (876,345) |
| ENDING CASH BALANCE | | | | | | | 415,140 |

Village of East Dundee

Capital Projects Fund (32)

Expenditure Summary

This Fund was established to finance vehicle, equipment, and other long-term capital projects at their scheduled time. Purchases or projects conducted in this Fund is aligned with the Village's Vehicle & Capital Improvement Plan which was established in FY20 and will be updated annually to ensure goals and objectives are consistent with the Village's strategic plan and revenue projections.

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------------------------------|-------------------------------|------------------|---|
| BEGINNING CASH BALANCE | | 1,291,485 | |
| 32-09-4085 | Video Gaming Revenue | 375,000 | In FY20, approved as dedicated revenue source for capital Projects Fund. Moved from General Fund. |
| 32-09-4115 | Video Gaming License | 65,000 | In FY20, approved as dedicated revenue source for capital Projects Fund. Moved from General Fund. |
| TOTAL REVENUE(S) | | 440,000 | |
| 32-15-5948 | Village Hall Maintenance | 50,000 | Village Hall improvements include: the replacement of three exterior doors at the Village Hall, along with one pedestrian door to the Police Garage, buildout of the front counter at the Village Hall, and buildout of the rear office area at the Village Hall (Building Inspector). |
| 32-21-5947 | Radios/Communications | 16,000 | Police Starcom radios to be paid over a 7 year period. Program began in FY22 and is expected to end in FY29. |
| 32-31-5930 | Public Works Vehicles | 261,345 | Purchase of a 2025 International Dump Truck (Board approved purchase in FY2023 - \$216,345) and a replacement Ford F150 (\$45,000) for the Superintendent of Operations whose current vehicle is a 2010 F150. |
| 32-31-5945 | Public Works Equipment | 148,000 | Loader/Backhoe Combination Unit (\$148,000). |
| 32-31-5950 | Street System | 75,000 | Lakewood Resurfacing Project coordinated (in part) with the Village of Carpentersville. |
| 32-31-5955 | Fox River Improvements | 75,000 | Completion of Riverfront study and begin improvements along riverfront. |
| 32-31-5965 | Lions Park Stormwater Project | 50,000 | Engineering for Lions Park Stormwater Project; the Village would be responsible for 25% of the project if received a FEMA grant (\$12,500). |
| 32-31-6090 | Public Works Improvements | 575,000 | The following streets are proposed for resurfacing in 2024: Albert Drive (IL Rt. 25 to Castle Ave) - \$59,400; Ashland Avenue (Edwards Ave to Kenilworth Ave) - \$63,100; Council Hill (Bonnie Dundee Rd to Terminus) - \$111,100; Crabtree Road (Ravine Rd to Terminus) - \$25,300; Edwards Avenue (Van Buren St to Ashland Ave) - \$34,900; Richardson Road (IL Rt. 25 to Terminus) - \$29,400; Roslyn Road (Van Buren St to Summit Ave) - \$61,500; Springcrest Road (Barrington Ave to Roslyn Rd) - \$55,400; Wilmette Avenue (Van Buren St to Bonnie Dundee Rd) - \$59,900; TOTAL \$500,00. Also includes \$25,000 for street resurfacing and engineering. |
| 32-32-5290 | Other Professional Services | 40,000 | For updating the comprehensive & strategic plan. |
| 32-32-5950 | 4 N. Van Buren | 26,000 | Demolition of 4 N. Van Buren |
| TOTAL EXPENDITURE(S) | | 1,316,345 | |
| CAPITAL PROJECTS FUND TOTAL | | (876,345) | |
| ENDING CASH BALANCE | | 415,140 | |

Village of East Dundee

Dundee Gateway Business Development District Fund (33) Expense Summary by Fund

| DUNDEE GATEWAY BDD FUND 33 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|-------------------|----------------|----------------|----------------|----------------|----------------------------------|----------------|
| BEGINNING CASH BALANCE | | | | | | | 194,369 |
| REVENUES | | | | | | | |
| INTERGOVERNMENTAL REVENUE | | | | | | | |
| Sales Tax | 33-01-4030 | 68,791 | 81,864 | 104,712 | 70,000 | 62,016 | 85,000 |
| TOTAL | | 68,791 | 81,864 | 104,712 | 70,000 | 62,016 | 85,000 |
| TOTAL REVENUES | | 68,791 | 81,864 | 104,712 | 70,000 | 62,016 | 85,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 33-01-5210 | 270 | 118 | 180 | 225 | 225 | 250 |
| TOTAL | | 270 | 118 | 180 | 225 | 225 | 250 |
| CAPITAL OUTLAY | | | | | | | |
| Developer Reimbursements | 33-01-5876 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| TOTAL | | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| TOTAL EXPENDITURES | | 50,270 | 50,118 | 50,180 | 50,225 | 50,225 | 50,250 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 18,521 | 31,746 | 54,532 | 19,775 | 11,791 | 34,750 |
| ENDING CASH BALANCE | | | | | | | 229,119 |

Village of East Dundee
Dundee Gateway Business Development District Fund (33)
Expenditure Summary

Dundee Gateway BDD was established on September 28, 2009. It will expire on September 28, 2032.

| Acct No. | Account Description | Budgeted Amount | Notes |
|---------------------------------|-------------------------|-----------------|---|
| BEGINNING CASH BALANCE | | 194,369 | |
| 33-01-4030 | Sales Tax | 85,000 | Properties within the BDD collect an additional .75% from their customers on eligible sales. The purpose of the additional sales tax is to incentivize economic development projects. |
| TOTAL REVENUE(S) | | 85,000 | |
| 33-01-5210 | Auditing Service | 250 | Expense related to the BDD compliance report as required by the State of Illinois. |
| 33-01-5876 | Developer Reimbursement | 50,000 | Redevelopment agreement (Ordinance 10-15) for Thornton's IDOT Improvements, Dmyterko and Dmyterko & Wright Development, Ltd. (100 Dundee Avenue). \$4,166.67 per month. |
| TOTAL EXPENDITURE(S) | | 50,250 | |
| DUNDEE GATEWAY BDD TOTAL | | 34,750 | |
| ENDING CASH BALANCE | | 229,119 | |

Village of East Dundee

Downtown and Dundee Crossings Business Development District Fund (34)

Expense Summary by Fund

| DOWNTOWN & DUNDEE CROSSINGS BDD FUND 34 | | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|---|------------|-------------------|----------------|----------------|----------------|----------------|----------------------------------|----------------|
| BEGINNING CASH BALANCE | | | | | | | | 635,569 |
| REVENUES | | | | | | | | |
| INTERGOVERNMENTAL REVENUE | | | | | | | | |
| Sales Tax | 34-01-4030 | | 301,811 | 407,146 | 451,003 | 315,000 | 289,460 | 425,000 |
| TOTAL | | | 301,811 | 407,146 | 451,003 | 315,000 | 289,460 | 425,000 |
| TOTAL REVENUES | | | 301,811 | 407,146 | 451,003 | 315,000 | 289,460 | 425,000 |
| EXPENSES | | | | | | | | |
| CONTRACTUAL SERVICES | | | | | | | | |
| Auditing Services | 34-01-5210 | | 270 | 118 | 182 | 225 | 225 | 250 |
| Legal Services | 34-01-5230 | | - | 900 | 900 | 500 | 500 | 600 |
| TOTAL | | | 270 | 1,018 | 1,082 | 725 | 725 | 850 |
| CAPITAL OUTLAY | | | | | | | | |
| Developer Reimbursements | 34-01-5876 | | 1,648 | 74,599 | 164,382 | 200,000 | 190,000 | 250,000 |
| Art Council | 34-01-5940 | | - | - | 1,081 | 30,000 | 30,000 | 50,000 |
| Depot Improvements | 34-01-5945 | | - | - | 15,255 | 75,000 | 2,400 | 157,500 |
| Water Improvement | 34-01-5950 | | - | - | 77,907 | 550,300 | 500,000 | - |
| Entryway Signage | 34-01-5953 | | - | - | - | 50,000 | - | 50,000 |
| District Projects | 34-01-5954 | | - | - | 14,295 | 15,000 | 15,000 | 15,000 |
| TOTAL | | | 1,648 | 74,599 | 272,920 | 920,300 | 737,400 | 522,500 |
| TOTAL EXPENDITURES | | | 1,918 | 75,616 | 274,002 | 921,025 | 738,125 | 523,350 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | | |
| | | | 299,893 | 331,530 | 177,001 | (606,025) | (448,665) | (98,350) |
| ENDING CASH BALANCE | | | | | | | | 537,219 |

Village of East Dundee

Downtown and Dundee Crossings Business Development District Fund (34)

Expenditure Summary

Downtown & Dundee Crossings (IL Route 72 & 25 BDD) was established on September 28, 2008. It will expire on September 28, 2031.

| Acct No. | Account Description | Budgeted Amount | Notes |
|----------------------------------|-------------------------|-----------------|--|
| BEGINNING CASH BALANCE | | 635,569 | |
| 34-01-4030 | Sales Tax | 425,000 | Properties within the BDD collect an additional .75% from their customers on eligible sales. The purpose of the additional sales tax is to incentivize economic development projects. \$15,000 increase to offset Speedway/PAL BDD Rebate |
| TOTAL REVENUE(S) | | 425,000 | |
| 34-01-5210 | Auditing Services | 250 | Expense related to the BDD compliance report as required by the State of Illinois. |
| 34-01-5230 | Legal Services | 600 | Miscellaneous legal expenses |
| 34-01-5876 | Developer Reimbursement | 250,000 | Redevelopment agreements and projects as follows: Piemonte's Dundee Chevrolet BDD portion only (\$6,000) Mocking Bird Reimbursement BDD portion only (\$4,000), Speedway/PAL BDD Rebate (\$15,000), CAT reimbursement (\$50,000), BDD 50/50 grant program - 4 grant (\$100,000), and miscellaneous reimbursements (\$5,000). |
| 34-01-5940 | Art Council | 50,000 | Funding for various arts related projects to enhance the overall appearance of the Downtown. Funding to be distributed in accordance with policies outline by an Art Council to be formed in FY23. |
| 34-01-5945 | Depot Improvements | 157,500 | Renovation of Depot restrooms (\$120,000), Depot Lawn Irrigation System (\$30,000) |
| 34-01-5950 | Water Improvement | - | Water main installation on Water Street between Railroad Street & North Street. |
| 34-01-5953 | Entryway Signage | 50,000 | Village entryway signage program for enhanced marketing of the Village and replacement of the logo. This will be accomplished by using the balance of the Downtown Depot/Culinary District donation (\$21,752). |
| 34-01-5954 | District Projects | 15,000 | For the purchase of planters and other decorative items. |
| TOTAL EXPENDITURE(S) | | 523,350 | |
| DT & DUNDEE BDD TOTAL | | (98,350) | |
| ENDING CASH BALANCE | | 537,219 | |

Village of East Dundee
Prairie Lakes Tax Increment Financing District Fund (35)
Expense Summary by Fund

| PRAIRIE LAKES TIF IMPROVEMENT FUND 35 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|---------------------------|------------------------|------------------------|------------------------|------------------------|---|------------------------|
| BEGINNING CASH BALANCE | | | | | | | 1,342,695 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 35-01-4010 | 1,264,423 | 1,287,376 | 1,457,488 | 1,300,000 | 1,558,548 | 1,500,000 |
| TOTAL | | 1,264,423 | 1,287,376 | 1,457,488 | 1,300,000 | 1,558,548 | 1,500,000 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 35-01-4810 | 116 | 59 | 1,908 | - | 1,719 | 1,000 |
| TOTAL | | 116 | 59 | 1,908 | - | 1,719 | 1,000 |
| TOTAL REVENUES | | 1,264,539 | 1,287,436 | 1,459,396 | 1,300,000 | 1,560,267 | 1,501,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 35-01-5210 | 500 | 118 | 182 | 225 | 225 | 250 |
| Engineering Services | 35-01-5220 | - | - | 6,792 | 3,000 | 3,000 | 3,000 |
| Legal Services | 35-01-5230 | 184 | - | 133 | 500 | 500 | 1,000 |
| Other Professional Services | 35-01-5290 | - | - | 1,683 | 2,000 | 2,000 | 2,500 |
| TOTAL | | 684 | 118 | 8,790 | 5,725 | 5,725 | 6,750 |
| CAPITAL OUTLAY | | | | | | | |
| Water Treatment Plant Improvement | 35-01-5970 | - | 3,500 | 21,000 | - | - | - |
| TOTAL | | - | 3,500 | 21,000 | - | - | - |
| TOTAL EXPENDITURES | | 684 | 3,618 | 29,790 | 5,725 | 5,725 | 6,750 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (OUT) TO | | | | | | | |
| 2012A GO Bond Debt Service 48 | 35-01-6048 | 197,487 | 194,681 | 203,616 | 211,847 | 211,847 | 221,914 |
| TOTAL | | 197,487 | 194,681 | 203,616 | 211,847 | 211,847 | 221,914 |
| TOTAL TRANSFERS | | 197,487 | 194,681 | 203,616 | 211,847 | 211,847 | 221,914 |
| INTERFUND ADVANCES | | | | | | | |
| DUE FROM | | | | | | | |
| Downtown TIF Fund 39 | 35-01-1139 | - | 1,117,058 | 941,348 | 1,433,419 | - | - |
| Route 68 TIF Fund 42 | 35-01-1142 | - | 223,463 | 661,104 | - | - | - |
| Route 25 TIF Fund 46 | 35-01-1146 | - | 3,289,958 | - | 704,194 | - | - |
| IL South Route 72 TIF Fund 57 | 35-01-1157 | - | 176 | (176) | - | - | - |
| TOTAL | | - | 4,630,655 | 1,602,276 | 2,137,613 | - | - |
| TOTAL DUE TO/FROM(S) | | - | 4,630,655 | 1,602,276 | 2,137,613 | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 1,066,368 | (3,541,518) | (376,286) | (1,055,185) | 1,342,695 | 1,272,336 |
| ENDING CASH BALANCE | | | | | | | 2,615,031 |

Village of East Dundee
Prairie Lakes Tax Increment Financing District Fund (35)
Expenditure Summary

The Prairie Lakes TIF was established on October 2, 2000. It will expire on October 2, 2023.
In Fiscal Year 2019-2020, Fund 72 (Prairie Lakes TIF Bond Reserve Fund) was consolidated into Fund 35 (Prairie Lakes TIF Improvement Fund).

Prairie Lakes TIF is used as a funding source for the 2012A GO Bond Series (Fund 48). The Bond is for the following: storm water detention pond, acquisition of River Haven property, construction of water main, and Van Buren Avenue and Christina Drive Road Improvements.

Due To/From this Fund is to be reimbursed as the allotted Fund is financial secure to pay back the loan.

| Acct No. | Account Description | Budgeted Amount | Notes |
|--------------------------------|-----------------------------|------------------|---|
| BEGINNING CASH BALANCE | | 1,342,695 | |
| 35-01-4010 | Real Estate Taxes | 1,500,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| 35-01-4810 | Investment Income | 1,000 | Investment Income |
| TOTAL REVENUE(S) | | 1,501,000 | |
| 35-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 35-01-5220 | Engineering Services | 3,000 | Engineering services for the miscellaneous projects. |
| 35-01-5230 | Legal Services | 1,000 | Miscellaneous legal services. |
| 35-01-5290 | Other Professional Services | 2,500 | Miscellaneous services such as TIF Consultant. |
| 35-01-5970 | Water Treatment Plant Imp. | - | Clean (scrape loose paint and power wash entire building), spot prime, and repaint the exterior of the entire building. This will preserve the life of the pre-cast concrete walls. |
| TOTAL EXPENDITURE(S) | | 6,750 | |
| 35-01-6048 | 2012A GO Bond Fund 48 | 221,914 | 39.1% of the principal, interest, and agent fee payment |
| TOTAL TRANSFER(S) | | 221,914 | |
| 35-01-1139 | From Downtown TIF Fund 39 | - | A loan to Downtown TIF Fund 39 to balance the account. This must be paid back to Prairie Lakes TIF once Fund 39 is financially stable. |
| 35-01-1142 | From Route 68 TIF Fund 42 | - | A loan to Route 68 TIF Fund 42 to balance the account. This must be paid back to Prairie Lakes TIF once Fund 42 is financially stable. |
| 35-01-1146 | From Route 25 TIF Fund 46 | - | A loan to Route 25 TIF Fund 46 to balance the account. This must be paid back to Prairie Lakes TIF once Fund 46 is financially stable. |
| TOTAL DUE TO/FROM | | - | |
| PRAIRIE LAKES TIF TOTAL | | 1,272,336 | |
| ENDING CASH BALANCE | | 2,615,031 | |

Village of East Dundee
Christina Drive Tax Increment Financing District Fund (36)
Expense Summary by Fund

| CHRISTINA DRIVE TIF FUND 36 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|-------------------|----------------|----------------|----------------|----------------|----------------------------------|-----------------|
| BEGINNING CASH BALANCE | | | | | | | 353,930 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 36-01-4010 | 316,116 | 323,867 | 329,606 | 325,000 | 342,769 | 340,000 |
| TOTAL | | 316,116 | 323,867 | 329,606 | 325,000 | 342,769 | 340,000 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 36-01-4810 | 87 | 45 | 1,431 | - | 1,289 | 1,000 |
| TOTAL | | 87 | 45 | 1,431 | - | 1,289 | 1,000 |
| TOTAL REVENUES | | 316,203 | 323,911 | 331,037 | 325,000 | 344,058 | 341,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 36-01-5210 | 500 | 118 | 182 | 225 | 225 | 250 |
| Engineering Services | 36-01-5220 | 78 | 1,085 | - | 2,000 | 500 | 2,000 |
| Legal Services | 36-01-5230 | 228 | 2,687 | 656 | 1,000 | 2,000 | 1,000 |
| Other Professional Services | 36-01-5290 | - | - | 2,183 | 2,000 | 2,000 | 2,000 |
| TOTAL | | 806 | 3,889 | 3,021 | 5,225 | 4,725 | 5,250 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Developer Reimbursement | 36-01-5876 | 273,028 | 87,151 | 284,255 | 300,000 | 295,724 | 320,000 |
| TOTAL | | 273,028 | 87,151 | 284,255 | 300,000 | 295,724 | 320,000 |
| TOTAL EXPENDITURES | | 273,834 | 91,040 | 287,276 | 305,225 | 300,449 | 325,250 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (OUT) TO | | | | | | | |
| 2012A GO Bond Reserve Fund 48 | 36-01-6048 | 73,364 | 76,180 | 79,676 | 82,896 | 82,896 | 86,836 |
| TOTAL | | 73,364 | 76,180 | 79,676 | 82,896 | 82,896 | 86,836 |
| TOTAL TRANSFERS | | 73,364 | 76,180 | 79,676 | 82,896 | 82,896 | 86,836 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | 115,733 | 309,051 | 123,437 | 102,671 | 126,505 | (71,086) |
| ENDING CASH BALANCE | | | | | | | 282,844 |

Village of East Dundee

Christina Drive Tax Increment Financing District Fund (36)

Expenditure Summary

The Christina Drive TIF was established on May 17, 2010. It will expire on May 17, 2033.
In Fiscal Year 2019-2020, Fund 71 (Christina Drives TIF Bond Reserve Fund) was consolidated into Fund 36 (Christina Drive TIF Fund).

| Acct No. | Account Description | Budgeted Amount | Notes |
|----------------------------------|-----------------------------|-----------------|---|
| BEGINNING CASH BALANCE | | 353,930 | |
| 36-01-4010 | Real Estate Taxes | 340,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| TOTAL REVENUE(S) | | 341,000 | |
| 36-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 36-01-5220 | Engineering Services | 2,000 | Engineering services for various TIF projects including a portion of Route 68 and Penny Ave EDP application. |
| 36-01-5230 | Legal Services | 1,000 | Miscellaneous legal services. |
| 36-01-5290 | Other Professional Services | 2,000 | Miscellaneous services such as TIF Consultant. |
| 36-01-5876 | Developer Reimbursements | 320,000 | PAL Land, LLC. redevelopment agreement (Terra Business Park -Ord. 12-86). This covers the Christina TIF portion only. The payment for this agreement is only 90% of the incoming property taxes for the year. |
| TOTAL EXPENDITURE(S) | | 325,250 | |
| 36-01-6048 | 2012A GO Bond Fund 48 | 86,836 | Covers 15.3% of principal, interest, and agent fee of loan for the 2012A bond payment. |
| TOTAL TRANSFER(S) | | 86,836 | |
| CHRISTINA DRIVE TIF TOTAL | | (71,086) | |
| ENDING CASH BALANCE | | 282,844 | |

Village of East Dundee
Dundee Crossings Tax Increment Financing District Fund (38)
Expense Summary by Fund

| DUNDEE CROSSINGS TIF FUND 38 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--------------------------------------|-------------------|------------------|------------------|------------------|------------------|----------------------------------|------------------|
| BEGINNING CASH BALANCE | | | | | | | 2,688,982 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 38-01-4010 | 1,279,137 | 1,339,555 | 1,476,871 | 1,350,000 | 1,733,974 | 1,500,000 |
| TOTAL | | 1,279,137 | 1,339,555 | 1,476,871 | 1,350,000 | 1,733,974 | 1,500,000 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 38-01-4810 | 579 | 296 | 9,486 | - | 8,545 | 3,500 |
| TOTAL | | 579 | 296 | 9,486 | - | 8,545 | 3,500 |
| OTHER FINANCING SOURCES | | | | | | | |
| Principal Payment Byrider | 38-01-4930 | 130,542 | 125,661 | 131,243 | 88,000 | 88,000 | 135,000 |
| Interest Payment Byrider | 38-01-4931 | 45,822 | 37,167 | 31,555 | 19,200 | 19,200 | 35,000 |
| Developer Reimbursement | 38-01-4932 | - | - | - | 37,500 | 37,500 | 37,500 |
| TOTAL | | 176,364 | 162,828 | 162,798 | 144,700 | 144,700 | 207,500 |
| TOTAL REVENUES | | 1,456,080 | 1,502,678 | 1,649,155 | 1,494,700 | 1,887,219 | 1,711,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 38-01-5210 | 270 | 118 | 182 | 225 | 225 | 250 |
| Engineering Services | 38-01-5220 | 13,243 | - | - | 3,000 | 3,000 | 3,000 |
| Legal Services | 38-01-5230 | 742 | - | 8,923 | 5,000 | 5,000 | 5,000 |
| Other Professional Services | 38-01-5290 | - | - | 2,183 | 3,500 | 3,500 | 3,500 |
| TOTAL | | 14,255 | 118 | 11,288 | 11,725 | 11,725 | 11,750 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| 2012B Series Taxable Payment | 38-01-5810 | 220,355 | 160,000 | 215,736 | 218,612 | 218,612 | 235,000 |
| Developer Reimbursement | 38-01-5876 | 683,870 | 185,492 | 751,819 | 900,000 | 936,753 | 1,025,000 |
| TOTAL | | 904,225 | 345,492 | 967,555 | 1,118,612 | 1,155,365 | 1,260,000 |
| CAPITAL OUTLAY | | | | | | | |
| Capital Improvements | 38-01-5936 | 192 | - | - | - | - | - |
| Cemetery Fence Project | 38-01-5969 | - | - | 300,000 | - | - | - |
| TOTAL | | 192 | - | 300,000 | - | - | - |
| TOTAL EXPENDITURES | | 918,671 | 345,609 | 1,278,843 | 1,130,337 | 1,167,090 | 1,271,750 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (OUT) TO | | | | | | | |
| 2012A GO Bond Debt Service Fund 48 | 38-01-6048 | 163,991 | 170,284 | 178,099 | 185,297 | 185,297 | 194,104 |
| TOTAL | | 163,991 | 170,284 | 178,099 | 185,297 | 185,297 | 194,104 |
| TOTAL TRANSFERS | | (163,991) | (170,284) | (178,099) | (185,297) | (185,297) | (194,104) |

| DUNDEE CROSSINGS TIF FUND 38 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 |
|---|-------------------|----------------|----------------|----------------|----------------|--------------------------|-----------|
| | | | | | | Estimated End-of-Year | |
| INTERFUND ADVANCES | | | | | | | |
| DUE FROM | | | | | | | |
| Downtown TIF Fund 39 | 38-01-1139 | - | - | - | 486,857 | - | - |
| TOTAL | | - | - | | 486,857 | - | - |
| TOTAL DUE TO/FROM(S) | | - | - | - | 486,857 | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 373,418 | 986,785 | 192,213 | (307,791) | 534,832 | 245,146 |
| ENDING CASH BALANCE | | | | | | | 2,934,128 |

Village of East Dundee

Dundee Crossings Tax Increment Financing District Fund (38)

Expenditure Summary

The Dundee Crossings TIF was established on September 18, 2006. It will expire on September 18, 2029. In Fiscal Year 2019-2020, Fund 49 (Dundee Crossings TIF 2012B Taxable Bond) & Fund 73 (Dundee Crossings TIF Bond Reserve Fund) were consolidated into Fund 38 (Dundee Crossings TIF Fund).

Dundee Crossings 2012B TIF Bond was established as a funding source for the JD Byrider business. The company is to reimburse the Village for a percentage of the principal and interest payment as outlined by the debt service schedule established by the bond servicer.

| Acct No. | Account Description | Budgeted Amount | Notes |
|-----------------------------------|-----------------------------|------------------|--|
| BEGINNING CASH BALANCE | | 2,688,982 | |
| 38-01-4010 | Real Estate Taxes | 1,500,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| 38-01-4930 | Principal Payment | 135,000 | Principal payment for JD Byrider's portion of 2012B TIF Bond. |
| 38-01-4931 | Interest Payment | 35,000 | Interest payment for JD Byrider's portion of 2012B TIF Bond. |
| 38-01-4932 | Developer Reimbursement | 37,500 | Dundee Township fence reimbursement for \$300,000 loan to be reimbursed by 2031. |
| TOTAL REVENUE(S) | | 1,711,000 | |
| 38-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 38-01-5220 | Engineering Services | 3,000 | Engineering expenditures related to Fund. |
| 38-01-5230 | Legal Services | 5,000 | Legal services for related TIF expenses. |
| 38-01-5290 | Other Professional Services | 3,500 | Miscellaneous services such as TIF Consultant. |
| 38-01-5810 | 2012B Series Taxable | 235,000 | Principal payment (\$175,000) and interest payment (\$43,262) towards the 2012B TIF Bond. Payments are made in December and in June. A \$350 annual administration fee is also due in March. The Village pays the remaining portion of the loan not covered by JD Byrider. |
| 38-01-5876 | Developer Reimbursements | 1,025,000 | TIF reimbursements as follows: PAL Land, LLC - Terra Business Park (\$950,000), 855 E. Main (\$55,000), and Miscellaneous (\$10,000). |
| TOTAL EXPENDITURE(S) | | 1,271,750 | |
| 38-01-6048 | 2012A GO Bond Fund 48 | 194,104 | 34.2% of principal, interest, and agent fee for the 2012A Bond payment. |
| TOTAL TRANSFER(S) | | 194,104 | |
| DUNDEE CROSSINGS TIF TOTAL | | 245,146 | |
| ENDING CASH BALANCE | | 2,934,128 | |

Village of East Dundee

Downtown Redevelopment Tax Increment Financing District Fund (39) Expense Summary by Fund

| DOWNTOWN REDEVELOPMENT TIF FUND 39 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|-------------------|------------------|-----------------|------------------|------------------|----------------------------------|------------------|
| BEGINNING CASH BALANCE | | | | | | | (2,027,480) |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 39-01-4010 | 348,998 | 376,627 | 391,112 | 350,000 | 402,735 | 400,000 |
| TOTAL | | 348,998 | 376,627 | 391,112 | 350,000 | 402,735 | 400,000 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 39-01-4810 | 243 | 125 | 3,997 | - | 3,600 | 1,500 |
| TOTAL | | 243 | 125 | 3,997 | - | 3,600 | 1,500 |
| OTHER FINANCING SOURCES | | | | | | | |
| Miscellaneous Income | 39-01-4890 | - | - | - | - | 1,700 | - |
| TOTAL | | - | - | - | - | 1,700 | - |
| TOTAL REVENUES | | 349,241 | 376,752 | 395,109 | 350,000 | 408,035 | 401,500 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 39-01-5210 | 270 | (721) | 182 | 225 | 225 | 250 |
| Engineering Services | 39-01-5220 | - | - | - | 3,000 | 3,000 | 3,000 |
| Legal Services | 39-01-5230 | 228 | 924 | 42,802 | 35,000 | 35,000 | 35,000 |
| Other Professional Services | 39-01-5290 | - | - | 56,668 | 10,000 | 10,000 | 10,000 |
| TOTAL | | 498 | 204 | 99,652 | 48,225 | 48,225 | 48,250 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Debt Service | 39-01-5810 | 993,500 | 775,000 | 993,400 | 995,500 | 995,500 | 1,096,900 |
| Developer Reimbursement | 39-01-5876 | 144,522 | 91,773 | 111,915 | 100,000 | 115,000 | 125,000 |
| TOTAL | | 1,138,022 | 866,773 | 1,105,315 | 1,095,500 | 1,110,500 | 1,221,900 |
| CAPITAL OUTLAY | | | | | | | |
| Lumber Yard | 39-01-5952 | - | - | - | 800,000 | 950,000 | - |
| Haeger Pottery | 39-01-5955 | - | - | - | 100,000 | 99,946 | - |
| 2 N. Van Buren | 39-01-5957 | - | - | - | 165,000 | 165,078 | 24,000 |
| Abandonment of Infrastructure | 39-01-5968 | - | - | 90,703 | - | - | - |
| TOTAL | | - | - | - | 1,065,000 | 1,215,024 | 24,000 |
| TOTAL EXPENDITURES | | 1,138,520 | 866,977 | - | 2,208,725 | 2,373,749 | 1,294,150 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (OUT) TO | | | | | | | |
| 2012A GO Bond Debt Service Fund 48 | 39-01-6048 | 54,664 | 56,761 | 59,366 | 61,766 | 61,766 | 64,702 |
| TOTAL | | 54,664 | 56,761 | 59,366 | 61,766 | 61,766 | 64,702 |
| TOTAL TRANSFERS | | (54,664) | (56,761) | (59,366) | (61,766) | (61,766) | (64,702) |

| DOWNTOWN REDEVELOPMENT TIF FUND 39 | | | | | | SY23 Estimated End-of-Year | CY24 Budget |
|---|----------------|----------------|-------------|----------------|-----------|----------------------------------|----------------|
| Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | | | |
| INTERFUND ADVANCES | | | | | | | |
| DUE TO | | | | | | | |
| Prairie Lakes TIF Fund 35 | 39-01-2335 | - | 1,117,058 | 941,348 | 1,433,419 | - | - |
| Dundee Crossings TIF Fund 38 | 39-01-2338 | - | - | - | 486,857 | - | - |
| TOTAL | | - | 1,117,058 | 941,348 | 1,920,276 | - | - |
| TOTAL DUE TO/FROM(S) | | - | 1,117,058 | 941,348 | 1,920,276 | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | (843,943) | 570,072 | 1,277,091 | (215) | (2,027,480) | (957,352) |
| ENDING CASH BALANCE | | | | | | | (2,984,832) |

Village of East Dundee

Downtown Redevelopment Tax Increment Financing District Fund (39) Expenditure Summary

The Downtown TIF was established on June 16, 2008. It will expire on June 16, 2031.
In Fiscal Year 2019-2020, Fund 53 (Downtown TIF Capital Fund), Fund 55 (2016 Bond Debt Service Fund) and Fund 70 (Downtown TIF Bond Reserve Fund) were consolidated into Fund 39 (Downtown Redevelopment TIF).

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|---------------------------------|--------------------|--|
| BEGINNING CASH BALANCE | | (2,027,480) | |
| 39-01-4010 | Real Estate Taxes | 400,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| 39-01-4810 | Investment Income | 1,500 | Investment Income |
| TOTAL REVENUE(S) | | 401,500 | |
| 39-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 39-01-5220 | Engineering Services | 3,000 | Engineering services for TIF projects. |
| 39-01-5230 | Legal Services | 35,000 | Legal services for related TIF expenses. |
| 39-01-5290 | Professional Services | 10,000 | Miscellaneous services such as TIF Consultant. |
| 39-01-5810 | Debt Service | 1,096,900 | 100% of the principal (\$840,000), interest (\$68,600) and bond (\$475) fee for the 2015 GO Bond as well as the interest (\$85,950) and agent (\$475) fee for 2016 GO Bond. |
| 39-01-5876 | Developer Reimbursements | 125,000 | TIF reimbursements as follows: 311 Barrington, LLC (\$65,000), 215 Barrington - The Mockingbird (\$1,500), East Dundee Fire Protection (\$100,000), and miscellaneous developer reimbursements (\$43,500). |
| 39-01-5957 | 2 N. Van Buren | 24,000 | Acquisition of property for future redevelopment. |
| TOTAL EXPENDITURE(S) | | 1,294,150 | |
| 39-01-6048 | To 2012 GOA Bond Fund 48 | 64,702 | Covers 11.4% of principal, interest, and agent fee payment. |
| TOTAL TRANSFER(S) | | 64,702 | |
| 39-01-2338 | To Prairie Lakes TIF Fund 35 | - | A loan to Downtown TIF Fund 39 to balance the account. This must be paid back to Prairie Lakes TIF once the Fund is financially stable. |
| 39-01-2338 | To Dundee Crossings TIF Fund 38 | - | A loan to Downtown TIF Fund 39 to balance the account. This must be paid back to Dundee Crossings TIF once the Fund is financially stable. |
| TOTAL DUE TO/FROM | | - | |
| DOWNTOWN TIF TOTAL | | (957,352) | |
| ENDING CASH BALANCE | | (2,984,832) | |

Village of East Dundee
Christina Drive Business Development District Fund (40)
Expense Summary by Fund

| CHRISTINA DRIVE BDD FUND 40 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|---|-------------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| BEGINNING CASH BALANCE | | | | | | | 44,171 |
| REVENUES | | | | | | | |
| INTERGOVERNMENTAL REVENUE | | | | | | | |
| Sales Tax | 40-01-4030 | 6,497 | 14,827 | 10,892 | 4,400 | 8,243 | 10,500 |
| TOTAL | | 6,497 | 14,827 | 10,892 | 4,400 | 8,243 | 10,500 |
| TOTAL REVENUES | | 6,497 | 14,827 | 10,892 | 4,400 | 8,243 | 10,500 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 40-01-5210 | 270 | 118 | 182 | 225 | 225 | 250 |
| TOTAL | | 270 | 118 | 182 | 225 | 225 | 250 |
| TOTAL EXPENDITURES | | 270 | 118 | 182 | 225 | 225 | 250 |
| TOTAL DUE TO/FROM(S) | | - | - | - | - | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 6,227 | 14,709 | 10,710 | 4,175 | 8,018 | 10,250 |
| ENDING CASH BALANCE | | | | | | | 54,421 |

Village of East Dundee
Christina Drive Business Development District Fund (40)
Expenditure Summary

The Christina Drive BDD was established on April 19, 2010. It will expire on April 19, 2033.

| Acct No. | Account Description | Budgeted Amount | Notes |
|----------------------------------|---------------------|-----------------|---|
| BEGINNING CASH BALANCE | | 44,171 | |
| 40-01-4030 | Sales Tax | 10,500 | Properties within the BDD collect an additional .75% from their customers on eligible sales. The purpose of the additional sales tax is to incentivize economic development projects. |
| TOTAL REVENUE(S) | | 10,500 | |
| 40-01-5210 | Auditing Services | 250 | Expense related to the BDD compliance report as required by the State of Illinois. |
| TOTAL EXPENDITURE(S) | | 250 | |
| CHRISTINA DRIVE BDD TOTAL | | 10,250 | |
| ENDING CASH BALANCE | | 54,421 | |

Village of East Dundee
Route 68 West Tax Increment Financing District Fund (42)
Expense Summary by Fund

| ROUTE 68 WEST TIF FUND 42 | Account Number | FY21 Actual | FY2 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|-------------------|-----------------|----------------|----------------|----------------|----------------------------------|----------------|
| BEGINNING CASH BALANCE | | | | | | | 26,843 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 42-01-4010 | 6,813 | 9,094 | 10,310 | 8,000 | 13,243 | 10,000 |
| TOTAL | | 6,813 | 9,094 | 10,310 | 8,000 | 13,243 | 10,000 |
| TOTAL REVENUES | | 6,813 | 9,094 | 10,310 | 8,000 | 13,243 | 10,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 42-01-5210 | 500 | 118 | 182 | 225 | 225 | 250 |
| Legal Services | 42-01-5230 | 228 | - | 403 | 500 | 500 | 500 |
| Other Professional Services | 42-01-5290 | - | - | 1,833 | 2,500 | 2,500 | 2,500 |
| TOTAL | | 728 | 118 | 2,418 | 3,225 | 3,225 | 3,250 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Developer Reimbursement | 42-01-5876 | 19,500 | - | - | - | - | - |
| TOTAL | | 19,500 | - | - | - | - | - |
| TOTAL EXPENDITURES | | 20,228 | 118 | 2,418 | 3,225 | 3,225 | 3,250 |
| INTERFUND ADVANCES | | | | | | | |
| DUE TO | | | | | | | |
| Prairie Lakes TIF Fund 35 | 42-01-2335 | - | 223,463 | - | - | - | - |
| TOTAL | | - | 223,463 | - | - | - | - |
| TOTAL DUE TO/FROM(S) | | - | 223,463 | - | - | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | (13,415) | 232,440 | 7,892 | 4,775 | 10,018 | 6,750 |
| ENDING CASH BALANCE | | | | | | | 33,593 |

Village of East Dundee

Route 68 West Tax Increment Financing District Fund (42)

Expenditure Summary

The Route 68 TIF was established on August 01, 2011. It will expire on August 01, 2034.

| Acct No. | Account Description | Budgeted Amount | Notes |
|--------------------------------|-----------------------------|-----------------|--|
| BEGINNING CASH BALANCE | | 26,843 | |
| 42-01-4010 | Real Estate Taxes | 10,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| TOTAL REVENUE(S) | | 10,000 | |
| 42-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 42-01-5230 | Legal Services | 500 | Legal services for related TIF expenses. |
| 42-01-5290 | Other Professional Services | 2,500 | Miscellaneous services such as TIF Consultant. |
| TOTAL EXPENDITURE(S) | | 3,250 | |
| ROUTE 68 WEST TIF TOTAL | | 6,750 | |
| ENDING CASH BALANCE | | 33,593 | |

Village of East Dundee

Route 25 2012 LO Bond Tax Increment Financing District Fund (46) Expense Summary by Fund

| ROUTE 25 2012 LO BOND TIF FUND 46 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|-------------------|----------------|----------------|----------------|----------------|-------------------------------|------------------|
| BEGINNING CASH BALANCE | | | | | | | (737,662) |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 46-01-4010 | 76,008 | 82,631 | 76,573 | 77,500 | 90,241 | 95,000 |
| TOTAL | | 76,008 | 82,631 | 76,573 | 77,500 | 90,241 | 95,000 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 46-01-4810 | 210 | 112 | 32,680 | - | 93,132 | 11,000 |
| Other Receipts | 46-01-4950 | - | 28,774 | 25,620 | - | (90,404) | - |
| TOTAL | | 210 | 28,887 | 58,300 | - | 2,728 | 11,000 |
| TOTAL REVENUES | | 76,218 | 111,518 | 134,873 | 77,500 | 92,969 | 106,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 46-01-5210 | 270 | 118 | 182 | 225 | 225 | 250 |
| Legal Services | 46-01-5230 | 228 | 506 | 4,383 | 2,500 | 2,500 | 2,500 |
| Other Professional Services | 46-01-5290 | - | - | 2,183 | 2,500 | 2,500 | 2,500 |
| TOTAL | | 498 | 624 | 6,748 | 5,225 | 5,225 | 5,250 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Debt Service | 46-01-5810 | 692,681 | 495,000 | 777,396 | 810,406 | 810,406 | 272,719 |
| Developer Reimbursement | 46-01-5876 | 13,407 | 11,447 | 11,716 | 15,000 | 15,000 | 25,000 |
| TOTAL | | 706,088 | 506,447 | 789,112 | 825,406 | 825,406 | 297,719 |
| TOTAL EXPENDITURES | | 706,586 | 507,070 | 795,860 | 830,631 | 830,631 | 302,969 |
| INTERFUND ADVANCES | | | | | | | |
| DUE TO | | | | | | | |
| Prairie Lakes TIF Fund 35 | 46-01-2335 | - | - | 661,104 | 704,194 | - | - |
| TOTAL | | - | - | 661,104 | 704,194 | - | - |
| TOTAL DUE TO/FROM(S) | | - | - | 661,104 | 704,194 | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | (630,368) | (395,553) | 117 | (48,937) | (737,662) | (196,969) |
| ENDING CASH BALANCE | | | | | | | (934,631) |

Village of East Dundee
Route 25 Tax Increment Financing District Fund (46)
Expenditure Summary

The Route 25 TIF was established on August 20, 2012. It will expire on August 20, 2035.
In Fiscal Year 2019-2020, Fund 75 (Route 25 TIF Bond Reserve Fund), Fund 79 (Route 25 Bond Revenue and Interest Reserve Fund) and Fund 80 (Route 25 TIF Bond Reserve Fund) were consolidated into Fund 46 (Route 25 TIF Fund).

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|-----------------------------|------------------|---|
| BEGINNING CASH BALANCE | | (737,662) | |
| 46-01-4010 | Real Estate Taxes | 95,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| TOTAL REVENUE(S) | | 106,000 | |
| 46-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 46-01-5230 | Legal Services | 2,500 | Various legal services. |
| 46-01-5290 | Other Professional Services | 2,500 | Miscellaneous services such as TIF Consultant. |
| 46-01-5810 | Debt Service | 272,719 | For 2012 LO Bond payment: 100% Principal (\$670,000), interest (\$136,406), and agent fee (\$4,000) payment for the reserve to be held for one year. The Village pays the amount owed for FY2023 in FY2022 (June and December). |
| 46-01-5876 | Developer Reimbursements | 25,000 | TIF reimbursements as follows: Pampered Pets (Ord. 13-32). |
| TOTAL EXPENDITURE(S) | | 302,969 | |
| 46-01-2335 | To Prairie Lakes Fund 35 | - | A loan to Route 25 TIF Fund 46 to balance the account. This must be paid back to Prairie Lakes TIF Fund 35 once the Fund is financially stable. |
| TOTAL DUE TO/FROM | | - | |
| ROUTE 25 TIF TOTAL | | (196,969) | |
| ENDING CASH BALANCE | | (934,631) | |

Village of East Dundee

North Cook County Tax Increment Financing District Fund (47) Expense Summary by Fund

| NORTH COOK COUNTY TIF FUND 47 | Account | FY21 | FY22 | FY23 | SY23 | SY23 | |
|---|------------|---------|---------|---------|-----------|-------------|-----------|
| | Number | Actual | Actual | Actual | Budget | Estimated | CY24 |
| | | | | | | End-of-Year | Budget |
| | | | | | | | |
| | | | | | | | |
| BEGINNING CASH BALANCE | | | | | | | 1,048,238 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 47-01-4010 | 652,990 | 692,601 | 242,845 | 285,000 | 146,653 | 600,000 |
| TOTAL | | 652,990 | 692,601 | 242,845 | 285,000 | 146,653 | 600,000 |
| TOTAL REVENUES | | 652,990 | 692,601 | 242,845 | 285,000 | 146,653 | 600,000 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Services | 47-01-5210 | 500 | 118 | 182 | 225 | 225 | 250 |
| Engineering Services | 47-01-5220 | - | 3,126 | - | - | - | - |
| Legal Services | 47-01-5230 | 977 | - | 6,599 | 3,500 | 3,500 | 3,500 |
| Other Professional Services | 47-01-5290 | - | - | 1,983 | - | - | - |
| TOTAL | | 1,477 | 3,243 | 8,764 | 3,725 | 3,725 | 3,750 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Developer Reimbursement | 47-01-5876 | 189,818 | 210,255 | 173,095 | 562,309 | 562,309 | 600,000 |
| TOTAL | | 189,818 | 210,255 | 173,095 | 562,309 | 562,309 | 600,000 |
| CAPITAL OUTLAY | | | | | | | |
| Street Improvements | 47-01-5950 | - | - | - | 191,000 | 191,000 | 995,000 |
| TOTAL | | - | - | - | 191,000 | 191,000 | 995,000 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 461,695 | 479,103 | 60,986 | (472,034) | (610,381) | (998,750) |
| ENDING CASH BALANCE | | | | | | | 49,488 |

Village of East Dundee

North Cook County Tax Increment Financing District Fund (47) Expenditure Summary

The North Cook County TIF was established on August 20, 2012. It will expire on August 20, 2035.

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------------------------------|--------------------------|------------------|---|
| BEGINNING CASH BALANCE | | 1,048,238 | |
| 47-01-4010 | Real Estate Taxes | 600,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| TOTAL REVENUE(S) | | 600,000 | |
| 47-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 47-01-5876 | Developer Reimbursements | 600,000 | TIF reimbursements as follows: Insurance Auto Auction agreement (Ord. 13-24 - \$200,000), VCNA Prairie Easement (Property sold in FY20 Ord. 16-06 - \$1,500), reimbursement to 590 Healy 50% of construction of Heinz roadway 347,309 and miscellaneous (\$10,000). |
| 47-01-5950 | Street Improvements | 995,000 | Village portion of Heinz Drive project (May be paid by Pal) |
| TOTAL EXPENDITURE(S) | | 1,598,750 | |
| NORTH COOK COUNTY TIF TOTAL | | (998,750) | |
| ENDING CASH BALANCE | | 49,488 | |

Village of East Dundee
2012A GO Bond Debt Service Fund (48)
Expense Summary by Fund

| 2012A GO BOND DEBT SERVICE FUND 48 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 Estimated End-of-Year | CY24 Budget |
|--|-------------------|----------------|----------------|----------------|----------------|----------------------------------|------------------|
| BEGINNING CASH BALANCE | | | | | | | (457,588) |
| REVENUES | | | | | | | |
| OTHER REVENUE | | | | | | | |
| Investment Income | 48-01-4810 | 12 | 6 | 207 | - | 200 | 200 |
| TOTAL | | 12 | 6 | 207 | - | 200 | 200 |
| TOTAL REVENUES | | 12 | 6 | 207 | - | 200 | 200 |
| EXPENSES | | | | | | | |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Debt Service | 48-01-5810 | 479,506 | 405,000 | 520,756 | 541,806 | 541,806 | 567,556 |
| TOTAL | | 479,506 | 405,000 | 520,756 | 541,806 | 541,806 | 567,556 |
| TOTAL EXPENDITURES | | 479,506 | 405,000 | 520,756 | 541,806 | 541,806 | 567,556 |
| INTERFUND TRANSFERS | | | | | | | |
| TRANSFER (IN) FROM | | | | | | | |
| Prairie Lakes TIF Fund 35 | 48-01-4935 | 187,487 | 194,681 | 203,616 | 211,847 | 211,847 | 221,914 |
| Christina Drive TIF Fund 36 | 48-01-4936 | 73,364 | 76,180 | 79,676 | 82,896 | 82,896 | 86,836 |
| Dundee Crossings TIF Fund 38 | 48-01-4938 | 163,991 | 170,284 | 178,099 | 185,297 | 185,297 | 194,104 |
| Downtown TIF Fund 39 | 48-01-4939 | 54,664 | 56,761 | 59,366 | 61,766 | 61,766 | 64,702 |
| TOTAL | | 479,506 | 497,906 | 520,757 | 541,806 | 541,806 | 567,556 |
| TOTAL TRANSFERS | | 479,506 | 497,906 | 520,757 | 541,806 | 541,806 | 567,556 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 12 | 92,912 | 208 | - | 200 | 200 |
| ENDING CASH BALANCE | | | | | | | (457,388) |

Village of East Dundee
2012A GO Bond Debt Service Fund (48)
Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|------------------------|------------------|--|
| BEGINNING CASH BALANCE | | (457,588) | |
| 48-01-5810 | Debt Service | 567,556 | Principal is paid in December (\$475,000), interest is paid in June and December (for a total of \$66,456), and agent fee (\$350) for 2012A GO Bond payment. |
| TOTAL EXPENDITURE(S) | | 567,556 | |
| 48-01-4935 | Prairie Lakes TIF 35 | 221,914 | Transfer from this fund for 39.1% of principal and interest for 2012A Bond. |
| 48-01-4936 | Christina Drive TIF 36 | 86,836 | Transfer from this fund for 15.3% of principal and interest for 2012A Bond Reserve. |
| 48-01-4938 | Dundee Crossing TIF 38 | 194,104 | Transfer from this fund for 34.2% of principal and interest for 2012A Bond Reserve. |
| 48-01-4939 | Downtown TIF 39 | 64,702 | Transfer from this fund for 11.4% principal and interest for 2012A Bond Reserve. |
| TOTAL TRANSFER(S) | | 567,556 | |
| 2012A GO BOND TOTAL | | 200 | |
| ENDING CASH BALANCE | | (457,388) | |

Village of East Dundee
Penny Avenue Tax Increment Financing Fund (56)
Expense Summary by Fund

| PENNY AVENUE TIF FUND 56 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|---|-------------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | Estimated End-of-Year | |
| BEGINNING CASH BALANCE | | | | | | | 2,382 |
| REVENUES | | | | | | | |
| REAL ESTATE TAXES | | | | | | | |
| Property Tax | 56-01-4010 | 8,715 | 9,461 | 9,914 | 9,500 | 10,892 | 10,101 |
| TOTAL | | 8,715 | 9,461 | 9,914 | 9,500 | 10,892 | 10,101 |
| TOTAL REVENUES | | 8,715 | 9,461 | 9,914 | 9,500 | 10,892 | 10,101 |
| EXPENSES | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | |
| Auditing Service | 56-01-5210 | 500 | 118 | 182 | 225 | 225 | 250 |
| Legal Service | 56-01-5230 | 228 | - | 133 | 375 | 375 | 500 |
| Other Professional Service | 56-01-5290 | - | - | 1,833 | 2,000 | 2,000 | 2,000 |
| TOTAL | | 728 | 118 | 2,148 | 2,600 | 2,600 | 2,750 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Redevelopment Projects | 56-01-5876 | 7,844 | 8,515 | 8,920 | 9,500 | 9,500 | 11,000 |
| TOTAL | | 7,844 | 8,515 | 8,920 | 9,500 | 9,500 | 11,000 |
| TOTAL EXPENDITURES | | 8,572 | 8,633 | 11,068 | 12,100 | 12,100 | 13,750 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 143 | 829 | (1,154) | (2,600) | (1,208) | (3,649) |
| ENDING CASH BALANCE | | | | | | | (1,267) |

Village of East Dundee
Penny Avenue Tax Increment Financing Fund (56)
Expenditure Summary

The Penny Avenue TIF was established on August 7, 2017. It will expire on August 7, 2040.

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|-----------------------------|-----------------|--|
| BEGINNING CASH BALANCE | | 2,382 | |
| 56-01-4010 | Property Tax | 10,101 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| TOTAL REVENUE(S) | | 10,101 | |
| 56-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 56-01-5230 | Legal Services | 500 | Legal services for related TIF expenses. |
| 56-01-5290 | Other Professional Services | 2,000 | Miscellaneous services such as TIF Consultant. |
| 56-01-5876 | Developer Reimbursements | 11,000 | TIF reimbursements as follows: Billitteri Enterprises at 201 Penny Avenue. |
| TOTAL EXPENDITURE(S) | | 13,750 | |
| PENNY AVENUE TIF TOTAL | | (3,649) | |
| ENDING CASH BALANCE | | (1,267) | |

Village of East Dundee
IL South Route 72 Tax Increment Financing Fund (57)
Expense Summary by Fund

| IL SOUTH ROUTE 72 TIF FUND 57 | Account Number | FY21 Actual | FY22 Actual | FY23 Budget | FY23 Actual | SY23 Budget | SY23 | CY24 Budget |
|---|-------------------|----------------|----------------|----------------|----------------|----------------|--------------------------|----------------|
| | | | | | | | Estimated End-of-Year | |
| BEGINNING CASH BALANCE | | | | | | | | 326,646 |
| REVENUES | | | | | | | | |
| REAL ESTATE TAXES | | | | | | | | |
| Property Tax | 57-01-4010 | - | - | - | 237,231 | 230,000 | 273,437 | 275,000 |
| TOTAL | | - | - | - | 237,231 | 230,000 | 273,437 | 275,000 |
| TOTAL REVENUES | | - | - | - | 237,231 | 230,000 | 273,437 | 275,000 |
| EXPENSES | | | | | | | | |
| PROFESSIONAL SERVICES | | | | | | | | |
| Auditing Service | 57-01-5210 | - | 118 | 120 | 180 | 225 | 225 | 250 |
| Legal Service | 57-01-5230 | 176 | - | 500 | 2,240 | 2,500 | 2,500 | 2,500 |
| Other Professional Service | 57-01-5290 | - | - | - | 1,583 | 2,000 | 2,000 | 2,500 |
| TOTAL | | 176 | 118 | 620 | 4,003 | 4,725 | 4,725 | 5,250 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | | |
| Redevelopment Projects | 57-01-5876 | - | - | - | - | 175,000 | 175,000 | 225,000 |
| TOTAL | | - | - | - | | 175,000 | 175,000 | 225,000 |
| TOTAL EXPENDITURES | | 176 | 118 | 620 | 4,003 | 179,725 | 179,725 | 230,250 |
| INTERFUND ADVANCES | | | | | | | | |
| DUE TO | | | | | | | | |
| Prairie Lakes TIF Fund 35 | 57-01-2335 | - | 176 | - | (176) | - | - | - |
| TOTAL | | - | 176 | - | (176) | - | - | - |
| TOTAL DUE TO/FROM(S) | | - | 176 | - | (176) | - | - | - |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | | |
| | | (176) | 59 | (620) | 233,052 | 50,275 | 93,712 | 44,750 |
| ENDING CASH BALANCE | | | | | | | | 371,396 |

Village of East Dundee

IL South Route 72 Tax Increment Financing Fund (57)

Expenditure Summary

The IL South Route 72 TIF was established on September 28, 2020. It will expire on September 28, 2043.

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------------------------------|-----------------------------|-----------------|--|
| BEGINNING CASH BALANCE | | 326,646 | |
| 57-01-4010 | Property Tax | 275,000 | Revenues from property taxes generated by the incremental increase in the value of the properties within this TIF. |
| TOTAL REVENUE(S) | | 275,000 | |
| 57-01-5210 | Auditing Services | 250 | Expense related to the TIF compliance report as required by the State of Illinois. |
| 57-01-5230 | Legal Services | 2,500 | Various legal services. |
| 57-01-5290 | Other Professional Services | 2,500 | Miscellaneous services such as TIF Consultant. |
| 57-01-5876 | Redevelopment Projects | 225,000 | Redevelopment reimbursement for 60% of CAT's incremental property taxes. |
| TOTAL EXPENDITURE(S) | | 230,250 | |
| 57-01-2335 | From Prairie Lakes Fund 35 | - | A loan to IL South Route 72 TIF Fund 57 to balance the account. This must be paid back to Prairie Lakes TIF Fund 35 once the Fund is financially stable. |
| TOTAL DUE TO/FROM | | - | |
| IL SOUTH ROUTE 72 TIF TOTAL | | 44,750 | |
| ENDING CASH BALANCE | | 371,396 | |

Village of East Dundee

Water and Sewer Operating Fund (60)

Expense Summary by Fund

Shared costs for IT Services (Helping Hand), Telephone (AT&T), Risk Insurance (IPRF & ICRMT), and any other shared expense is calculated at 19% for Water & Sewer Fund based on total percentage of salaries.

| WATER & SEWER OPERATING FUND 60 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | |
|------------------------------------|-------------------|----------------|----------------|----------------|----------------|--------------------------|-------------|
| | | | | | | Estimated End-of-Year | CY24 Budget |
| BEGINNING CASH BALANCE | | | | | | | 3,163,919 |
| REVENUES | | | | | | | |
| SERVICE CHARGES | | | | | | | |
| Sewer Fees | 60-09-4509 | 787,976 | 919,966 | 954,214 | 640,000 | 734,378 | 800,000 |
| Water Fees | 60-09-4510 | 767,006 | 954,740 | 1,025,074 | 700,000 | 763,196 | 800,000 |
| West Dundee Fees | 60-09-4511 | 333,725 | 341,124 | 403,491 | 240,000 | 267,200 | 300,000 |
| Sewer Late Fees | 60-09-4514 | (113) | - | - | - | - | - |
| Late Fees | 60-09-4515 | 354 | 196 | 15,691 | - | 13,859 | 5,000 |
| Availability Charge | 60-09-4525 | 120,244 | 153,913 | 160,820 | - | 109,883 | 165,000 |
| Connection Fees | 60-09-4560 | 253,099 | 3,775 | 150,029 | 66,950 | 150,812 | 150,000 |
| Meter Fees | 60-09-4575 | 103,064 | - | - | - | - | - |
| W. Dundee IEPA Debt Service | 60-09-4585 | 469,060 | 469,060 | 469,060 | 469,060 | 469,060 | 469,060 |
| TOTAL | | 2,834,415 | 2,842,774 | 3,178,379 | 2,116,010 | 2,508,388 | 2,689,060 |
| OTHER REVENUE | | | | | | | |
| Investment Income | 60-09-4810 | 1,388 | 1,168 | 36,036 | 1,000 | 38,400 | 1,000 |
| Rental Income | 60-09-4820 | 500 | 750 | 450 | - | 500 | - |
| Miscellaneous Income | 60-09-4890 | (3,006) | - | 12,413 | - | - | - |
| Sale of Assets | 60-09-4891 | - | 487 | - | - | - | - |
| TOTAL | | (1,118) | 2,405 | 48,899 | 1,000 | 38,900 | 1,000 |
| TOTAL REVENUES | | 2,833,297 | 2,845,179 | 3,227,278 | 2,117,010 | 2,547,288 | 2,690,060 |
| EXPENSES | | | | | | | |
| PERSONNEL SERVICES | | | | | | | |
| Salaries | 60-33-5011 | 481,936 | 490,105 | 504,539 | 425,000 | 420,307 | 556,502 |
| Overtime | 60-33-5019 | 22,402 | 19,992 | 22,717 | 23,000 | 23,000 | 33,000 |
| Social Security | 60-33-5030 | 37,343 | 41,273 | 38,752 | 32,500 | 33,423 | 44,072 |
| IMRF | 60-33-5050 | 66,208 | 62,101 | 54,797 | 40,000 | 46,513 | 54,420 |
| Employee Insurance | 60-33-5060 | 103,714 | 88,571 | 102,477 | 85,000 | 71,508 | 104,556 |
| Uniform Allowance | 60-33-5080 | 1,370 | 2,118 | 1,818 | 1,850 | 1,500 | 1,850 |
| TOTAL | | 712,973 | 704,161 | 725,100 | 607,350 | 596,251 | 794,400 |
| MAINTENANCE SERVICES | | | | | | | |
| Water Maintenance - Building | 60-33-5110 | 11,216 | 27,130 | 12,984 | 20,400 | 15,000 | 35,380 |
| Sewer Maintenance - Building | 60-33-5111 | 3,510 | 10,387 | 39,453 | 40,150 | 32,000 | 67,630 |
| Maintenance - Vehicles | 60-33-5120 | 20,209 | 25,147 | 20,781 | 12,000 | 14,000 | 13,750 |
| Water Maintenance - Equipment | 60-33-5130 | 5,749 | 29,891 | 40,574 | 34,550 | 22,000 | 35,850 |
| Sewer Maintenance - Equipment | 60-33-5131 | 47,540 | 37,948 | 45,044 | 81,900 | 81,000 | 150,500 |
| Water Maintenance - Utility | 60-33-5140 | 47,442 | 23,055 | 122,211 | 95,000 | 50,000 | 53,500 |
| Sewer Maintenance - Utility | 60-33-5141 | 19,229 | 10,444 | 7,208 | 12,000 | 12,000 | 73,000 |
| Water Maintenance - Backflow | 60-33-5145 | - | - | - | 500 | - | 500 |
| TOTAL | | 154,895 | 164,002 | 288,255 | 296,500 | 226,000 | 430,110 |

| WATER & SEWER OPERATING FUND 60 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | |
|------------------------------------|-------------------|----------------|----------------|----------------|----------------|--------------------------|-------------|
| | | | | | | Estimated End-of-Year | CY24 Budget |
| CONTRACTUAL SERVICES | | | | | | | |
| Auditing Service | 60-33-5210 | 2,895 | 6,710 | 8,955 | 6,750 | 9,000 | 6,750 |
| Engineering Service | 60-33-5220 | 2,165 | 2,760 | 13,875 | 79,200 | 74,000 | 60,000 |
| Sewer Engineering Service | 60-33-5221 | - | - | - | - | - | 22,500 |
| Legal Service | 60-33-5230 | 627 | 3,312 | 1,147 | 3,000 | 1,750 | 3,000 |
| Medical Service | 60-33-5240 | - | 511 | 1,335 | 600 | 500 | 600 |
| Payroll Processing | 60-33-5285 | 571 | - | - | - | - | - |
| IT Services | 60-33-5286 | 5,065 | 6,195 | 6,589 | 30,000 | 5,000 | 30,000 |
| Landfill & Removal Service | 60-33-5287 | 33,734 | 30,671 | 46,420 | 38,500 | 30,000 | 58,500 |
| Water Professional Services | 60-33-5290 | 159,841 | 26,287 | 19,481 | 70,450 | 45,000 | 55,550 |
| Sewer Professional Services | 60-33-5291 | - | 129,362 | 149,546 | 197,500 | 148,000 | 179,560 |
| TOTAL | | 204,898 | 205,809 | 247,348 | 426,000 | 313,250 | 416,460 |
| COMMUNICATION | | | | | | | |
| Telephone | 60-33-5320 | 14,116 | 19,454 | 23,248 | 10,000 | 1,000 | 18,000 |
| Printing/Copying | 60-33-5340 | 2,196 | 2,361 | 1,031 | 2,850 | 1,500 | 2,850 |
| TOTAL | | 16,312 | 21,815 | 24,279 | 12,850 | 2,500 | 20,850 |
| PROFESSIONAL DEVELOPMENT | | | | | | | |
| Dues & Membership | 60-33-5410 | 1,009 | 1,839 | 1,881 | 1,800 | 1,000 | 1,800 |
| Travel & Meetings | 60-33-5420 | 35 | 685 | 1,292 | 2,950 | 750 | 2,950 |
| Training | 60-33-5430 | (103) | 535 | 738 | 2,300 | 2,500 | 2,250 |
| Publications | 60-33-5450 | - | - | - | 250 | - | 250 |
| TOTAL | | 941 | 3,059 | 3,911 | 7,300 | 4,250 | 7,250 |
| OTHER SERVICES & CHARGES | | | | | | | |
| Public Utility Service | 60-33-5510 | 183,278 | 191,462 | 178,464 | 125,000 | 102,000 | 200,000 |
| Insurance | 60-33-5520 | 31,290 | 27,211 | 25,729 | 22,000 | 25,000 | 40,000 |
| Rental | 60-33-5530 | 925 | - | - | 2,000 | - | 10,000 |
| IEPA Permit Fee | 60-33-5531 | 18,077 | 18,000 | 18,000 | 18,000 | 18,000 | 18,000 |
| Bank & Service Charges | 60-33-5586 | 9,226 | 14,018 | 21,850 | 20,000 | 16,000 | 20,000 |
| Bad Debt Expense | 60-33-5590 | 451 | 3,852 | (296) | 750 | - | 750 |
| Miscellaneous Expense | 60-33-5598 | 161 | 139 | 142 | 200 | 150 | 200 |
| TOTAL | | 243,409 | 254,682 | 243,889 | 187,950 | 161,150 | 288,950 |
| GENERAL SUPPLIES | | | | | | | |
| Office Supplies | 60-33-5610 | 67 | 313 | 625 | 850 | 250 | 2,200 |
| Computer Supplies | 60-33-5611 | 28 | 3,608 | 98 | 4,550 | 3,000 | 2,450 |
| Gasoline & Fuel | 60-33-5620 | 5,927 | 4,097 | 8,350 | 5,500 | 6,500 | 9,000 |
| Operating Supplies | 60-33-5630 | 9,395 | 7,142 | 13,884 | 6,500 | 5,500 | 10,000 |
| TOTAL | | 15,417 | 15,161 | 22,957 | 17,400 | 15,250 | 23,650 |
| COMMODITIES & SUPPLIES | | | | | | | |
| Small Tools & Equipment | 60-33-5640 | 6,241 | 16 | 443 | 2,500 | 3,500 | 3,000 |
| Water Chemicals | 60-33-5650 | 58,407 | 68,413 | 81,626 | 49,000 | 49,000 | 82,000 |
| Sewer Chemicals | 60-33-5651 | 43,953 | 38,452 | 38,842 | 36,000 | 36,000 | 74,000 |
| Postage | 60-33-5680 | 4,255 | 4,459 | 2,461 | 2,250 | 1,000 | 3,000 |
| TOTAL | | 112,857 | 111,339 | 123,372 | 89,750 | 89,500 | 162,000 |
| PAYMENTS & REIMBURSEMENTS | | | | | | | |
| Sewer Debt Service | 60-33-5800 | 469,060 | 23,994 | 444,252 | 427,340 | 430,000 | 438,092 |
| Water Debt Service | 60-33-5801 | 197,865 | 58,200 | 186,820 | 177,427 | 179,000 | 179,651 |
| Interest | 60-33-5820 | - | - | 35,853 | 62,858 | 62,858 | 62,508 |
| TOTAL | | 666,925 | 82,194 | 666,925 | 667,625 | 671,858 | 680,251 |
| CAPITAL OUTLAY | | | | | | | |
| Vehicles | 60-33-5930 | 46,065 | - | - | - | - | - |
| Financial Software Upgrade | 60-33-5932 | 58,830 | - | - | - | - | - |
| Water Meters | 60-33-5934 | 10,208 | 17,297 | 7,046 | 10,200 | 6,000 | 11,500 |

| WATER & SEWER OPERATING FUND 60 | Account Number | FY21 Actual | FY22 Actual | FY23 Actual | SY23 Budget | SY23 | |
|--|-------------------|------------------|------------------|------------------|------------------|--------------------------|------------------|
| | | | | | | Estimated End-of-Year | CY24 Budget |
| Residential Water Meters | 60-33-5935 | - | 43,826 | - | - | - | - |
| Lead Service Line Plan | 60-33-5946 | - | - | - | - | - | 107,500 |
| Lift Station Improvement | 60-33-5952 | - | 14,457 | 16,654 | 32,000 | 29,941 | 20,000 |
| Water Clarifier | 60-33-5953 | 15,575 | - | - | - | - | 17,500 |
| Valve Replacement | 60-33-5961 | - | - | - | 10,000 | 10,000 | 20,000 |
| Hydrant Replacement | 60-33-5962 | - | - | - | 9,000 | - | 18,000 |
| Water Tower Painting | 60-33-5965 | - | 34,507 | 675,065 | - | - | - |
| TOTAL | | 130,678 | 110,087 | 698,765 | 61,200 | 45,941 | 194,500 |
| MISCELLANEOUS EXPENSES | | | | | | | |
| Contingency | 60-33-6010 | - | 5,842 | - | 50,000 | 25,000 | 50,000 |
| TOTAL | | - | 5,842 | - | 50,000 | 25,000 | 50,000 |
| TOTAL EXPENDITURES | | 2,259,304 | 1,678,151 | 3,044,801 | 2,423,925 | 2,150,950 | 3,068,421 |
| EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES (INCLUDING TRANSFERS) | | | | | | | |
| | | 573,994 | 1,167,028 | 182,477 | (306,915) | 396,338 | (378,361) |
| ENDING CASH BALANCE | | | | | | | 2,785,558 |

Village of East Dundee

Water and Sewer Operating Fund (60)

Expenditure Summary

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------|------------------------------|------------------|---|
| BEGINNING CASH BALANCE | | 3,163,919 | |
| 60-09-4509 | Sewer Fees | 800,000 | Fees collected by users of the Village's sewer service. |
| 60-09-4510 | Water Fees | 800,000 | Fees collected by users of the Village's water service. |
| 60-09-4511 | West Dundee Fees | 300,000 | 500,000-600,000 gallons of wastewater to the Village's water treatment plant per day is received from West Dundee per agreement. |
| 60-09-4515 | Late Fees | 5,000 | Fees charged to users who pay their bill after the due date. |
| 60-09-4525 | Availability Charge | 165,000 | Administration fee charged to users of the Village's water & sewer service. |
| 60-09-4585 | West Dundee IEPA Debt | 469,060 | This revenue includes West Dundee's payment for the 2005 IEPA loan for the wastewater treatment plant. |
| 60-09-4810 | Investment Incomes | 1,000 | Interest earned on Village investments. |
| TOTAL REVENUE(S) | | 2,690,060 | |
| 60-33-5011 | Salaries | 556,502 | Includes 50% salaries for the following positions: Public Works Director, Superintendent, Crew Leader, Water Operator, and Laborers. This also includes salaries for the Finance Department (50%), PW & Building Assistant (25%), and Village Administrator (30%). A summer laborer is also included. |
| 60-33-5019 | Overtime | 33,000 | Overtime pay for salaries within Fund. |
| 60-33-5030 | Social Security | 44,072 | Includes social security costs for salaried and hourly employees budgeted to this Fund. |
| 60-33-5045 | IMRF | 54,420 | Includes IMRF costs for salaried and hourly employees budgeted to this Fund. |
| 60-33-5050 | Employee Insurance | 104,556 | Includes dental, health, vision, and life insurance for participating employees. |
| 60-33-5060 | Uniform Allowance | 1,850 | Uniform allowance is allotted in accordance to the union contract and Village policy at \$550 each annually and other miscellaneous uniform items. |
| 60-33-5110 | Water Maintenance - Building | 35,380 | Includes mowing of water facilities (\$5,000), janitorial service (\$2,880), HVAC maintenance at Water Plant, Wells #3 & #4 and two towers (\$4,500), sprinkler, fire alarm, and extinguisher inspections (\$2,500), generator inspections (\$2,000), backflow device inspection (\$1,500), Well 3 - Interior Painting (\$11,000), Well 3 - new door in chlorine room (\$2,000), and other miscellaneous maintenance and repair needs (\$4,000). |
| 60-33-5111 | Sewer Maintenance - Building | 67,630 | Includes paint raw lift station interior (\$16,000), janitorial service (\$2,880), HVAC maintenance (\$2,500), sprinkler, fire alarm, and extinguisher inspections (\$2,250), maintenance of lifts/cranes (\$2,500), generator maintenance (\$2,500), raw lift station floor - replace door/frame (\$2,000), reinstate intrusion alarms - sludge and admin buildings (\$2,500), headworks overhead door (\$3,500), mowing of treatment plant (\$5,000), replace P. Lakes lift station fence (\$7,500), WWTP camera system (\$3,000), Raw lift station window AC unit (\$2,000), headworks explosion proof heater (\$6,000), and other miscellaneous maintenance and repair needs (\$7,500). |

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------|-------------------------------|-----------------|--|
| 60-33-5120 | Maintenance - Vehicles | 13,750 | Includes the following: vehicle #20 body rust repairs (\$1,750) and safety lane testing and other routine maintenance and repairs (\$12,000). |
| 60-33-5130 | Water Maintenance - Equipment | 35,850 | Includes the following: Cathodic protection - tower (\$800), preventative well maintenance for all four wells (\$6,000), annual brine tank cleaning/maintenance (\$1,750), brine pump annual cleaning (\$1,750), Iron filter bleach treatment (\$5,000), electrical systems maintenance (\$5,000), fluoride pump (\$2,300), and general repairs and maintenance (\$15,000). |
| 60-33-5131 | Sewer Maintenance - Equipment | 150,500 | Includes the following: Oxidation ditch expenses (\$57,000), UV: bulbs, ballasts, sockets, cleaners (\$10,000); Waste Activated Sludge (WAS) pump replacement (\$16,000), Sludge process progressive cavity pump (\$10,000), Headworks fine screens service (\$5,000), clarifier - sandblast/paint rotating assembly (\$17,500), raw lift station sampler (\$5,000), and general repairs and maintenance (\$30,000). |
| 60-33-5140 | Water Maintenance - Utility | 53,500 | Includes the following: fire hydrant replacement/repairs (\$8,000), water main break repairs (\$18,000), rebuild one pressure reducing valve (\$6,000), post-repair restoration (\$2,500), valve exercising - year 3 of 3 (\$14,000), and other miscellaneous repairs and materials (\$5,000). |
| 60-33-5141 | Sewer Maintenance - Utility | 73,000 | Includes the following: Inflow & Infiltration televising project (\$15,000), Inflow and Infiltration manhole rehabilitation (\$42,500), maintenance/service 6-inch pump (split 50/50 - \$2,500), sanitary manhole repairs (\$5,000), general maintenance for lift stations (\$2,500), septic service for lift stations (\$1,500), air release valve cleaning and maintenance (\$1,500), miscellaneous collection system maintenance (\$1,500), and jetter service (\$1,000). |
| 60-33-5145 | Maintenance - Backflow | 500 | Inspection mailings. |
| 60-33-5210 | Auditing Services | 6,750 | Include 30% of contracted auditing services. |
| 60-33-5220 | Engineering Services | 60,000 | Stand pipe study (\$15,000), Water & Sewer Rate Study (\$17,500), water distribution system evaluation (\$10,000), consultation services for IEPA loan application (\$10,000), treatment plant capital/operations evaluation (\$5,000), and miscellaneous engineering (\$2,500). |
| 60-33-5221 | Sewer Engineering Service | 22,500 | Centrifuge assessment (\$5,000), Water & Sewer Rate Study (\$17,500) |
| 60-33-5230 | Legal Services | 3,000 | Legal counsel for various matters and Collective Bargaining agreement negotiations. |
| 60-33-5240 | Medical Services | 600 | Pre and post hire employment screenings, random testing, and other medical screenings as required by policy. |
| 60-33-5286 | IT Services | 30,000 | Includes 50% of the annual fee for Civic Systems as well as 40% of service fees for Helping Hand. |
| 60-33-5287 | Landfill & Removal Services | 58,500 | Land application of bio-solids (\$54,000), landfill disposal in lieu of land application - emergency (\$2,500), construction demolition cleaning (\$2,000) |
| 60-33-5290 | Water Professional Services | 55,550 | Includes IEPA required community water supply testing (\$15,000), water leak detection survey (\$11,000), SCADA maintenance (\$4,000), software support (\$12,000), JULIE locates -split with General Fund (\$550), water leak pin pointing (\$2,500), water treatment/filter consultant (\$5,000), security system maintenance (\$1,500), and other miscellaneous services (\$4,000). |

| Acct No. | Account Description | Budgeted Amount | Notes |
|------------|-----------------------------|-----------------|---|
| 60-33-5291 | Sewer Professional Services | 179,560 | Includes IEPA required laboratory testing (\$47,000), SCADA maintenance (\$4,000), Class 1 WW Operator contract (\$120,000), SCADA wonderware license/software (\$5,000), security alarm services (\$1,060) and other miscellaneous services (\$2,500). |
| 60-33-5320 | Telephone | 18,000 | Includes cellphones & tablet service, internet, landline phone service, and miscellaneous. |
| 60-33-5340 | Printing/Copying | 2,850 | Miscellaneous printing and copier lease. Includes 90% of costs for printing of utility bill through Third Millennium. |
| 60-33-5410 | Dues & Membership | 1,800 | Memberships for the following: APWA, ISAWWA, IRWA, and Fox River Study Group. |
| 60-33-5420 | Travel & Meetings | 2,950 | Registration fees, travel, lodging, and per diem for various national and local conferences, seminars, and meetings throughout the year. |
| 60-33-5430 | Training | 2,250 | Includes the following: professional development and safety training (\$2,000) and CDL renewal for (\$300). |
| 60-33-5450 | Publications | 250 | Publications and advertising. |
| 60-33-5510 | Public Utility Service | 200,000 | Gas and electricity for WTP, wells and towers. |
| 60-33-5520 | Insurance | 40,000 | Risk management insurance paid to the Illinois Public Risk Fund for workers' compensation and Illinois Counties Risk Management Trust for property and liability insurance. IPRF invoice breaks down costs by department. ICRMT is broken down internally by the percentage of salary per department (Admin, Finance, Building, PW, PD, Water and Sewer). An additional \$2,500 is added to the total for 2 worker's compensation claims. |
| 60-33-5530 | Rental | 10,000 | Traffic control emergency rental, trench box, street plates, and other equipment. |
| 60-33-5531 | IEPA Permit Fee | 18,000 | Includes IEPA permit fees: Domestic sewage permit, sludge generator permit, and site storm water industrial site permit. |
| 60-33-5586 | Bank & Service Charges | 20,000 | 90% of bank fees charged here for lockbox and ePay processing. |
| 60-33-5590 | Bad Debt Expense | 750 | Debt that is not attributed to any specific utility account. |
| 60-33-5598 | Miscellaneous Expense | 200 | Miscellaneous expenses for water or sewer purchases. |
| 60-33-5610 | Office Supplies | 2,200 | Miscellaneous office supplies. |
| 60-33-5611 | Computer Supplies | 2,450 | Includes purchase of laptop for Supt of Operations and replacement SCADA computer. |
| 60-33-5620 | Gasoline & Fuel | 9,000 | Unleaded and diesel for vehicles. |

| Acct No. | Account Description | Budgeted Amount | Notes |
|-------------------------------------|----------------------------|------------------|--|
| 60-33-5630 | Operating Supplies | 10,000 | Water quality and wastewater laboratory supplies (\$6,000), PPE & safety apparel (\$2,000), and other supplies (\$2,000). |
| 60-33-5640 | Small Tools | 3,000 | Small and miscellaneous maintenance tools. |
| 60-33-5650 | Water Chemicals | 82,000 | Chlorine gas cylinders, fluoride, sodium permanganate and phosphate (\$15,000), water treatment salt (\$65,000) and miscellaneous (\$2,000). |
| 60-33-5651 | Sewer Chemicals | 74,000 | Polymer - Centrifuge (\$60,000), polymer - sludge thickener and Ferric chloride (\$12,000) and miscellaneous expenses (\$2,000). |
| 60-33-5680 | Postage | 3,000 | Water/sewer billing (\$2,500) and miscellaneous mailings (\$500). |
| 60-33-5800 | Sewer Debt Service | 438,092 | 2005 IEPA Loan (West Dundee) principal (\$427,340). Loan expires in 2027. |
| 60-33-5801 | Water Debt Service | 179,651 | 2010 IEPA Loan: principal (\$177,427). Loan expires in 2032. |
| 60-33-5820 | Interest | 62,508 | 2005 IEPA Loan (West Dundee) interest (\$41,720), 2010 IEPA Loan interest (\$20,438), and agency fees (\$350 each). |
| 60-33-5934 | Water Meters | 11,500 | Includes commercial meters (\$7,500) and residential meters (\$4,000). |
| 60-33-5946 | Lead Serv Line Replacement | 67,500 | Lead Service Line Replacement Plan (\$17,500), lead service line replacements (\$50,000), and lead service line inventory (\$40,000) |
| 60-33-5952 | Lift Station Improvements | 20,000 | Hill St lift station grinder (\$12,000) and Prairie Lakes lift station replacement pump (\$20,000). |
| 60-33-5953 | Water Clarifier | 17,500 | Sandblast/paint rotating assembly - 1 of 4 |
| 60-33-5961 | Valve Replacement | 20,000 | Replacement of two water distribution system valves. |
| 60-33-5962 | Hydrant Replacement | 18,000 | Replacement of two fire hydrants. |
| 60-33-6010 | Contingency | 50,000 | For miscellaneous purchases, projects, and expenses that may occur throughout the course of the fiscal year. |
| TOTAL EXPENDITURE | | 3,028,421 | |
| WATER & SEWER FUND TOTAL | | (338,361) | |
| ENDING CASH BALANCE | | 2,825,558 | |

EAST DUNDEE COMPENSATION PLAN FOR FISCAL YEAR 2024

The Compensation Plan is approved by the Village Board as part of the legal budget and it sets the authorized number and classification of positions as well as the minimum and maximum salary levels for those positions. Annual adjustments to the plan are included as part of the initial budget proposal presented to the Village Board and review of the plan is part of the budget process. Recommended changes are based on an analysis of the staffing needs of the Village, economic and labor market conditions, and the classification of positions. The Compensation Plan authorizes the number of full-time, part-time, and temporary positions for each budget year and approves the number of hours for the regular and temporary part-time positions. The Compensation Plan also authorizes the compensation ranges for all positions, including full-time represented, full-time non-represented, regular part-time, and temporary or seasonal positions.

The Village's compensation plan has the following objectives:

- To obtain the highest degree of employee performance and morale through fair and equitable salary administration;
- To ensure that salaries paid are internally equitable and consistent within and between position of similar function;
- To ensure that salaries paid are fair and competitive within the relevant labor market;
- To provide recognition and reward for differences in individual performance; and
- To provide an effective means of budgeting and ensuring that salary and related expenses can be sustained within the economic realities of the Village.

Cost of Living Adjustment (COLA) Increase:

- All non-union employees will receive a 2% COLA for Fiscal Year 2024.
- All union employees will receive an annual COLA of 3% for Fiscal Year 2024*.

Merit Increases:

- All non-union employees are eligible for a 2% merit increases through their annual performance review.
- All union employees are eligible for annual step increases through their annual performance review.

****Public Works union employees Collective Bargaining Agreement is eligible for negotiation April 30, 2024.***

Village of East Dundee

CY 2024 Compensation Plan

Ranges increased with 2% COLA - Not including union positions

| Grade | Position | CY24 Minimum | | CY24 Maximum | | Range % | SY 2023 Salary | CY 2024 Salary | |
|-------|--|--------------|---------|--------------|---------|---------|----------------|-----------------------------|--------------------|
| | | Salary | Hourly | Salary | Hourly | | | With 2% COLA and 1-2% Merit | Remaining in Range |
| 1 | Seasonal Public Works Laborer (PT) | \$21,335 | \$10.26 | \$33,762 | \$16.23 | 58.25% | \$ 16.00 | \$ 16 | \$0 |
| 1 | Crossing Guard (PT) | \$21,335 | \$10.26 | \$33,762 | \$16.23 | 58.25% | \$ - | \$ - | \$16 |
| 1 | Management Intern | \$21,335 | \$10.26 | \$33,762 | \$16.23 | 58.25% | \$ 21,478.50 | \$ 22,337.64 | \$11,424 |
| 1 | Depot Attendant | \$21,335 | \$10.26 | \$33,762 | \$16.23 | 58.25% | \$ 13.00 | \$ 14.00 | \$2 |
| 2 | Police Executive Assistant/ Records Clerk | \$51,286 | \$24.66 | \$70,659 | \$33.97 | 37.78% | \$ 65,584 | \$ 68,207 | \$2,453 |
| 2 | Utility Billing Clerk/ PT Records Clerk | \$39,889 | \$19.18 | \$56,984 | \$27.40 | 42.86% | \$ - | \$ 22.05 | \$5 |
| 3 | Part-Time Patrol Officer | \$45,900 | \$22.07 | \$61,200 | \$29.42 | 33.33% | \$ 28.34 | \$ 29.76 | \$0 |
| 4 | Public Works Laborer* | \$49,353 | \$23.73 | \$64,395 | \$30.96 | 30.48% | | | |
| 5 | Public Works Crew Leader* | \$53,346 | \$25.65 | \$69,620 | \$33.47 | 30.50% | | | |
| 5 | Public Works Operator* | \$53,346 | \$25.65 | \$69,620 | \$33.47 | 30.50% | | | |
| 6 | Building and Public Works Assistant | \$56,610 | \$27.22 | \$80,274 | \$38.59 | 41.80% | \$ 75,274 | \$ 78,285 | \$1,989 |
| 6 | Finance Assistant | \$56,610 | \$27.22 | \$80,274 | \$38.59 | 41.80% | \$ 75,330 | \$ 78,343 | \$1,931 |
| 6 | Special Events Coordinator/Village Clerk | \$56,610 | \$27.22 | \$80,274 | \$38.59 | 41.80% | \$ 78,535 | \$ 80,106 | \$168 |
| 6 | Management Analyst | \$56,610 | \$27.22 | \$80,274 | \$38.59 | 41.80% | \$ - | \$ - | \$80,274 |
| 7 | Accountant | \$62,682 | \$30.14 | \$85,475 | \$41.09 | 36.36% | \$ - | \$ - | \$85,475 |
| 8 | Patrol Officer* | \$68,535 | \$32.95 | \$101,696 | \$48.89 | 48.39% | | | |
| 9 | Public Works Superintendent of Operations | \$87,210 | \$41.93 | \$116,790 | \$56.15 | 33.92% | \$ 98,722 | \$ 102,671 | \$14,119 |
| 9 | Building Inspector/Official | \$87,210 | \$41.93 | \$116,790 | \$56.15 | 33.92% | \$ 111,733 | \$ 116,202 | \$588 |
| 9 | Finance Manager | \$87,210 | \$41.93 | \$116,790 | \$56.15 | 33.92% | \$ 95,000 | \$ 98,800 | \$17,990 |
| 10 | Assistant to the Village Administrator | \$91,174 | \$43.83 | \$119,666 | \$57.53 | 31.25% | \$ 89,935 | \$ 93,532 | \$26,133 |
| 11 | Sergeant* | \$106,910 | \$51.40 | \$120,621 | \$57.99 | 12.82% | | | |
| 12 | Deputy Chief | \$114,384 | \$54.99 | \$140,096 | \$67.35 | 22.48% | \$ 132,000 | \$ 137,280 | \$2,816 |
| 13 | Chief of Police | \$119,666 | \$57.53 | \$153,856 | \$73.97 | 28.57% | \$ 143,923 | \$ 149,680 | \$4,176 |
| 13 | Public Works Director | \$119,666 | \$57.53 | \$153,856 | \$73.97 | 28.57% | \$ 142,730 | \$ 148,440 | \$5,416 |
| 13 | Finance & Administrative Services Director | \$119,666 | \$57.53 | \$153,856 | \$73.97 | 28.57% | \$ 134,670 | \$ 140,056 | \$13,799 |
| 14 | Village Administrator | \$143,154 | \$68.82 | \$183,855 | \$88.39 | 28.43% | \$ 170,000 | \$ 176,800 | \$7,055 |

Notes:

Gray union positions are subject to collection bargaining agreements not compensation plan - Agreements expire on April 30, 2024 for Public Works and April 30, 2025 for Police

Part-time Police Officers are all paid the same (includes merit)

| CY 2024 BUDGET | | | | | |
|---|---|-------------|--------------|--|--|
| Deferred Initiatives and Projects | | | | | |
| Fund | Description | Priority | Budget | Comments | Strategic Planning Goals |
| Capital | Village Hall & Police Parking Lot Expansion | Recommended | \$ 80,000 | Staff is requesting approval of a project to expand the Police parking lot to the west into (and including) the gravel lot currently adjacent to the Police Parking lot. | Sustainable Service Delivery through Staff Support and Development |
| Capital | Keyless Entry | Recommended | \$ 98,000 | Keyless staff entry to all village-owned public facilities. This keyless fob system is already in place at the PD and we would like to expand this existing service Village-wide. | Sustainable Infrastructure and IT |
| Capital | Spongy Moth Aerial Treatment | Recommended | \$ 60,000 | Hendrickson Flying Service to perform two aerial treatments of BTK (soil bacteria) for the purpose of eradicating spongy moth from the Village's urban forest. | Create a Well-Known, Livable, Walkable Community |
| Capital | Develop a Geographic Information System (GIS) Program | Recommended | \$ 85,000 | Staff is requesting approval to develop a Geographic Information System (GIS) program that would be utilized across all operating departments in the Village. GIS is a computer system that consists of integrated computer hardware and software that stores, manages, analyzes, edit, output, and visualize geographic data. | Sustainable Service Delivery through Staff Support and Development |
| Cook County TIF | Heinz Drive Resurfacing & Extension | Recommended | \$ 995,000 | Staff is requesting approval of a project to extend Heinz Drive, from Commonwealth Drive to Healy Road, and resurface Heinz Drive, from Rock Road Drive to Commonwealth Drive. | Economic Development |
| General Fund | Transition PT Records Clerk to FT | Recommended | \$ 65,778 | The implementation of body worn cameras will increase FOIA and other requests handled by the administrative staff of the Police Department. Transitioning the part-time Records Clerk to a full-time position will enable the department to properly respond to these | Sustainable Service Delivery through Staff Support and Development |
| General Fund | Two FT Officers | Recommended | \$ 100,000 | The Police Department is requesting to phase out part time police officers and transition to a regular full-time compliment of sworn personnel. (The original request is for two new officers. One officer is An additional PW Laborer will enable the Department to be more | Sustainable Service Delivery through Staff Support and Development |
| General Fund | Public Works Laborer | Recommended | \$ 70,800 | proactive with Public Works related duties and reduce the need to outsource services and programs. Cost of new position will be split 50/50 in the General and Water/Sewer Funds. | Sustainable Service Delivery through Staff Support and Development |
| Water & Sewer | Wastewater Operator Position | Recommended | \$ 122,925 | Hiring this position will assist in the preparation of transitioning from a contract service to an in-house person monitor and maintaining the Village's wastewater treatment plant. For a period of time, this person will be working with the current contractor to learn this system. | Sustainable Service Delivery through Staff Support and Development |
| Water & Sewer | IL 68 Water Tower Paint & Rehabilitation | Critical | \$ 863,000 | Staff is requesting approval of a project to paint and rehabilitate the IL 68 water tower. | Sustainable Infrastructure and IT |
| Water & Sewer | Water Main Replacement Projects | Critical | \$ 594,000 | Public Works is requesting approval to replace a segment of water main that has experienced numerous water main leaks/breaks in recent years. This section of water main is located on Van Buren, from Barrington Ave to Roslyn Rd. | Sustainable Infrastructure and IT |
| TOTAL DEFERRED INITIATIVES AND PROJECTS | | | \$ 3,134,503 | | |



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Village Hall & Police Parking Lot Expansion |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | Downtown TIF |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-31-5954 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$80,000.00 | | | | | | \$80,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|--|
| Staff is requesting approval of a project to expand the Police parking lot to the west into (and including) the gravel lot currently adjacent to the Police Parking lot. |
|--|

Picture(s) of Project/Item



Project Justification

This expanded parking lot will accommodate vehicle parking for all Village employees and also house the two dumpsters (recycling and refuse) that are currently stored in front of the special events garage. The new paved parking lot area will contain concrete curb around the perimeter and likely a storm drain. This project may also include converting some/all of the parking spaces located on the east side of the Village Hall to greenspace. The parking spaces on the west side of the Village Hall would become public parking for visitors of the Village Hall and the Police Department.

Project Update

N/A

Project Alternative

Delay project until CY2025.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|---|
| Project/Item Name: | Integrate Keyless Entry System Village-Wide |
| Department: | Administration |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | General Fund |
| Notes on Funding Source: | |
| GL Account #(s): | 32-32-5230 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$98,000.00 | | | | | | \$98,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

\$98,000 upfront cost will be applicable for 5 years of service. This includes labor and hardware and licensing. At that time a software hardware / licensing renewal would be needed for the next 5 years thereafter and not labor; the company estimates this cost to be level.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | 5 | |

Project Description

Keyless staff entry to all village-owned public facilities. This keyless fob system is already in place at the PD and we would like to expand this existing service Village-wide.

Project Justification

Currently, the Village has multiple keys issued to staff that open multiple facilities such as Village Hall, the Depot, the Depot's garage near the PD, all of the PW facilities, plus the key fob for the PD. This has the potential to get lost and room for confusion after a while. It also prohibits management from understanding who has entered a building at any given location; which could be critical for security purposes. Also, if a key is lost, it now poses the security risk as an outside person may have access to critical village facilities. With a key fob system that is already in place at the PD, management has the option to assign entry levels to different staff depending on their role, and management also has the ability to restrict access to a certain key fob it is lost, enhancing security and minimizing risks.

Project Update

N/A

Project Alternative

Continue current key entry system.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Spongy Moth Aerial Treatment |
| Department: | Public Works |
| Strategic Priority Area: | Create a Well-Known, Livable, Walkable Community |
| Priority: | Recommended |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-32-5290 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------|-------------|------|------|------|-----------|-------------|
| \$0.00 | \$60,000.00 | | | | | \$60,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

It is unclear if this will become a recurring expense as this unchartered territory.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | 2023 | \$52,400 |

Project Description

Public Work is requesting approval of a project involving the aerial treatment of the spongy moth caterpillar.

Project Justification

In 2023, the Village contracted Hendrickson Flying Service to perform two aerial treatments of BTK (soil bacteria) for the purpose of eradicating spongy moth from the Village's urban forest. Post-treatment traps were subsequently installed throughout the Village. Public Works staff collected 23 traps in mid-August and each trap contains moths. Trap counts ranged from 5 to 155 moths. The Illinois Department of Agriculture (IDOA) indicated that spongy moth activity in our region has been elevated this year. Staff have reached out to the IDOA to help determine what are the next steps towards eradicating the spongy moth from East Dundee. The IDOA concurs with staff's recommendation to trap again in 2024, evaluate spongy moth populations, and consider aerial treatment again in 2025.

Project Update

N/A

Project Alternative

The Village could hold off on spraying to develop a treatment plan that is inclusive of surrounding communities and the county.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Develop a Geographic Information Systems (GIS) Program |
| Department: | Administration |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | General Fund |
| Notes on Funding Source: | Cost may be shared between all Funds |
| GL Account #(s): | 32-32-5948 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|-------------|--------------|--------------|
| \$85,000.00 | \$75,000.00 | \$75,000.00 | \$80,000.00 | \$80,000.00 | \$425,000.00 | \$820,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

This will be an annual program. Increases will be determined by the consortium.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

Staff is requesting approval to develop a Geographic Information System (GIS) program that would be utilized across all operating departments in the Village. GIS is a computer system that consists of integrated computer hardware and software that stores, manages, analyzes, edit, output, and visualize geographic data. The Village has the opportunity to join the GIS consortium through Municipal GIS Partners (MGP). This consortium will enable the Village to have a dedicated person from MGP to be onsite managing our GIS on a bi-monthly basis. The Village also has the ability to utilize Baxter & Woodman as a consultant to build the Village's program or take an in-house approach to build the Village's GIS program.

Project Justification

A GIS program will enable the Village to better identify areas for improvement, manage resource allocation, identify patterns, and make more informed policy decisions. GIS can be used to identify potential development sites, record zoning regulations, assess the impact on traffic patterns, monitor construction sites for compliance with building codes and safety regulations, track progress of construction projects, track crime and code violations, and critical infrastructure locations.

Project Update

N/A

Project Alternative

| |
|---|
| Delay the implementation of this program. |
|---|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|-------------------------------------|
| Project/Item Name: | Heinz Drive Resurfacing & Extension |
| Department: | Public Works |
| Strategic Priority Area: | Economic Development |
| Priority: | Critical |
| Primary Funding Source: | North Cook County TIF |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 47-01-5950 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|------|------|------|------|-----------|--------------|
| \$995,000.00 | | | | | | \$995,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Extension of Heinz Drive (Commonwealth to Healy): \$695,000

- Construction: \$586,000
- Engineering: \$109,000
- 50/50 split with ALamp, Village use TIF Funds for its 50% share?

Resurfacing of Heinz Drive (Rock Road Drive to Commonwealth): \$300,000

- Install new curb (where currently missing) and grind/overlay surface
- Construction: 264,500
- Engineering: 35,500

Installation of water, sanitary sewer, and storm sewer infrastructure could be bid with the aforementioned roadway improvements. ALamp would incur these costs.

The Village was unsuccessful in its efforts to solicit Cook County grants funds to assist with this project.

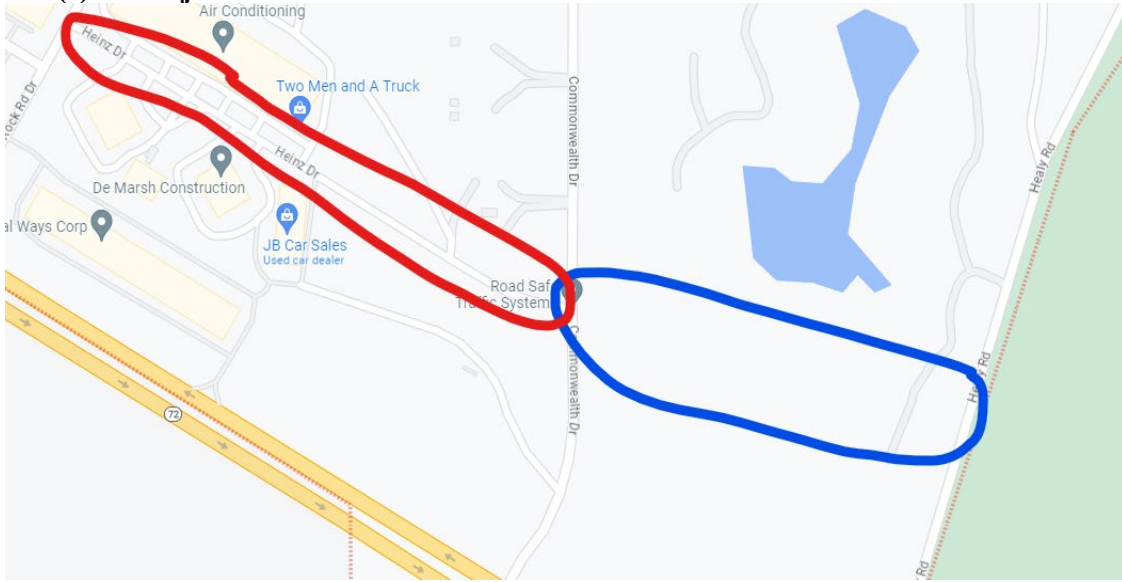
Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

Staff is requesting approval of a project to extend Heinz Drive, from Commonwealth Drive to Healy Road, and resurface Heinz Drive, from Rock Road Drive to Commonwealth Drive.

Picture(s) of Project/Item



Project Justification

If so desired, and with the appropriate funding, the design engineering phase (development of final engineering plans and bid specifications) for this project could be completed in SY 23 – with bidding to occur during the upcoming winter season. In the above image, the red circle represents the resurfacing portion of the Heinz Drive, and the blue circle represents the extension of Heinz Drive.

Project Update

N/A

Project Alternative

Do not begin this project until CY2025.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Transition One 30 Hour Records Clerk to 35 Hour FT |
| Department: | Police |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 01-21-5011 and related personnel GL accounts |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|-------------|--------------|--------------|
| \$65,778.00 | \$67,555.00 | \$69,395.00 | \$71,300.00 | \$73,269.00 | \$416,755.00 | \$764,052.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

The current part time clerk works 30 hours per week and is an IMRF employee. The cost difference is for five additional hours per week (based on 35-hour work week) and Plus-1 insurance making the actual ten-year projection in 01-21-5015 a \$314,762 difference from the current budgeted amount of \$449,287.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|----------|---------------------------|
| Yes | Annually | \$38,100 |

Project Description

At present the Police Department is staffed with one full-time Lead Records Clerk working 35 hours per week and one part-time records clerk working 30 hours per week. The part time clerk is eligible for IMRF. This initiative would increase the department to one Lead Records Clerk and one Records Clerk.

Project Justification

Over the past year, we have come to realize that the workload in the Records Department has been steadily increasing. This is in part to the increase in police FOIA requests that must be handled within a statutory time frame. This issue will become increasingly challenging as the department places body worn cameras online Q4 of 2023. Many police departments have found that BWC FOIA alone creates a workload for one FTE by itself. The Kane County States Attorney also requires all video from an arrest, from the first encounter until the suspect is released. At present, sworn personnel are handling video evidence and facility video processing for the court as well as FOIA. This is an inefficient utilization of staffing resources, as sworn officers should be out in the community serving the public rather than making copies of videos. The Records Department is also the main front desk for the Police Department and also serves

as back up for Village Hall. Telephones will roll over from Village Hall to the PD when not answered. Since the Police Department is the main Village meeting space, the Police Department tries to maintain a reception presence on meeting nights as well to direct the public. Our Lead Records Clerk is also a long tenured employee with PTO that must be factored in as well. The current Part-Time Clerk will help to cover the full-time scheduling as well as daily lunch breaks. Our current part-time clerk is an experienced full-time clerk from a larger municipality and is eager to take on full time responsibilities.

Project Update

N/A

Project Alternative

Continue employee as a PT Records Clerk and examine the need to transition the role to FT once the Village has had an opportunity to analyze the impact of body cameras to the Department's workload.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Two Additional Full Time Officers |
| Department: | Police |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 01-21-5011 and related personnel GL accounts |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|--------------|--------------|--------------|--------------|----------------|----------------|
| \$245,000.00 | \$260,475.00 | \$281,000.00 | \$303,450.00 | \$328,000.00 | \$1,812,500.00 | \$3,230,425.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Adding two full time sworn officers creates a 14% increase in full time staffing cost, but also reduces training, uniforms, liability, and body camera licensing costs.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

The Police Department is requesting to phase out part time police officers and transition to a regular full-time compliment of sworn personnel. The intent would be to phase out all part time sworn officers except for our accreditation manager and one part time officer who is a licensed clinical psychologist that we can begin to offer psychological services to our residents at a very low cost to entry.

Project Justification

The Police Department had increased staffing to 15 FT sworn as of January 2023. Our current PT complement of 5 officers includes one who was hired as our accreditation manager but can go on the street in an emergency. PT officers work very limited hours due to their availability and some have full-time responsibilities. Over the last six months, they worked a total of 794 hours combined, not even coming close to one FTE. It is increasingly difficult to recruit and retain PT officers with the changes in the Safe-T Act as well as the required mandatory training for certified police officers. The cost of maintaining a PT officer is not appreciably different other than pension and health insurance. All other costs related to uniforms, equipment, training, BWC remain. The department's OT costs have increased because of the reduced hours PT officers are available or the desire to work. Collective bargaining rules also limit our ability to

staff part-time officers to help with OT costs even if we had enough willing part time officers. There were specific PT officers in the past that took up the bulk of hours concealing the shortage that has existed of the FT compliment. Those officers have since retired for the second time and the current state of our profession is such that officers that were once interested in a post career part time position are leaving the profession all together. Due to training and certification requirements, it is nearly impossible to direct hire part-time officers and send them to the Academy. The department has also experienced a significant increase in calls for service and in-progress major incidents putting us on par with our neighboring communities who have much larger FT staffs and have phased out PT sworn. The Village is in a position to reevaluate the current police staffing model in order to provide adequate police protection for the community and the increase in establishments in the central business district, the eastern business park. The potential of our eastern boarder moving a mile east is also a very real concern to maintain officer and public safety as well.

Project Update

N/A

Project Alternative

Continue current staffing levels as they are.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | New PW Laborer Position |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | Water & Sewer |
| Notes on Funding Source: | Personnel cost associated with this position will be split 50/50 |
| GL Account #(s): | 01-31-50XX & 60-33-50XX – all personnel line items |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|-------------|-----------|--------------|
| \$70,800.00 | \$72,924.00 | \$75,112.00 | \$77,365.00 | \$79,687.00 | | \$375,888.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Recurring expense with about a 3% salary increase annually. Increases for insurance and other employee benefits will apply.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

The Public Works Department is requesting to add one new full-time Laborer position.

Project Justification

East Dundee Public Works is a full-service Department that provides a wide range of services to the community. Over the past several years, the Department has operated at a bare minimum staffing level. The Village owns, operates and maintains two treatment plant facilities (Class B water plant and Group 1 wastewater plant), along with the water distribution and sanitary sewer collection systems associated with (and accessory to) each utility, that are operated and maintained by the Public Works Department. The Department provides a wide range of services to the community within the areas of streets/right-of-ways (signs, street lighting, snow/ice control, pavement patching, curb and sidewalk replacement, landscaping, mowing), forestry (removal, trimming, planting), storm sewer (collection system, inlets, basins, etc.), special event setup and cleanup, JULIE locates, and maintenance of Village facilities and grounds. The current staffing level of six full-time employees (five prior to July 2023) has been and is inadequate to perform the extensive list of wide-ranging services and programs. As a result, and due to the workload of the Department, Public Works has been far more reactive (vs. proactive) with improving/maintaining Village infrastructure, facilities, and systems. Adding this position will help the Department be more proactive. Adding a new Laborer position will also help reduce

the need to outsource services and programs. In FY23, overtime has increased significantly in order to complete/accomplish the essential programs and services.

Project Update

N/A

Project Alternative

Continue to outsource some of the services and tasks (that are currently performed either by in-house staff or are currently being outsourced) and operate more reactively than proactively.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | New Wastewater Operator Position |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-50XX and all other personnel accounts |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|--------------|--------------|--------------|--------------|-----------|--------------|
| \$122,925.00 | \$125,113.00 | \$127,366.00 | \$129,688.00 | \$132,078.00 | | \$637,170.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Anticipates an annual 3% increase plus additional costs for insurance and other benefits.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

The Public Works Department is requesting to add one new full-time position of Operator (preferably wastewater operator).

Project Justification

East Dundee Public Works is a full-service Department that provides a wide range of services to the community. Over the past several years, the Department has operated at a bare minimum staffing level. The Village owns, operates and maintains two treatment plant facilities (Class B water plant and Group 1 wastewater plant), along with the water distribution and sanitary sewer collection systems associated with (and accessory to) each utility, that are operated and maintained by the Public Works Department. The Department provides a wide range of services to the community within the areas of streets/rights-of-way (signs, street lighting, snow/ice control, pavement patching, curb and sidewalk replacement, landscaping, mowing), forestry (removal, trimming, planting), storm sewer (collection system, inlets, basins, etc.), special event setup and cleanup, JULIE locates, and maintenance of Village facilities and grounds. The current staffing level of six full-time employees (five prior to July 2023) has been and is inadequate to perform the extensive list of wide-ranging services. The water and wastewater treatment, collection, and distribution systems (and staffing/operators) are closely regulated/monitored by the Illinois Environmental Protection Agency. The stormwater system is also subject to IEPA

regulations. Operationally, Public Works has been far more reactive (vs. proactive) with improving/maintaining Village infrastructure, facilities, and systems. Adding this position give the ability to be more proactive. The ideal Operator candidate will have earned Class 3 or 4 wastewater operator’s license and have the desire and ability to learn from and be mentored by the Village’s consultant wastewater operator on the operation of the wastewater treatment plant. This is important for the short-term and long-term operation of that facility in terms of succession planning.

Project Update

N/A

Project Alternative

Continue to rely solely on consultants to perform the daily operation and oversight of the wastewater treatment plant.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

Project/Item Name: IL 68 Water Tower Paint & Rehabilitation
Department: Public Works
Strategic Priority Area: Sustainable Infrastructure and IT
Priority: Critical
Primary Funding Source: Water & Sewer
Secondary Funding Source: None
Notes on Funding Source: N/A
GL Account #(s): 60-33-5965

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|------|------|------|------|-----------|--------------|
| \$863,000.00 | | | | | | \$863,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Construction = \$795,000; Construction Eng = \$58,000; Cell tower coordination engineering = \$10,000

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

Staff is requesting approval of a project to paint and rehabilitate the IL 68 water tower.

Picture(s) of Project/Item



Project Justification

In 2018, and again in 2023, Dixon Engineering conducted inspections of the 68 water tower. The inspections involved the wet interior, dry interior, and exterior. The exterior coating was evaluated to be in poor condition, the dry interior coating was evaluated to be in fair to poor condition, and the wet interior coating was evaluated to be in fair condition. In 2018, and again in 2023, Dixon recommended that the recommended scope of work be performed in 1-2 years. Dixon also identified aspects of the tower that will need to be rehabilitated ahead of repainting.

Project Update

Dixon Engineering will begin developing bid specifications for the project which is expected to be competitively bid during the upcoming winter season. Dixon will also begin the process of communicating with the two cell antenna companies (AT&T and Verizon) regarding temporarily relocating their antenna equipment during the construction phase of this project.

Project Alternative

Spot repairs and spot painting versus a complete rehabilitation and repainting.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Water Main Replacement Projects |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5985 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|--------------|------|------|------|-----------|--------------|
| \$594,000.00 | \$404,000.00 | | | | | \$998,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|--|
| There will be a two year (minimum impact) on the Water & Sewer Fund. |
|--|

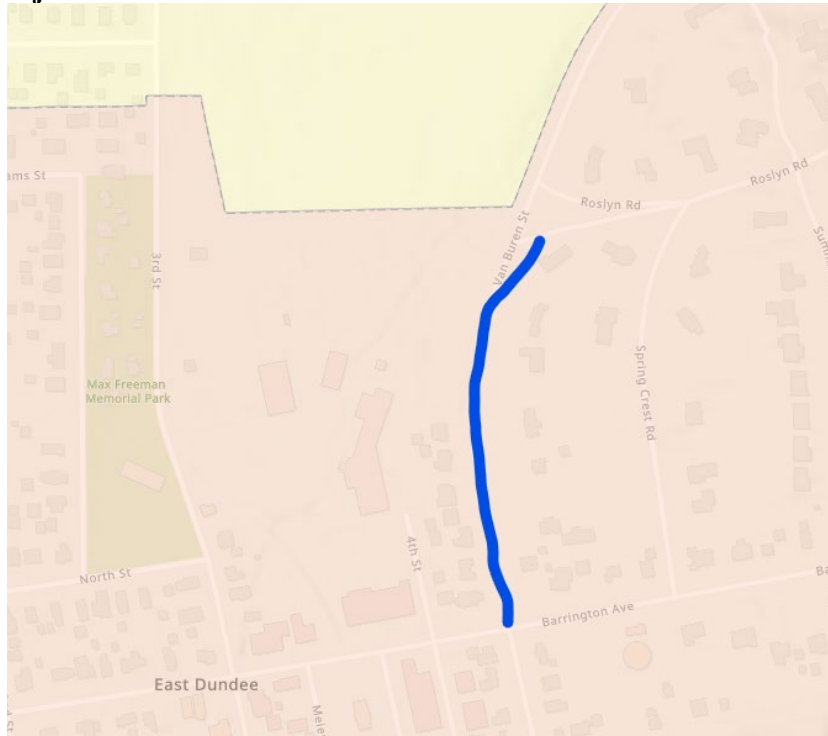
Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| Public Works is requesting approval to replace a segment of water main that has experienced numerous water main leaks/breaks in recent years. This section of water main is located on Van Buren, from Barrington Ave to Roslyn Rd. |
|---|

Picture(s) of Project/Item



Project Justification

There are two segments of water main that have experienced numerous water main leaks/breaks in recent years. Staff is requesting approval to replace these two segments over the next two years - one on Van Buren (2024) and the other on Prairie Lakes Road (2025).

The following is a summary of those two segments of water main:

Van Buren - 8" Barrington Ave to Roslyn Rd. (~950 LF)

Construction Cost - Conceptual \$ 530,000

Design & Construction Engineering \$ 64,000

Prairie Lake Rd. - 12" Dundee Ave to midblock (~650 LF)

Construction Cost - Conceptual \$ 360,000

Design & Construction Engineering \$ 44,000

Project Update

N/A

Project Alternative

Continue to repair water main leaks contractually or in-house.

| CY 2024 BUDGET | | | | | |
|---------------------------------|---|-------------|------------|---|--|
| Funded Initiatives and Projects | | | | | |
| Fund | Description | Priority | Budget | Comments | Strategic Planning Goals |
| Capital | Village Hall Improvements | Critical | \$ 50,000 | Staff is requesting approval of a project involving the replacement of three exterior doors at the Village Hall, along with one pedestrian door to the Police Garage, buildout of the front counter at the Village Hall, and buildout of the rear office area at the Village Hall (Building Inspector). | Sustainable Service Delivery through Staff Support and Development |
| Capital | Purchase of 2025 International Dump Truck | Critical | \$ 216,345 | On October 17, 2022, the Village Board approved the purchase of a 2025 International HV607 dump truck from Rush Truck Center. The new truck will replace a 2005 International dump truck (unit #33) which will be auctioned subsequent to delivery of the new unit. | Sustainable Service Delivery through Staff Support and Development |
| Capital | Purchase of a Ford F-150 | Critical | \$ 45,000 | Public Works is requesting to purchase a Ford F-150 pickup truck that would be used primarily by the Superintendent of Operations. With the purchase of a new Ford F-150, the 2010 pickup truck (unit #20) would be transferred to operations. | Sustainable Service Delivery through Staff Support and Development |
| Capital | Purchase of a Loader/Backhoe Combination Unit | Critical | \$ 148,000 | This unit is a workhorse and essential to Public Works' operations as it loads various materials (stone, salt, soil, mulch, concrete, asphalt, etc.). It is also used for underground excavations associated with the water distribution system (main break repairs, etc.) and the sanitary and storm sewer systems. The unit is also used during storm damage cleanup, lifting/moving/placement of heavy loads/items, and snow removal when necessary. | Sustainable Service Delivery through Staff Support and Development |
| Capital | Lakewood Resurfacing Project | Critical | \$ 75,000 | The Village of Carpentersville is coordinating a project to resurface (grind and overlay) a section of Oak Ridge Road, between Greenwood Ave and Hawthorne Lane. This section of road is divided equally between the two communities (down the center line of the road). | Sustainable Infrastructure and IT |
| Capital | Riverfront Improvements & Beautification | Recommended | \$ 75,000 | Staff is proposing an initial annual expenditure of \$150,000 to meet as many of the objectives as possible in the study - which will be completed later in 2023. Annual costs are likely to increase as a result of the recommendations presented in the Master Plan. | Create a Well-Known, Livable, Walkable Community |
| Capital | Lions Park Stormwater Project | Critical | \$ 50,000 | Public works is requesting approval to initiate engineering for the Lions Park Stormwater Project. This proposed project would construct a storm water detention facility along with infiltration trenches and drywells in Lions Park. | Create a Well-Known, Livable, Walkable Community |
| Capital | Street Improvement Programs | Critical | \$ 550,000 | The following streets are proposed for resurfacing in 2024: Albert Drive (IL Rt. 25 to Castle Ave) - \$59,400; Ashland Avenue (Edwards Ave to Kenilworth Ave) - \$63,100; Council Hill (Bonnie Dundee Rd to Terminus) - \$111,100; Crabtree Road (Ravine Rd to Terminus) - \$25,300; Edwards Avenue (Van Buren St to Ashland Ave) - \$34,900; Richardson Road (IL Rt. 25 to Terminus) - \$29,400; Roslyn Road (Van Burnet St to Summit Ave) - \$61,500; Springcrest Road (Barrington Ave to Roslyn Rd) - \$55,400; Wilmette Avenue (Van Buren St to Bonnie Dundee Rd) - \$59,900; TOTAL | Create a Well-Known, Livable, Walkable Community |
| Capital | Demolition of 4 N. Van Buren | Critical | \$ 26,000 | Staff is requesting approval of a project to demolish the residential buildings at 4 N. Van Buren Street. | Economic Development |
| Downtown TIF | Demolition of 2 N. Van Buren | Critical | \$ 24,000 | Staff is requesting approval of a project to demolish the residential buildings at 2 N. Van Buren Street. | Economic Development |
| DT & Dun. Crossings BDD | Depot Siding/Trim Repairs | Recommended | \$ 7,500 | Public Works is requesting approval of a project to repair areas of exterior siding and trim on the Depot that are in deteriorated condition. | Sustainable Infrastructure and IT |
| DT & Dun. Crossings BDD | Depot Bathroom Renovation | Recommended | \$ 120,000 | Staff is requesting approval of a project to renovate two existing bathrooms and add one bathroom – all inside the Depot. | Sustainable Infrastructure and IT |
| DT & Dun. Crossings BDD | Depot Lawn Irrigation System | Recommended | \$ 30,000 | This project would involve installing a system that would water all turf grass areas at the Depot complex. PAn irrigation system would also allow staff to perform other more complex and skilled Public Works related tasks. | Create a Well-Known, Livable, Walkable Community |
| Capital | Comprehensive & Strategic Plan | Critical | \$ 40,000 | The Village is seeking to develop a new strategic plan and a ground-up comprehensive land use plan to identify long-term vision and set organizational purpose and direction through the inclusion of public & stakeholder input and participation in the form of hearings and surveys. | Economic Development |

| Fund | Description | Priority | Budget | Comments | Strategic Planning Goals |
|---------------|---|-------------|------------|--|--|
| General Fund | Two FT Officers | Recommended | \$ 145,000 | The Police Department is requesting to phase out part time police officers and transition to a regular full-time compliment of sworn personnel. (The original request is for two new officers. One officer is budgeted in FY2024). | Sustainable Service Delivery through Staff Support and Development |
| General Fund | William Bartels Park Expansion | Recommended | \$ 10,000 | During the ongoing Riverfront master Plan study, one concept that has been suggested is to vacate the segment of Water Street (entire right-of-way) between Barrington Ave and 2 nd Street which would allow Bartels Park to be expanded and join with the riverfront. This recommendation will initiate the design/concept phase for pursuing this park expansion. | Create a Well-Known, Livable, Walkable Community |
| General Fund | BEDC Training | Recommended | \$ 600 | The Basic Economic Development Course will help build staff knowledge and training in economic development and redevelopment for the Village. | Sustainable Service Delivery through Staff Support and Development |
| General Fund | Human Resource Information System (HRIS) | Recommended | \$ 4,832 | This system will allow for an electronic application process for new job postings and the electronic management of employee's personnel files. | Sustainable Infrastructure and IT |
| Water & Sewer | Raw Lift Station - Interior Painting | Recommended | \$ 16,000 | Staff is requesting approval of a project to paint the interior of the raw lift station, both upper and lower levels, which is located at the wastewater treatment plant. | Sustainable Infrastructure and IT |
| Water & Sewer | Well 3 - Interior Painting | Recommended | \$ 11,000 | Public Works is requesting approval of a project to paint the interior of the well house at well no. 3. | Sustainable Infrastructure and IT |
| Water & Sewer | Sludge Pump Replacement | Critical | \$ 10,000 | Staff is requesting approval for the purchase of a sludge pump, also referred to as a progressive cavity pump, that will replace one of three pumps. | Sustainable Infrastructure and IT |
| Water & Sewer | Waste-Activated Sludge (WAS) Pump Replacement | Critical | \$ 16,000 | Public Works is requesting approval to purchase and replace one WAS pump located in the RAS/WAS well at the wastewater treatment plant. The photos show the well and well house. | Sustainable Infrastructure and IT |
| Water & Sewer | Lead Service Line Replacement | Critical | \$ 50,000 | There are approximately 400 active lead water services in East Dundee. Until more of a formal program is established, staff recommends allocating \$50,000 annually during each of the next several years to assist property owners who wish to initiate replacement of the lead services. Beginning in 2027, the Village will be required to replace a certain number of services annually – as required by the IEPA. | Sustainable Infrastructure and IT |
| Water & Sewer | Valve Exercising Program | Critical | \$ 14,000 | Public Works is requesting approval to complete the 3rd year of a 3-year program to exercise all valves in the Village's water distribution system. | Sustainable Infrastructure and IT |
| Water & Sewer | Water Valve Replacements | Critical | \$ 20,000 | Public Works is requesting approval to continue replacing two water distribution system valves annually. | Sustainable Infrastructure and IT |
| Water & Sewer | Inflow & Infiltration Study | Critical | \$ 42,500 | In 2023, a Village consultant and contractor completed the first two phases of an Inflow & Infiltration Study of a section of the Village's sanitary sewer system. The Study was focused on the downtown area and Flats neighborhood. Included in the report of the first two phases will be a recommendation to rehabilitate manholes - \$30,000 each for 2024 and 2025. | Sustainable Infrastructure and IT |
| Water & Sewer | Water & Sewer Rate Study | Recommended | \$ 35,000 | A water and sewer rate study evaluates the financial planning implications of the funding requirements for the water and sewer utilities and proposes rates to adequately cover operating and capital improvement costs for these utilities and maintain a fund balance for the Water & Sewer Fund. | Financial Stability and Sustainability |
| Water & Sewer | Lead Service Line Replacement Plan | Critical | \$ 17,500 | On January 1, 2022, the Illinois Lead Service Replacement and Notification Act went into effect that is designed to require the replacement of all lead service lines (LSL) in the state of Illinois. A final version of the plan is due to the IEPA in 2027. | Sustainable Infrastructure and IT |
| Water & Sewer | Oxidation Ditch Projects | Critical | \$ 57,000 | Staff is requesting approval of two projects to maintain and improve the operating system of the two oxidation ditches at the wastewater treatment plant: 1) replace Gearbox and Motor (3rd of 8 gearbox/motor assemblies); and 2) replace shaft and bearings (1st of 4 shaft/bearing assemblies). | Sustainable Infrastructure and IT |
| Water & Sewer | Hill Street Lift Station Pump Replacement | Recommended | \$ 20,000 | Staff is recommending upgrading the second, smaller pump inside the wet well of the lift station. This pump will also be equipped with a VFD and have a capacity of 1,250 gallons per minute (compared to 350 gpm for the current pump). A new pump was installed in 2022. | Sustainable Infrastructure and IT |

| Fund | Description | Priority | Budget | Comments | Strategic Planning Goals |
|---|--|-------------|--------------|--|-----------------------------------|
| Water & Sewer | Clarifier Rotating Assembly - Recondition | Recommended | \$ 17,500 | Staff is requesting approval to initiate a 4-year program to recondition (sandblast, repaint and perform any necessary rehabilitation) the rotating assemblies of the four clarifiers at the wastewater treatment plant. | Sustainable Infrastructure and IT |
| TOTAL BUDGETED INITIATIVES AND PROJECTS | | | \$ 1,943,777 | | |



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Village Hall Improvements |
| Department: | Administration |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | Downtown TIF |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-15-5948 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$50,000.00 | | | | | | \$50,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|-------------|---------------------------|
| Yes | 2022 - 2023 | \$242,890.00 |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|---|
| Staff is requesting approval of a project involving the replacement of three exterior doors at the Village Hall, along with one pedestrian door to the Police Garage, buildout of the front counter at the Village Hall, and buildout of the rear office area at the Village Hall (Building Inspector). |
|---|

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

The three exterior doors at the Village Hall and the exterior metal door to the Police garage will be equipped with electric strikes for a keyless entry system - \$30,000. The front door to the Village Hall will be ADA compliant. The front counter buildout (\$5,000) will replace the existing doorway with a counter that is ADA compliant and glass window with openings for transactions. The rear office buildout (\$15,000), accommodating the Building Inspector, will involve the relocation of an interior wall and installation of interior door(s).

Project Update *(Please provide all details the history of this project or purchase.)*

The Village is continuing to renovate the interior of the Village Hall.

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

Delay this project until CY2025.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Purchase of 2025 International Dump Truck (previously approved in FY 23) |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-31-5930 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|------|------|------|------|-----------|--------------|
| \$216,345.00 | | | | | | \$216,345.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|--|
| Disposal (via of public auction) of #33 - \$7,500 (01-09-4905) |
|--|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| On October 17, 2022, the Village Board approved the purchase of a 2025 International HV607 dump truck from Rush Truck Center. The new truck will replace a 2005 International dump truck (unit #33) which will be auctioned subsequent to delivery of the new unit. |
|---|

Picture(s) of Project/Item



Project Justification

Due to the operational needs of the department, PW is looking to reduce the number of heavy duty dump trucks in the fleet from three to two and downsize one heavy-duty dump truck to a medium-duty dump truck. Due to the age of vehicle #33 (2005), along with its mechanical condition and ongoing repair and maintenance costs, it is having exceeded its useful life expectancy. With regards to vehicle #35 (2015), the truck's v-box dump body (with a conveyor belt system) has been seldom utilized and the wing plow attachments have never been utilized. This truck has also required an extraordinarily high level of maintenance and repairs for a truck of this age.

Project Update

Dump truck has been ordered. Delivery of the new dump truck is expected during the spring/summer of 2024.

Project Alternative

N/A



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Purchase of Ford F-150 (Supt of Operations) |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-31-5930 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$45,000.00 | | | | | | \$45,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

Public Works is requesting to purchase a Ford F-150 pickup truck that would be used primarily by the Superintendent of Operations. The Supt currently drives a 2010 Ford F-250 that is equipped with a snowplow and bed cap. With the purchase of a new Ford F-150, the 2010 pickup truck (unit #20) would be transferred to operations. The 2010 truck has approximately 3 years of useful life remaining. The new Ford F-150 would ideally be equipped with an extended cab (interior storage only), short bed (6'), 4x4, and a towing package.

Picture(s) of Project/Item



Project Justification

| |
|---|
| Moving truck #20 (2010 F-250) to operations would provide an additional pickup truck size vehicle for snow/ice control operations on narrower two-lane roads. |
|---|

Project Update

| |
|-----|
| N/A |
|-----|

Project Alternative

| |
|---|
| The Superintendent would continue driving the 2010 F-250. |
|---|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Purchase of a Loader/backhoe combination unit |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | None |
| Notes on Funding Source: | NA |
| GL Account #(s): | 32-31-5940 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|------|------|------|------|-----------|--------------|
| \$148,000.00 | | | | | | \$148,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|---|
| Disposal (via public auction) of the 2005 Caterpillar loader/backhoe - \$7,500 (01-09-4905) |
|---|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| Public Works is requesting to purchase a loader/backhoe combination unit to replace the 2005 Caterpillar loader/backhoe combination unit. |
|---|

Picture(s) of Project/Item



Project Justification

The 2005 unit has far exceeded its useful life and has required extensive mechanical repairs in recent years. Although the unit is currently safe to operate, there is extensive rust throughout the unit (see photos below) and it is only a matter of time before the unit will need additional mechanical repairs. This unit is a workhorse and essential to Public Works' operations as it loads various materials (stone, salt, soil, mulch, concrete, asphalt, etc.). It is also used for underground excavations associated with the water distribution system (main break repairs, etc.) and the sanitary and storm sewer systems. The unit is also used during storm damage cleanup, lifting/moving/placement of heavy loads/items, and snow removal when necessary.

Project Update

N/A

Project Alternative

Continue using the 2005 loader/backhoe and/or rent a newer unit as needed or when the 2005 is in for repairs.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Lakewood Resurfacing Project |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-31-5950 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$75,000.00 | | | | | | \$75,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

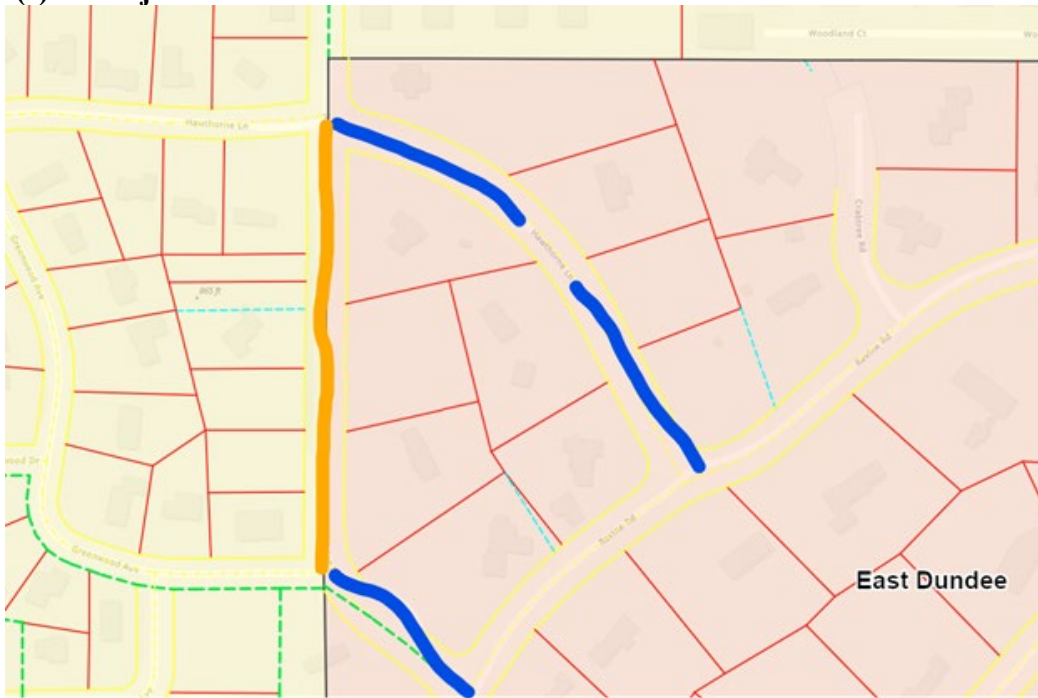
Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

The Village of Carpentersville is coordinating a project to resurface (grind and overlay) a section of Oak Ridge Road, between Greenwood Ave and Hawthorne Lane. This section of road is divided equally between the two communities (down the center line of the road). Carpentersville is planning to include this project in their 2024 SIP and has asked East Dundee to share in the cost of this resurfacing project - East Dundee's 50% share is approximately \$15,000. Two adjacent roads that are entirely within East Dundee are in poor condition and need to be prioritized for resurfacing: 1) Hawthorne Ave between Ravine Road and Oak Ridge Road; and 2) Oak Ridge Road between Ravine Road and Greenwood Ave. Staff recommends pursuing a contractual agreement with the awardee of Carpentersville's SIP to perform this work. The estimated costs to resurface these roads (grind and overlay) are \$41,000 and \$19,000.

Picture(s) of Project/Item



Project Justification

Orange line – Oak Ridge, 50/50 Split with Carpentersville; Blue lines – Hawthorne and Oak Ridge, and 100% East Dundee.

Project Update

N/A

Project Alternative

Continue pavement patching to prevent further deterioration.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Riverfront Improvements & Beautification |
| Department: | Public Works |
| Strategic Priority Area: | Create a Well-Known, Livable, Walkable Community |
| Priority: | Recommended |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | Downtown TIF |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-31-5955 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029- 2033 | Total |
|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| \$150,000.00 | \$150,000.00 | \$150,000.00 | \$150,000.00 | \$150,000.00 | | \$750,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|--|
| Continual project as recommended by the Riverfront strategic plan. |
|--|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | 2023 | \$50,000 |

Project Description

| |
|---|
| The Hitchcock Design Group is currently working on a Riverfront Master Plan that is intended to enhance the recreational function, river ecology, cultural importance, and stewardship of the Fox River in East Dundee. More specifically, HDG will develop a compelling vision for approximately 1-mile of the Fox River from Williams Place, north to Lincoln Street, building upon the natural beauty of the Fox River while evaluating recreational opportunities, public access, and connections to the downtown. Staff is proposing an initial annual expenditure of \$150,000 to meet as many of the objectives as possible in the study - which will be completed later in 2023. Annual costs are likely to increase as a result of the recommendations presented in the Master Plan. |
|---|

Picture(s) of Project/Item



Project Justification

| |
|---|
| The Village seeks to beautify and enhance the usability of the Village's portion of the Riverfront. |
|---|

Project Update

| |
|--|
| The Village began working with Hitchcock Design Group in SY2023 to develop a Riverfront Master Plan. |
|--|

Project Alternative

| |
|-----|
| N/A |
|-----|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Lions Park Stormwater Project |
| Department: | Public Works |
| Strategic Priority Area: | Create a Well-Known, Livable, Walkable Community |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | Grant |
| Notes on Funding Source: | Village pursuing a grant through FEMA/IEMA |
| GL Account #(s): | 32-31-5965 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|--------------|--------|------|------|-----------|--------------|
| \$50,000.00 | \$635,000.00 | \$0.00 | | | | \$685,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|---|
| Engineering: \$50,000 Village 25% = \$12,500 FEMA = \$37,500 Construction: \$635,000 Village 25% = \$158,750 FEMA funds (through IEMA) = \$476,250 |
|---|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| Public Works is requesting approval to initiate engineering for the Lions Park Stormwater Project. This proposed project would construct a storm water detention facility along with infiltration trenches and drywells in Lions Park. Reference map below. |
|---|

Picture(s) of Project/Item



Project Justification

This will help alleviate flooding in the floodplain in the Lions Park area. Engineering for this project would begin in 2024. If FEMA grants funds become available, as anticipated, construction would be programmed for 2025. IEMA informed the Village that it has advanced one step in the grant application process and established a deadline of 10/1/23 to submit a sub-application.

Project Update

N/A

Project Alternative

N/A



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Street Improvement Program |
| Department: | Public Works |
| Strategic Priority Area: | Create a Well-Known, Livable, Walkable Community |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | MFT |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-31-6090 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| \$575,000.0 | \$585,000.0 | \$595,000.0 | \$605,000.0 | \$615,000.0 | \$625,000.0 | \$3,600,000.0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|---|
| Annual program. \$500,000 resurfacing, \$25,000 patching, \$50,000 engineering. |
|---|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | Annual | |

Project Description

| |
|--|
| Staff is requesting that the Village implement an annual Street Improvement Program involving the resurfacing/reconstruction of Village streets along with \$25,000 annually that is dedicated to pavement patching. |
|--|

Project Justification

| |
|---|
| Staff, along with engineering consultants, will oversee and perform road condition rating surveys to determine which roads are prioritized for resurfacing each year. The annual program that is recommended above will establish close to a 20-year replacement cycle for resurfacing/reconstructing Village roads. In other words, under that schedule, Village roads will be replaced approximately every 20 years. Replacement schedules longer than 20 years are not recommended as asphalt roads are typically in need of replacement closer to 15 years. The following streets are proposed for resurfacing in 2024: Albert Drive (IL Rt. 25 to Castle Ave) - \$59,400; Ashland Avenue (Edwards Ave to Kenilworth Ave) - \$63,100; Council Hill (Bonnie Dundee Rd to Terminus) - \$111,100; Crabtree Road (Ravine Rd to Terminus) - \$25,300; Edwards Avenue (Van Buren St to Ashland Ave) - \$34,900; Richardson Road (IL Rt. 25 to Terminus) - \$29,400; Roslyn Road (Van Buren St to Summit Ave) - \$61,500; Springcrest Road (Barrington Ave to Roslyn Rd) - \$55,400; Wilmette Avenue (Van Buren St to Bonnie Dundee Rd) - \$59,900; TOTAL \$500,00 |
|---|

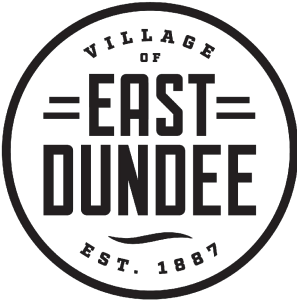
Project Update

| |
|-----|
| N/A |
|-----|

Project Alternative

| |
|--|
| Roads in need of improvement will require extensive pavement patching. |
|--|

2024 STREET IMPROVEMENT PROJECT MAP

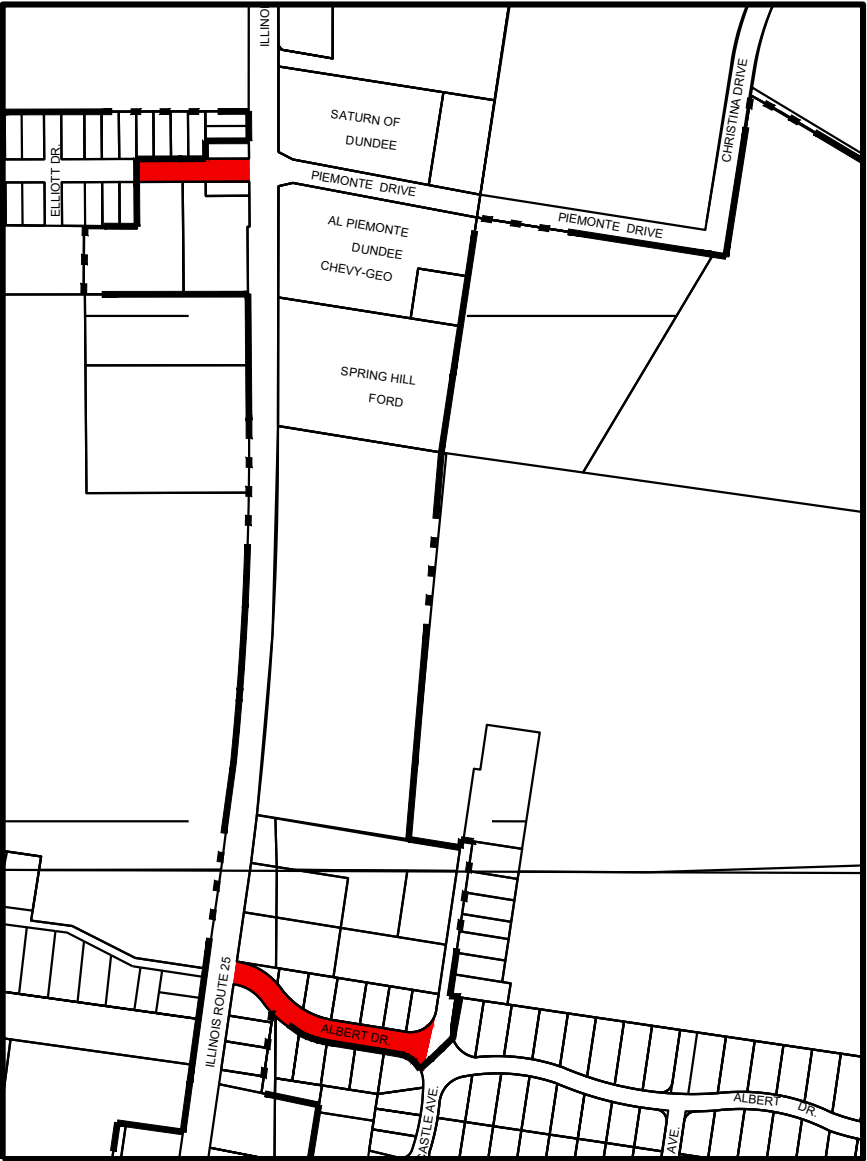
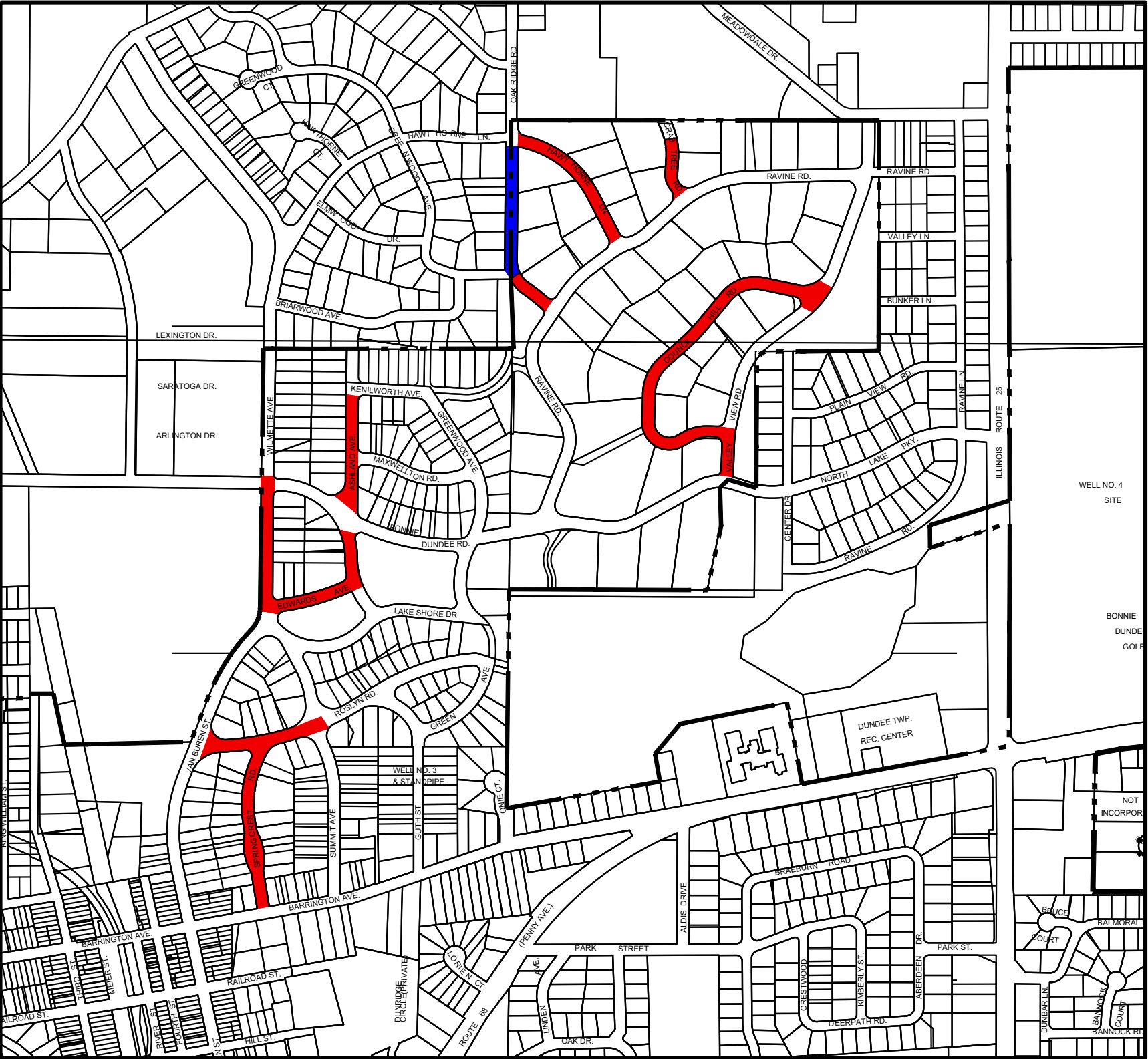


MAP LEGEND

PROPOSED 2024 STREET IMPROVEMENT

PROPOSED 2024 SIP (SHARED COST W/CVILLE)

EAST DUNDEE CORPORATE LIMITS





Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|----------------------------------|
| Project/Item Name: | Demolition of 2 & 4 N. Van Buren |
| Department: | Public Works |
| Strategic Priority Area: | Economic Development |
| Priority: | Critical |
| Primary Funding Source: | Downtown TIF |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 32-32-5950 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$50,000.00 | | | | | | \$50,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

The demolition of the two homes will be funded by the Downtown TIF (\$24,000) and Capital Projects Fund (\$26,000).

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

Staff is requesting approval of a project to demolish the residential buildings at 2 and 4 N. Van Buren Street.

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

In 2023, the Village purchased the two properties at 2 and 4 N. Van Buren Street. Each property contains a vacant house that staff is seeking to demolish in 2024. The demolition of the two houses will create redevelopment opportunities for each property.

Project Update *(Please provide all details the history of this project or purchase.)*

N/A

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

N/A



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Depot Siding/Trim Repairs |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | Downtown & Dundee Crossings BDD |
| Notes on Funding Source: | Click or tap here to enter text. |
| GL Account #(s): | 01-31-5196 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|------------|------|------|------|------|-----------|------------|
| \$7,500.00 | | | | | | \$7,500.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|---|
| Public Works is requesting approval of a project to repair areas of exterior siding and trim on the Depot that are in deteriorated condition. |
|---|

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

Several years ago, the Village President (Village Trustee at that time) voluntarily repaired some of the exterior siding and trim and painted the entire exterior. Some of the areas that were repaired are starting to fail and in need of repair. The exterior of the building may also require touch-up painting.

Project Update *(Please provide all details the history of this project or purchase.)*

N/A

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

The alternative is to replace siding on the entire building.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Depot Bathroom Renovation |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | Downtown & Dundee Crossings BDD |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 34-01-5945 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|------|------|------|------|-----------|--------------|
| \$120,000.00 | | | | | | \$120,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

In SY 23, \$75,000 was appropriated for this project. One proposal came in much higher at approximately \$160,000.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

Staff is requesting approval of a project to renovate two existing bathrooms and add one bathroom – all inside the Depot.

Picture(s) of Project/Item



Project Justification

This project would involve replacing and relocating the existing entryways to the men's and women's bathrooms - each bathroom would open directly outdoors. The project also involves converting an existing storage room to a bathroom on the interior of the Depot. The photos show the inside of the men's bathroom and the storage space that will be converted to a bathroom.

Project Update

Project was budgeted in SY2023. Due to expectantly high proposals, staff has decided to include in CY2024's budget.

Project Alternative

Install portable toilets near the Depot area with a washing station in the summer months or delay the project until the cost of construction is more aligned with original budget.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Depot Lawn Irrigation System |
| Department: | Public Works |
| Strategic Priority Area: | Create a Well-Known, Livable, Walkable Community |
| Priority: | Recommended |
| Primary Funding Source: | Downtown & Dundee Crossings BDD |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 34-01-5945 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$30,000.00 | | | | | | \$30,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Routine maintenance may be needed to ensure equipment is operating at optimal levels. Costs to be determined.

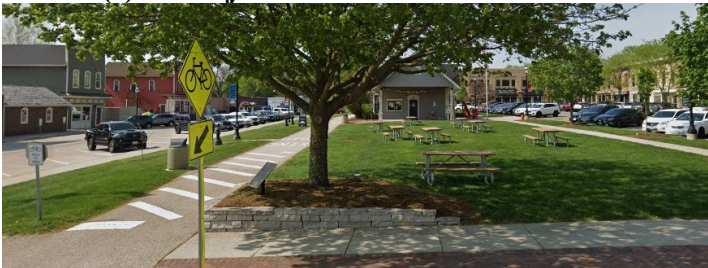
Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

Public Works is requesting approval of a project to install a lawn irrigation system at the Depot - both north and south lawns and the east and west parkways.

Picture(s) of Project/Item



Project Justification

Healthy grass lawn areas around the Depot are essential during the spring, summer and fall seasons – and the activity those areas experience during special events and those visiting and enjoying the downtown area. This project would involve installing a system that would water all turf grass areas at the Depot complex. Public Works staff dedicated a substantial amount of time watering the lawn areas in 2023. An irrigation system would more effectively water the entire grass/lawn areas compared to Public Works staff manually setting up hoses and sprinklers.

An irrigation system would also allow staff to perform other more complex and skilled Public Works related tasks.

Project Update

N/A

Project Alternative

Public Works staff would continue watering manually.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--------------------------------------|
| Project/Item Name: | Comprehensive & Strategic Plan |
| Department: | Administration |
| Strategic Priority Area: | Economic Development |
| Priority: | Critical |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | General Fund |
| Notes on Funding Source: | Cost could be shared among all Funds |
| GL Account #(s): | 32-12-5290 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$40,000.00 | | | | | | \$40,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| The Village is seeking to develop a new strategic plan and a ground-up comprehensive land use plan to identify long-term vision and set organizational purpose and direction through the inclusion of public & stakeholder input and participation in the form of hearings and surveys. |
|---|

Project Justification

| |
|---|
| The new plans will provide strategic direction for the Board, Commissions, and staff for the next five years. This will help to facilitate budgeting and direction related to economic development. |
|---|

Project Update

| |
|--|
| Previous Strategic Plan was adopted in 2019 and the Comprehensive Plan dates back to 2012. |
|--|

Project Alternative

| |
|-----|
| N/A |
|-----|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Two Additional Full Time Officers |
| Department: | Police |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 01-21-5011 and related personnel GL accounts |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|--------------|--------------|--------------|--------------|--------------|----------------|----------------|
| \$245,000.00 | \$260,475.00 | \$281,000.00 | \$303,450.00 | \$328,000.00 | \$1,812,500.00 | \$3,230,425.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Adding two full time sworn officers creates a 14% increase in full time staffing cost, but also reduces training, uniforms, liability, and body camera licensing costs.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

The Police Department is requesting to phase out part time police officers and transition to a regular full-time compliment of sworn personnel. The intent would be to phase out all part time sworn officers except for our accreditation manager and one part time officer who is a licensed clinical psychologist that we can begin to offer psychological services to our residents at a very low cost to entry.

Project Justification

The Police Department had increased staffing to 15 FT sworn as of January 2023. Our current PT complement of 5 officers includes one who was hired as our accreditation manager but can go on the street in an emergency. PT officers work very limited hours due to their availability and some have full-time responsibilities. Over the last six months, they worked a total of 794 hours combined, not even coming close to one FTE. It is increasingly difficult to recruit and retain PT officers with the changes in the Safe-T Act as well as the required mandatory training for certified police officers. The cost of maintaining a PT officer is not appreciably different other than pension and health insurance. All other costs related to uniforms, equipment, training, BWC remain. The department's OT costs have increased because of the reduced hours PT officers are available or the desire to work. Collective bargaining rules also limit our ability to

staff part-time officers to help with OT costs even if we had enough willing part time officers. There were specific PT officers in the past that took up the bulk of hours concealing the shortage that has existed of the FT compliment. Those officers have since retired for the second time and the current state of our profession is such that officers that were once interested in a post career part time position are leaving the profession all together. Due to training and certification requirements, it is nearly impossible to direct hire part-time officers and send them to the Academy. The department has also experienced a significant increase in calls for service and in-progress major incidents putting us on par with our neighboring communities who have much larger FT staffs and have phased out PT sworn. The Village is in a position to reevaluate the current police staffing model in order to provide adequate police protection for the community and the increase in establishments in the central business district, the eastern business park. The potential of our eastern boarder moving a mile east is also a very real concern to maintain officer and public safety as well.

Project Update

N/A

Project Alternative

Continue current staffing levels as they are.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | William Bartels Park Expansion |
| Department: | Administration |
| Strategic Priority Area: | Create a Well-Known, Livable, Walkable Community |
| Priority: | Recommended |
| Primary Funding Source: | Capital |
| Secondary Funding Source: | Downtown & Dundee Crossings BDD |
| Notes on Funding Source: | May use the Downtown TIF as well |
| GL Account #(s): | Click or tap here to enter text. |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$10,000.00 | | | | | | \$10,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

The Village will likely pursue grant funds through the Open Space Lands Acquisition and Development (OSLAD) Program which is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

Staff is requesting approval of engineering services for the possible expansion of William Bartels Park to the Fox River.

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

During the ongoing Riverfront master Plan study, one concept that has been suggested is to vacate the segment of Water Street (entire right-of-way) between Barrington Ave and 2nd Street which would allow Bartels Park to be expanded and join with the riverfront. This recommendation will initiate the design/concept phase for pursuing this park expansion.

Project Update *(Please provide all details the history of this project or purchase.)*

Staff is meeting with the Dundee Township Park District in the coming weeks to discuss the feasibility of this project.

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

Do not conduct engineering for this park.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | BEDC Training |
| Department: | Administration |
| Strategic Priority Area: | Sustainable Service Delivery through Staff Support and Development |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 01-12-5430 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|----------|------|------|------|------|-----------|----------|
| \$600.00 | | | | | | \$600.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| Basic Economic Development Course in Naperville, IL - https://bedcillinois.com/curriculum-fees-schedule/ |
|---|

Project Justification

| |
|--|
| This course will help build staff knowledge and training in economic development and redevelopment for the Village. As we are a lean organization, a bulk of the Assistant Village Administrator's duties include economic and community development. The Assistant Village Administrator needs to sharpen those skills to better the Village as we face retirements in the Building Department in the next couple of years. |
|--|

Project Update

| |
|-----|
| N/A |
|-----|

Project Alternative

| |
|------------------------------------|
| Take this training course in 2025. |
|------------------------------------|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Human Resource Information System (HRIS) |
| Department: | Finance |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | General Fund |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 01-14-5286 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|------------|------------|------------|------------|------------|-------------|-------------|
| \$5,000.00 | \$5,200.00 | \$5,200.00 | \$5,300.00 | \$5,400.00 | \$27,000.00 | \$53,100.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

Recurring expense.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

ApplicantPro is a customizable Human Resource Information System that allows an applicant to apply electronically to any job openings the Village may have. The system allows for tracking of the hiring process, background checks, onboarding, and a streamlined location for electronic management of personnel files.

Project Justification *(Please explain why this project or purchase is needed.)*

Implementing this software will allow for a streamlined approach to the hiring process, allow for electronic management of personnel files and provide for an easy onboarding experience for new hires.

Project Update *(Please provide all details the history of this project or purchase.)*

N/A

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

Continue hiring process as is.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--------------------------------------|
| Project/Item Name: | Raw lift station – Interior painting |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5110 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$16,000.00 | | | | | | \$16,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| Staff is requesting approval of a project to paint the interior of the raw lift station, both upper and lower levels, which is located at the wastewater treatment plant. |
|---|

Picture(s) of Project/Item



Project Justification

| |
|---|
| The interior of the raw lift station, both upper and lower levels, needs to be repainted as the existing paint is peeling and also stained from the roof and other water leaks. Staff does not know when the last time it was painted - appears to be many years ago. |
|---|

Project Update

| |
|-----|
| N/A |
|-----|

Project Alternative

| |
|---|
| There is no alternative for this project. |
|---|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Well 3 – Interior Painting |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5110 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$11,000.00 | | | | | | \$11,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description

| |
|---|
| Public Works is requesting approval of a project to paint the interior of the well house at well no. 3. |
|---|

Picture(s) of Project/Item



Project Justification

| |
|---|
| The interior of the well house at well no. 3 needs to be repainted. Staff does not know when the last time it was painted - appears to be many years ago. |
|---|

Project Update

| |
|-----|
| N/A |
|-----|

Project Alternative

| |
|-----------------------------|
| Delay project until CY2025. |
|-----------------------------|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Sludge Pump Replacement |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5111 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|------------|------|------|-----------|-------------|
| \$10,000.00 | \$11,000.00 | \$5,000.00 | | | | \$26,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|--|
| Staff is requesting approval for the purchase of a sludge pump, also referred to as a progressive cavity pump, that will replace one of three pumps. |
|--|

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

There are three sludge pumps located at the wastewater treatment plant. These pumps pump sludge from from the sludge holding tank to the sludge thickener and also from the digesters to the sludge holding tank. In 2024 and 2025, staff proposes to replace one of the pumps in each year (#s 902 and 903). In 2026, staff will replace the rotor and stater for pump #901 which was rebuilt approximately three years ago.

Project Update *(Please provide all details the history of this project or purchase.)*

N/A

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

The only alternative is to wait until the pump fails and replace at that time. Lead times on pumps can be several months.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|---|
| Project/Item Name: | Waste-Activated Sludge (WAS) Pump Replacement |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5131 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$16,000.00 | | | | | | \$16,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | | |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|--|
| Public Works is requesting approval to purchase and replace one WAS pump located in the RAS/WAS well at the wastewater treatment plant. The photos show the well and well house. |
|--|

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

There are a total of four pumps inside the RAS/WAS well that operate on a daily basis - 3 are return-activated sludge (RAS) pumps and one is a WAS pump. The three RAS pumps have been replaced in recent years. The existing WAS pump was installed in 1996 and pumps scum from the surface of the clarifiers to the aerobic digesters and also pumps sludge from the RAS/WAS well to the aerobic digesters.

Project Update *(Please provide all details the history of this project or purchase.)*

N/A

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

The only alternative is to wait until the pump fails and replace at that time. Lead times on pumps can be several months.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Lead Service Line Replacements |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Grant |
| Notes on Funding Source: | Staff will seek grant funding. |
| GL Account #(s): | 60-33-5140 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|------------|------------|------------|-------------|-------------|---------------|---------------|
| \$50,000.0 | \$50,000.0 | \$50,000.0 | \$250,000.0 | \$250,000.0 | \$3,500,000.0 | \$4,150,000.0 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|---|
| This will be an ongoing annual project. |
|---|

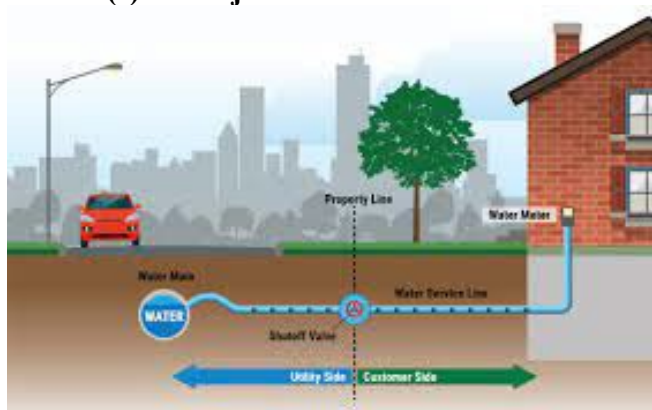
Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | | |

Project Description

| |
|---|
| Staff is requesting approval of funding for a program that will initiate the replacement of water lead services in the Village. |
|---|

Picture(s) of Project/Item



Project Justification

| |
|--|
| Staff estimates that there are approximately 400 active lead water services in East Dundee. Staff will develop recommendations for a program to replace lead services with copper services and |
|--|

present to the Village Board for discussion at an upcoming Village board meeting. In the interim, and until more of a formal program is established, staff recommends allocating \$50,000 annually during each of the next several years to assist property owners who wish to initiate replacement of the lead services. The Village's responsibility, which is consistent with recent past practice, is to incur costs associated with replacing the lead service from the water main up to and including the b-box. Beginning in 2027, the Village will be required to replace a certain number of services annually – as required by the IEPA.

Project Update

N/A

Project Alternative

There are no alternatives to this project as the IEPA has implemented reporting and replacement requirements starting in 2027 - and after.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Valve Exercising Program |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5140 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------------|------------|-------------|-------------|-------------|-------------|
| \$14,000.00 | \$9,500.00 | \$9,500.00 | \$10,500.00 | \$10,500.00 | \$11,000.00 | \$65,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

This is a recurring expense.

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | 2023 | \$21,845 |

Project Description

Public Works is requesting approval to complete the 3rd year of a 3-year program to exercise all valves in the Village's water distribution system.

Picture(s) of Project/Item



Project Justification

There are approximately 400 valves in the Village's water distribution system. For this phased project, the valve system was divided into 3 sections - one section of valves was exercised each in FY 23 and SY 23. After FY 24, staff will recommend switching to a 4-year valve exercising program.

Project Update

N/A

Project Alternative

There is no alternative to this program.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Water Valve Replacements |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5140 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|-------------|--------------|--------------|
| \$20,000.00 | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$100,000.00 | \$200,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|---|
| Recurring annual expense in the Water & Sewer Fund. |
|---|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | Annual | |

Project Description

| |
|--|
| Public Works is requesting approval to continue replacing two water distribution system valves annually. |
|--|

Picture(s) of Project/Item



Project Justification

The annual valve exercising program identifies valves that are inoperable, or in poor operating condition, and need to be replaced. The program allows staff to replace two inoperable or poorly operating valves annually.

Project Update

N/A

Project Alternative

There is no alternative to this program.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|---|
| Project/Item Name: | Inflow & Infiltration Study – maintenance and repairs |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5220 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|------|------|------|-----------|-------------|
| \$42,500.00 | \$42,500.00 | | | | | \$85,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|--|
| Public Works is requesting approval of a 2-year project to rehabilitate sanitary sewer manholes. |
|--|

Project Justification *(Please explain why this project or purchase is needed.)*

| |
|---|
| <p>In 2023, a Village consultant and contractor completed the first two phases of an Inflow & Infiltration Study of a section of the Village's sanitary sewer system. The Study was focused on the downtown area and Flats neighborhood. Included in the report of the first two phases will be a recommendation to rehabilitate manholes - \$30,000 each for 2024 and 2025. It is not know yet how many, or which ones. This is a recommendation to allocate funds for manhole rehabilitation in 2024 and 2025.</p> <p>Also included in this initiative is \$25,000 for dye testing of the storm and sanitary sewer systems as several storm manholes smoked during smoke testing - \$12,500 each for 2024 and 2025. A closed sanitary sewer system would have resulted in no smoke entering the storm sewer system. Therefore it is possible that sewage from the sanitary sewer system is illegally finding a pathway into the storm sewer system.</p> |
|---|

Project Update *(Please provide all details the history of this project or purchase.)*

| |
|-----|
| N/A |
|-----|

Project Alternative (*If this project or purchase is not made, what are the alternative solutions?*)

There is no alternative to this program.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|--|
| Project/Item Name: | Water & Sewer Rate Study |
| Department: | Water & Sewer |
| Strategic Priority Area: | Financial Stability and Sustainability |
| Priority: | Recommended |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5220 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$35,000.00 | | | | | | \$35,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | 2014 | |

Project Description

| |
|--|
| Staff requests approval to retain the services of a consulting firm to conduct a Water & Sewer Rate Study. |
|--|

Project Justification

| |
|---|
| A water and sewer rate study evaluates the financial planning implications of the funding requirements for the water and sewer utilities and proposes rates to adequately cover operating and capital improvement costs for these utilities and maintain a fund balance for the Water & Sewer Fund. |
|---|

Project Update

| |
|---|
| The Village worked with Trotter & Associates in 2014 to conduct a Water & Sewer Rate Study. |
|---|

Project Alternative

| |
|-----|
| N/A |
|-----|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|------------------------------------|
| Project/Item Name: | Lead Service Line Replacement Plan |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5946 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|--------|------|------|------|-----------|-------------|
| \$17,500.00 | \$0.00 | | | | | \$17,500.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|--|
| Staff is requesting approval of an engineering services project involving the development of a lead service line replacement plan. |
|--|

Project Justification *(Please explain why this project or purchase is needed.)*

| |
|---|
| On January 1, 2022, the Illinois Lead Service Replacement and Notification Act went into effect that is designed to require the replacement of all lead service lines (LSL) in the state of Illinois. The Act contains a series of compliance deadlines requiring submittals to the Illinois Environmental Protection Agency (IEPA) and notifications to the Illinois Department of Public Health (IDPH). One of these requirements is the development and submittal of a draft Lead Service Line Replacement Plan. A final version of the plan is due to the IEPA in 2027. |
|---|

Project Update *(Please provide all details the history of this project or purchase.)*

| |
|-----|
| N/A |
|-----|

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

| |
|-----|
| N/A |
|-----|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download the form prior to filling it in to use all the editable features.

| | |
|----------------------------------|-----------------------------------|
| Project/Item Name: | Oxidation Ditch Projects |
| Department: | Water & Sewer |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Critical |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5946 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| \$57,000.00 | \$57,000.00 | \$59,000.00 | \$59,000.00 | \$59,000.00 | \$40,000.00 | \$331,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|---|
| Recurring expense includes gearbox and shaft purchase and installation. |
|---|

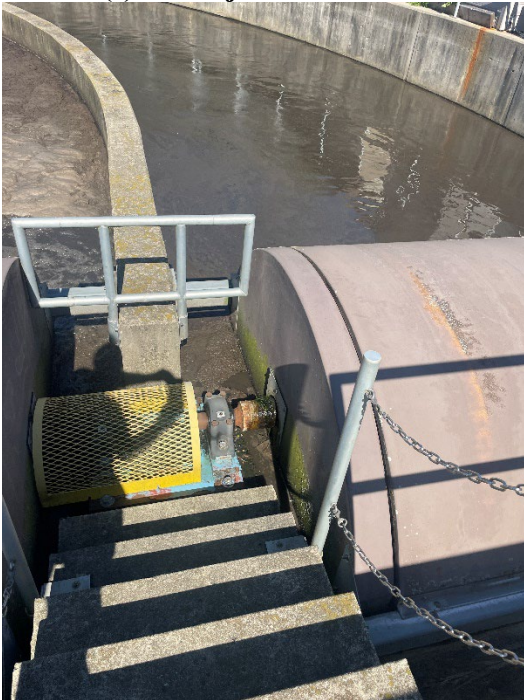
Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | Annual | |

Project Description

| |
|--|
| Staff is requesting approval of two projects to maintain and improve the operating system of the two oxidation ditches at the wastewater treatment plant: 1) replace Gearbox and Motor (3rd of 8 gearbox/motor assemblies); and 2) replace shaft and bearings (1st of 4 shaft/bearing assemblies). |
|--|

Picture(s) of Project/Item



Project Justification

The wastewater treatment plant's two oxidation ditches operate 24 hours per day, 7 days per week. The gearbox/motor assemblies and shaft/bearing assemblies are in need of a phased replacement during the coming years as these systems were installed around 1996 in the west ditch and 2005 in the east ditch. The first photo is of the shaft/bearings assembly and the second photo is of gearbox/motor assembly.

Project Update

N/A

Project Alternative

There is no alternative for this project.



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form prior to filling in to use all the editable features.

| | |
|----------------------------------|---|
| Project/Item Name: | Hill Street Lift Station Pump Replacement |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | Capital |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5952 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|------|------|------|------|-----------|-------------|
| \$20,000.00 | | | | | | \$20,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| No | 2022 | 45024 |

Project Description

Staff is recommending upgrading the second, smaller pump inside the wet well of the lift station. This pump will also be equipped with a VFD and have a capacity of 1,250 gallons per minute (compared to 350 gpm for the current pump). The photo shows the pump that was installed in 2022.

Picture(s) of Project/Item



Project Justification

| |
|--|
| The purpose of the project was to install a pumping system that could more effectively and efficiently convey sewage through the lift station during period of substantial rain as significant volumes of stormwater (I&I - inflow and infiltration) enters the sanitary sewer system. |
|--|

Project Update

| |
|---|
| In 2022, a project involving the purchase and replacement of one of the two pumps located inside the wet well of the lift station was completed. A larger capacity pump with a variable frequency drive (VFD) was installed along with modifications to the existing piping inside the lift station. The replacement pump was larger in capacity compared to the one it replaced. |
|---|

Project Alternative

| |
|-----------------------------|
| Delay project until CY2025. |
|-----------------------------|



Village of East Dundee

New Initiative or Capital Improvement Plan

If using OneDrive, please download form and save a copy prior to filling in to use all the editable features.

| | |
|----------------------------------|---|
| Project/Item Name: | Clarifier Rotating Assembly - Recondition |
| Department: | Public Works |
| Strategic Priority Area: | Sustainable Infrastructure and IT |
| Priority: | Recommended |
| Primary Funding Source: | Water & Sewer |
| Secondary Funding Source: | None |
| Notes on Funding Source: | N/A |
| GL Account #(s): | 60-33-5953 |

Budget Projection *(tab to enter text for auto calculation)*

| 2024 | 2025 | 2026 | 2027 | 2028 | 2029-2033 | Total |
|-------------|-------------|-------------|-------------|------|-----------|-------------|
| \$17,500.00 | \$18,500.00 | \$19,500.00 | \$20,500.00 | | | \$76,000.00 |

Budget Impact *(If recurring expense or offsetting revenue, please be sure to indicate.)*

| |
|-----|
| N/A |
|-----|

Funding History

| Is this a New Project/Item? | Year(s) | Total Amount Paid to Date |
|-----------------------------|---------|---------------------------|
| Yes | | |

Project Description *(Please provide all details regarding this project or purchase.)*

| |
|--|
| Staff is requesting approval to initiate a 4-year program to recondition (sandblast, repaint and perform any necessary rehabilitation) the rotating assemblies of the four clarifiers at the wastewater treatment plant. |
|--|

Picture(s) of Project/Item



Project Justification *(Please explain why this project or purchase is needed.)*

There are four clarifiers at the wastewater treatment plant. This proposed project will initiate a four-year program to recondition (sandblast/repaint/rehabilitate if necessary) each of the four rotating assemblies over the next four years. It is not known when the last time (if ever) that this work has been performed since their original installation. The rotating assemblies operate 24/7 in a wet/humid environment and this project will prevent further corrosion and prolong the life of each.

Project Update *(Please provide all details the history of this project or purchase.)*

N/A

Project Alternative *(If this project or purchase is not made, what are the alternative solutions?)*

There are no alternatives to this project.

**NOTICE OF PUBLIC HEARING
REGARDING THE VILLAGE OF EAST DUNDEE'S
CALENDAR YEAR 2024
BUDGET AND APPROPRIATIONS
(JANUARY 1 THROUGH DECEMBER 31, 2024)**

The Village President and Board of Trustees of the Village of East Dundee ("Village") will conduct a public hearing to consider the proposed budget and appropriations for the Village's calendar year 2024, for the period of January 1 through December 31, 2024, on December 4, 2023, at 6:00 p.m. in the Second Floor Meeting Room located in the East Dundee Police Department, 115 East Third Street, East Dundee, Illinois 60118.

Copies of the proposed budget and appropriations are available for inspection by the public at the Village Clerk's Office at East Dundee Village Hall, 120 Barrington Avenue, East Dundee, Illinois 60118 and on the Village's website at www.eastdundee.net. The proposed budget and appropriations will be available at the Clerk's Office on November 3, 2023.

If you have questions, please contact Katherine Diehl, Village Clerk at 847-426-2822 or kdiehl@eastdundee.net.

VILLAGE OF EAST DUNDEE
Katherine Diehl, Village Clerk
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CERTIFICATE OF PUBLICATION

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**Fox Valley
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/03/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baitz

Designee of the Publisher of the Daily Herald

Control # 4607623



CALL TO ORDER

President Lynam calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Mahony, Kunze, Brittin, Saviano, Treiber (via telephone), Sauder and President Lynam.

Also in attendance: Village Administrator Erika Storlie, Director of Public Works Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Finance Director Brandiss Martin, Assistant to Administrator Franco Bottalico, Attorney Kelley Gandurski and Clerk Katherine Diehl.

PLEDGE OF ALLEGIANCE: Recited

Motion to allow Trustee Treiber to attend the meeting via telephone by Mahony/Brittin.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Sauder and President Lynam. Nays – 0. Absent – 0.

Motion carries.

PUBLIC COMMENT:

Steve Whitecotton – Dundee Township Foundation

Mr. Whitecotton stated that he has spoken with the Fire Department about the safety issues of the space the Foundation leases and occupies at 611 E. Main St. He stated that many of the repairs and violation-related items can be taken care of by the Foundation. He requested that the item on tonight's agenda be pulled off or tabled.

Alan Evans – Cardunal Community Food Pantry, West Dundee

Mr. Evans asked if the Dundee Township Foundation agenda item could be postponed or tabled since he received short notice of the lease termination. He said he needs to understand what the impact will be on the community that relies on the food pantry.

Holly McNeill – Dundee Township Foundation

Ms. McNeill read a letter from a Township Foundation recipient, addressed to the Village Board, stating how the Foundation has been a wonderful resource to D300 families and students for many years. The letter stated how the Clothing Closet is one of the most easily accessible, reliable and used resource in the area.

Ken Schaffer – Dundee Township Trustee

Mr. Schaffer expressed his concern with safety issues that have been present over the last two years at the 611 E. Main St. property. He asked the Village Board to take these issues into consideration.

CONSENT AGENDA:

- a. **Motion to Approve the Regular Village Board Meeting Minutes dated September 18, 2023**
- b. **Motion to Accept the Warrants List in the Amount of \$170,735.26**
- c. **Motion to Approve a Resolution Authorizing the Village Administrator to Enter into an Engineering Services Agreement with Baxter & Woodman Consulting Engineers for a Lead Service Line Inventory in an Amount Not-To-Exceed \$39,968**
- d. **Motion to Approve an Ordinance Approving a Preliminary Planned Unit Development Plan and Rezoning for Pal Land, LLC and Pal Land II, LLC located in the M1, R1, and B3 Zoning Districts in East Dundee, IL (Terra Business Park Phase II)**
- e. **Motion to Approve a Resolution Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street**

Motion to remove **Item e** from the Consent Agenda for Discussion and approve **Items a, b, c and d** by Kunze/Mahony.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Treiber and Sauder. Nays – 0. Absent – 0. Motion carries.

e. Motion to Approve a Resolution Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street

Motion to Approve a Resolution Authorizing the Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street by Sauder/Brittin.

Discussion:

Trustee Kunze asked if there would be any concern with tabling this item until the next meeting. Attorney Gandurski explained that the Fire Department has advised the Village that it is unsafe for individuals to be in those units. She stated that there is a liability issue for the Village if anyone were to get hurt. She said that the Fire Department would need to advise if any of the issues could be addressed in the next thirty days and if current conditions create life-safety issues that are unfit for occupancy. Administrator Storlie advised that she spoke with the Fire Department back when the report came out, and they had conveyed that six of the eight classrooms should not be occupied. The Fire Department would allow for some temporary occupancy while working on the safety issues, which would not typically be allowed under regular circumstances. She explained that there are also substantial issues in the common area of the building with no funding available to pay for improvements necessary to bring the building up to code. Attorney Gandurski stated that if the Village Board decides to extend the termination of notice to 60 days, there should not be anyone occupying the units until the Fire Department deems this to be safe. Administrator Storlie added that the Fire Department has allowed classroom numbers seven and eight as the only rooms to be temporarily occupied.

Motion to Approve a Resolution Authorizing the Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street with an amendment to the agreement to provide a 60 day notice of termination and only to allow occupancy to the rooms that have been approved by the East Dundee Fire Department by Brittin/Kunze.

Roll: Ayes – 3 – Mahony, Brittin and Treiber. Nays – 3 – Kunze, Saviano and Sauder. Absent – 0.

Attorney Gandurski announces that the amendment fails.

(See an update to this ruling in the meeting minutes dated November 6, 2023).

Motion to Table this Agenda Item to the Next Village Board Meeting by Kunze/Saviano.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano and Sauder. Nays – 1 - Treiber. Absent – 0.

Motion carries.

Trustee Treiber, via teleconference, left the meeting.

OTHER AGENDA ITEMS:

- a. Discussion of the Downtown Truck Traffic Evaluation Report Prepared by the Transportation and Parking Consulting Firm Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA)**

Director of Public Works Cotter stated that the Village had retained the services of KLOA, Inc. to evaluate truck traffic in and through the downtown and to also evaluate the speed limits on Water Street and Bonnie Dundee Road. He explained that the conclusions of the report are that Barrington Avenue, between Water Street and Route 68/Penny Avenue, should be designated as a truck route. Water Street, North of Barrington Avenue, would be included in the truck route, but South of Barrington Avenue would be restricted to local deliveries only. Also, the 30 mph speed limit on Water Street was determined to be adequate as was the 25 mph speed limit on Bonnie Dundee Road. Administrator Storlie added that without a designated truck route, all streets are truck routes. A newly designated truck route will require a lot of enforcement. She stated that she and Cotter have been in discussions with CMAP for over a year for assistance in conducting a regional truck study to find out where the trucks are coming from and going to. When that information is known, she said that the Village could work with neighboring jurisdictions to set up a more permanent truck route that does not have trucks going through the downtown. Designating the proposed truck route tonight is Phase 1 of several steps to come.

Brenden May of KLOA answered questions from the Village Board. He explained the truck traffic evaluation process measures axle weight to identify specific types of trucks. Administrator Storlie advised that an ordinance codifying the proposed truck route will appear on an upcoming agenda.

- b. Motion to Approve an Ordinance Authorizing the Acceptance of a Real Estate Donation Agreement (Parking Lot Next to 110 Railroad Street, East Dundee, Illinois)**
- c. Motion to Approve an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property and Lease Back of Property (110 Railroad Street)**

Motion to Approve an Ordinance Authorizing the Acceptance of a Real Estate Donation Agreement (Parking Lot Next to 110 Railroad Street) and to Approve an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property and Lease Back of Property (110 Railroad Street) by Mahony/Brittin.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano and Sauder. Nays – 0. Absent – 1 - Treiber. Motion carries.

- d. Request for Funding and Authorization to add One Part-Time FTE as a Village Employee to Staff the Depot for the Remainder of 2023, and Authorization to Create a Depot Council**

Administrator Storlie explained that it is the desire of the Village to have The Depot staffed to assist visitors and the recommendation is to retain Bill Zelsdorf's services and convert him from a contractor to a part-time employee. Also, staff is requesting authorization to hire an additional part time employee to assist in staffing summer hours at The Depot, rotating coverage with Mr. Zelsdorf. These individuals will operate the Depot Market. The Community Events and Depot Committee have recently met and endorsed this. Trustee Brittin added that a possible creation of a Depot Council was discussed and would operate similar to how the Arts Council does. The Council would oversee the Depot Market. There was consensus of the Board for the requests proposed to add one Part-time FTE employee and to create a Depot Council.

- e. Discussion and Direction on the Removal or Extension of the Refuse Sunset Clause approved on April 16, 2018, in Ordinance 18-06 which Amended Chapter 50 of the Code of Ordinances**

The Board discussed the need to fund the Police Pension and to replace lead water service lines. In addition, Trustee Brittin asked the Board to consider the large-scale projects that are approaching in the next 6-12 months. President Lynam stated that he would like to make a final attempt to see if there is another revenue

source that could help remove or partially remove the cost of the refuse service to the residents. He said he will work with Administrator Storlie and Finance Director Martin to see if they can identify other revenue sources.

f. Discussion and Direction Regarding Downtown Parking Minimum Regulations

Administer Storlie addressed the Board stating that any modifications to the zoning code would need to go before the Planning and Zoning Commission. She asked that the Board give staff direction to do research and bring information forth to the Commission. They can then evaluate existing conditions and decide what potential changes could be helpful or harmful. Recommendations would then come before the Village Board for consideration and codification. Storlie added that businesses in the downtown are mostly in the B1 district, which is exempt from minimum parking requirements. The business in question (River Lee's) is in the B2 district. The Village Board was in agreement to allow this item to go before the Planning and Zoning Commission.

REPORTS: VILLAGE PRESIDENT and BOARD

Lynam: Thanked the Public Works team for their work with fixing a massive water main break at Howard Court recently. He said this repair required a big section of the water line to be removed and replaced.

Brittin: Congratulated Police Chief Kruger on his retirement.

Kunze: None

Mahony: Congratulated Rosie O'Hare's Public House for winning the Northern Kane County Chamber's 2023 Customer Excellence Award.

Sauder: None

Saviano: Reported that she and Trustee Mahony had the honor of presenting the North Kane County Chamber 2023 Community Service Award to Marykay Harvey.

Treiber: None

REPORTS: STAFF

Village Administrator: Storlie advised that The Depot bathroom renovations have been postponed to the beginning of next year.

Village Attorney: Gandurski Thanked everyone for their work with acquiring the sale of 110 Railroad Street.

Police Chief: None

Public Works Director: None

Building Inspector: None

Finance Director: Martin reported that the audit is near completion, and she hopes to have the report findings presented at a December meeting. She also asked the Board to contact her this week with any new budget requests they may have. The Budget workshop will be on November 6.

Village Engineer: None

EXECUTIVE SESSION: Yes

Motion to adjourn the Regular Village Board meeting at 7:30 p.m. by Brittin/Mahony.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Sauder and President Lynam. Nays – 0. Absent – 1 - Treiber. Motion carries. Meeting adjourns.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Jeffrey Lynam

Attest: _____
Village Clerk, Katherine Diehl

CALL TO ORDER

President Lynam calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Mahony, Kunze, Brittin, Saviano, Treiber and President Lynam. Trustee Sauder is absent.

Also in attendance: Village Administrator Erika Storlie, Finance Director Brandiss Martin, Chief of Police James Kruger, Deputy Chief of Police Josh Fourdyce, Director of Public Works Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Attorney Kelley Gandurski and Clerk Katherine Diehl.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT:

Bill Zelsdorf

Mr. Zelsdorf recited Lincoln's Gettysburg Address by memory. He stated that he is dedicating it to this November meeting as it was also originally delivered in November.

Steve Whitecotton – Dundee Township Foundation

Mr. Whitecotton stated that he recently did a walkthrough of the space that the Foundation currently occupies at 611 E. Main St. with the Fire Department. He said that the requested work that needs to be done is very reasonable, as is the amount of money it will take for the work to be done, which the Foundation will pay for.

Patricia Glees – Dundee Township Foundation Treasurer

Ms. Glees stated that the Foundation has never received a bill or an invoice for garbage fees. She stated that the Foundation is not part of the Condo Association at this time. She said any invoice or bill should be provided by the Association to the Village of East Dundee and then to the Foundation. She advised that she would be willing to review past fees for garbage collection that the Village has paid to the Association. She said the Foundation would then be ready to pay the appropriate fees.

Kevin Bruning – Attorney, Bruning & Associates PC and Counsel for the Dundee Township Foundation

Mr. Bruning stated that the motion to amend at the last meeting involving the Dundee Township Foundation needs clarity. He stated that it is his opinion that the Village Board cannot terminate the license agreement at this time for numerous reasons. He said the total amount of work, including the common areas, will amount to \$25,000 and the Foundation is committed to paying the entire amount. He asked the Board to allow the work to be performed by the Foundation and to permit them to occupy the space.

CONSENT AGENDA:

- a. **Motion to Approve the Regular Village Board Meeting Minutes dated October 2, 2023**
- b. **Motion to Accept the Warrants List in the Amount of \$708,931.91**
- c. **Motion to Approve a Resolution Establishing the Regular Meeting Dates for the Village of East Dundee Board of Trustees, Planning and Zoning & Historic Commission, and Liquor Control Commission for the Calendar Year 2024**
- d. **Motion to Approve a Resolution Approving an Insurance Proposal from Alliant Insurance Services**
- e. **Motion to Approve an Ordinance Establishing a One Year Moratorium on the Issuance of Video Gaming Licenses**

Motion to Approve the Consent Agenda by Kunze/Mahony.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano, and Treiber. Nays – 0. Absent – 1 - Sauder. Motion carries.

OTHER AGENDA ITEMS:

a. Recognition of Police Chief James Kruger

The Village recognized Chief Kruger for his hard work, leadership, outstanding talents, professionalism, and service to the East Dundee Police Department. Chief Kruger thanked the Village Board, Village President and Village Administrator for allowing him to come to East Dundee and finish out the final two years of his active law enforcement career. He also thanked police department staff. He said it was an honor to work with them and to lead them. He also thanked Deputy Chief Fourdyce for the outstanding job that he has done over the past year since coming to East Dundee, helping him lead the organization.

b. Motion to Advise and Consent to the Village President's Appointment of Josh Fourdyce as Police Chief

Motion to Advise and Consent to the Village President's Appointment of Josh Fourdyce as Police Chief by Brittin/Mahony.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 1 - Sauder. Motion carries.

c. Swearing in of Police Chief Josh Fourdyce

Clerk Diehl Swore in Police Chief Josh Fourdyce.

Chief Fourdyce thanked Chief Kruger for giving him the chance to be an aspiring leader. He said that he is truly humbled and excited for this opportunity.

d. Discussion to Correct the Record from the Village Board Meeting of October 16, 2023

Attorney Gandurski explained that with the absence of a Trustee this evening, a tie vote would be a failed vote. She stated that the vote stands as a failed vote because it was not corrected before adjournment. She said that a new motion can be made at this time.

e. Motion to Approve a Resolution Authorizing Termination of License Agreement between Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the use and Occupancy of a Portion of the Summit Square, 611 East Main Street, East Dundee, Illinois

Motion to Approve a Resolution Authorizing Termination of License Agreement between Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the use and Occupancy of a Portion of the Summit Square, 611 East Main Street, East Dundee, Illinois by Mahony/Saviano.

Discussion:

Trustee Kunze commented that it is a shame it has come to a vote to make the Foundation leave because the parties involved cannot work together. President Lynam stated that the liability that the Village faces is compelling. Administrator Storlie stated that this property has been a gigantic financial burden for the Village of East Dundee to carry and will continue to be until the day the Village no longer owns it. She explained that the property is in a state of disrepair that must be fixed or closed off so that it is not accessible

to the public. She said it is not prudent to put more money into the facility. She said it was decided a year or two ago to exit from the facility and mitigate the damages. She said this has been very costly to the residents for years and will continue to be until there is a resolution.

Roll: Ayes – 4 – Kunze, Brittin, Treiber and President Lynam. Nays – 2 – Mahony and Saviano. Absent – 1 - Sauder. Motion carries.

Motion to Move Agenda item g up as the next order of business by Brittin/Saviano.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 1 - Sauder. Motion carries.

g. Motion to Approve an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property (304 Hill Street & 309 Jackson Street)

Motion to Approve an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property (304 Hill Street & 309 Jackson Street) by Saviano/Mahony.

Discussion:

Administrator Storlie Explained that The Village has been negotiating the purchase of 309 N. Jackson St. and 304 Hill St. with the property owner for over a year with the plan to build a two-story parking garage on the site. She stated that the property owner advised that he would not sell the property unless the Village agreed to a restriction prohibiting the Village from charging for parking at any facility that may be constructed on the site for a period of 20 years, which has never been mentioned in prior discussions. The property owner has also advised that there will be a prohibition on the Village holding any events on the property for the same time period. Administrator Storlie does not recommend accepting deed restrictions. She does recommend that the Village charge for parking during village sponsored special events, which occur approximately 12 to 14 times per year. This will help create a reserve fund to set aside to pay for maintenance of the garage over time. She stated that if the property owner will not sell without the deed restrictions, she recommends that the village go in the direction of utilizing eminent domain. Trustee Kunze stated that he is not sure this parking garage will be beneficial to the residents. He does not feel that this garage is an urgent need. He suggests amending the motion to eliminate the restrictions by the owner. Attorney Gandurski suggested not approving the motion and coming back with a version that the Board would approve. Trustee Saviano is not in favor of utilizing eminent domain at this point in time. Trustee Brittin would like more clarity with a signed agreement in hand and prefers to postpone until such time. Trustee Treiber stated that other towns charge for parking which is mainly to the visitors.

Motion to Postpone the Approval of an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property (304 Hill Street & 309 Jackson Street) to the December 4, 2023 meeting by Brittin/Kunze.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 1 - Sauder. Motion carries.

f. Discussion of the Proposed FY2024 Budget and Provide Direction to Staff on Budget Allocations in Addition to the Cash Balance Policy, the Assignment of Cash Reserves, Staffing Levels, Salary Increases, and Water, Sewer and Refuse Rates

Finance Director Martin presented the Fiscal Year 2024 budget overview. She provided highlights of the debt obligations, expenditures, and general fund revenues. Martin reminded that a decision still needs to be made on the refuse sunset clause. Administrator Storlie advised that a follow up budget discussion will be scheduled for November 20. She stated that the budget hearing will occur at the December 4 meeting and the

budget adoption will occur at the December 18 meeting.

REPORTS: VILLAGE PRESIDENT and BOARD

Lynam: Expressed well wishes for Chief Kruger.

Brittin: None

Kunze: None

Mahony: Reported that she attended a Township Board meeting on October 18. She stated that other governmental agencies attended and shared good information. This included a new gun lock safety act presentation by the Kane County Sheriff's Office and an update on the spring completion of the Longmeadow Parkway project presented by Chris Kios of the Kane County Forest Preserve. Trustee Mahony also reported that she attended the Riverfront Master Plan open house. Lastly, she reported that the Depot Market ended last weekend and a postcard has been printed to inform the vendors and the public of the 2024 season.

Sauder: None

Saviano: None

Treiber: None

REPORTS: STAFF

Village Administrator: None

Village Attorney: Gandurski reported that Springfield is going into a veto session in the next few days. One topic that will be addressed will be the "Paid Leave for all Workers" act.

Police Chief: None

Public Works Director: None

Building Inspector: None

Finance Director: None

Village Engineer: None

EXECUTIVE SESSION: Yes

Motion to adjourn the Regular Village Board meeting at 8:45 p.m. to Executive Session for (c)(21)

Discussion of Minutes and (c)(5) Acquisition of Property by Kunze/Saviano.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Treiber and President Lynam. Nays – 0. Absent – 1 - Sauder. Motion carries. Meeting adjourns.

The Village Board will not be taking any action in Executive Session and will therefore, not be returning to the Regular Board Meeting.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Jeffrey Lynam

Attest: _____
Village Clerk, Katherine Diehl

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|--|---------------------|--------------|-----------------------|--------|-------------------|
| ADVANCED AUTOMATION & CONTROLS INC | | | | | |
| 23-4173 | WTP SCADA WORK | 11/16/2023 | 10,629.47 | | 60-33-5290 |
| 23-4173 | WTP SCADA WORK | 11/16/2023 | 178.53 | | 60-33-5290 |
| 23-4193 | WWTP ALARMS | 11/16/2023 | 690.00 | | 60-33-5291 |
| Total ADVANCED AUTOMATION & CONTROLS INC: | | | 11,498.00 | | |
| AFLAC | | | | | |
| 218273 | AFLAC | 11/30/2023 | 797.00 | | 27-01-2215 |
| Total AFLAC: | | | 797.00 | | |
| AMERICAN LEGAL PUBLISHING CORPORATION | | | | | |
| 29200 | CODE UP-DATE | 11/15/2023 | 313.95 | | 01-12-5260 |
| Total AMERICAN LEGAL PUBLISHING CORPORATION: | | | 313.95 | | |
| ANA LOPEZ | | | | | |
| 101223 | MILAGE FOR TRAINING | 10/12/2023 | 49.65 | | 01-14-5420 |
| Total ANA LOPEZ: | | | 49.65 | | |
| AT&T | | | | | |
| 110423 | ATT W/S | 11/04/2023 | 701.17 | | 60-33-5320 |
| Total AT&T: | | | 701.17 | | |
| BAXTER AND WOODMAN CONSULTING ENGINEERS | | | | | |
| 252560 | WATER ST WATER MAIN | 11/20/2023 | 1,812.50 | | 34-01-5950 |
| Total BAXTER AND WOODMAN CONSULTING ENGINEERS: | | | 1,812.50 | | |
| BLUE CROSS BLUE SHIELD | | | | | |
| 120123 | BCBS ADMIN | 12/01/2023 | 4,889.53 | | 01-12-5060 |
| 120123 | BCBS FIN | 12/01/2023 | 926.74 | | 01-14-5060 |
| 120123 | BCBS PD | 12/01/2023 | 26,160.88 | | 01-21-5060 |
| 120123 | BCBS BLDG | 12/01/2023 | 1,742.57 | | 01-25-5060 |
| 120123 | BCBS PW | 12/01/2023 | 5,481.49 | | 01-31-5060 |
| 120123 | BCBS EMP CONTRIB | 12/01/2023 | 4,817.61 | | 27-01-2207 |
| 120123 | BCBS RETIREES | 12/01/2023 | 5,966.51 | | 27-01-2210 |
| 120123 | BCBS WTR/SWR | 12/01/2023 | 7,356.03 | | 60-33-5060 |
| Total BLUE CROSS BLUE SHIELD: | | | 57,341.36 | | |
| CARSMART AUTOMOTIVE INC. | | | | | |
| 45969 | BELT FOR COMPRESSOR | 11/07/2023 | 69.44 | | 01-31-5130 |
| Total CARSMART AUTOMOTIVE INC.: | | | 69.44 | | |
| CINTAS FIRST AID & SAFETY | | | | | |
| 4174621365 | MATS - VH | 11/20/2023 | 39.88 | | 01-12-5110 |
| Total CINTAS FIRST AID & SAFETY: | | | 39.88 | | |
| COMED | | | | | |
| 112123 | COM ED STREETS | 11/21/2023 | 515.87 | | 28-01-5510 |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|--|---------------------|--------------|-----------------------|--------|-------------------|
| Total COMED: | | | 515.87 | | |
| CREATIVE PROMOTIONAL APPAREL | | | | | |
| 18691 | HATS/LOGO | 11/27/2023 | 80.00 | | 01-31-5080 |
| 18691 | HATS/LOGO | 11/27/2023 | 80.00 | | 60-33-5080 |
| Total CREATIVE PROMOTIONAL APPAREL: | | | 160.00 | | |
| DUNDEE LANDSCAPE CONSTRUCTION | | | | | |
| 2788 | WINTER DECOR | 11/20/2023 | 2,717.00 | | 01-31-5110 |
| Total DUNDEE LANDSCAPE CONSTRUCTION: | | | 2,717.00 | | |
| DUNDEE NAPA AUTO PARTS | | | | | |
| 462811 | CLAMP FOR COMPESSOR | 11/27/2023 | 14.24 | | 01-31-5130 |
| Total DUNDEE NAPA AUTO PARTS: | | | 14.24 | | |
| DW-SERVANT FUND (EAST DUNDEE) LLC | | | | | |
| 11252023 1 | BDD DUNDEE GATEWA | 11/25/2023 | 4,166.67 | | 33-01-5876 |
| Total DW-SERVANT FUND (EAST DUNDEE) LLC: | | | 4,166.67 | | |
| ED'S, RENTAL & SALES INC | | | | | |
| 407921-3 | ROLLER | 11/17/2023 | 460.00 | | 01-31-5530 |
| Total ED'S, RENTAL & SALES INC: | | | 460.00 | | |
| GRAINGER, INC. | | | | | |
| 9905199080 | OX DITCH MOTORS | 11/14/2023 | 623.92 | | 60-33-5131 |
| 9903485119 | CLEANERS WTP | 11/13/2023 | 134.93 | | 60-33-5630 |
| Total GRAINGER, INC.: | | | 758.85 | | |
| HAWKINS, INC. | | | | | |
| 6625650 | WATER CHEMICALS | 11/15/2023 | 220.00 | | 60-33-5650 |
| 6625651 | WATER CHEMICALS | 11/15/2023 | 10.00 | | 60-33-5650 |
| 6632346 | WW CHEMICALS | 11/21/2023 | 4,677.68 | | 60-33-5651 |
| Total HAWKINS, INC.: | | | 4,907.68 | | |
| HELPING HAND IT | | | | | |
| 23-44350 | IT SERVICES | 11/21/2023 | 280.00 | | 01-12-5286 |
| Total HELPING HAND IT: | | | 280.00 | | |
| HOME DEPOT | | | | | |
| 111323 | SOD CUTTER RENTAL | 11/13/2023 | 98.90 | | 01-31-5530 |
| Total HOME DEPOT: | | | 98.90 | | |
| HOUSE OF DOORS | | | | | |
| 21264 | WTP GARAGE DOOR | 11/16/2023 | 408.75 | | 60-33-5110 |
| Total HOUSE OF DOORS: | | | 408.75 | | |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|---|-----------------------------|--------------|-----------------------|--------|-------------------|
| HUB INTERNATIONAL MIDWEST LTD | | | | | |
| 3406242 | NOTARY BOND BM | 11/13/2023 | 20.00 | | 01-21-5630 |
| Total HUB INTERNATIONAL MIDWEST LTD: | | | 20.00 | | |
| ICMA MEMBER SERVICES | | | | | |
| 1139903 | MEMBERSHI BJM | 11/30/2023 | 200.00 | | 01-14-5410 |
| Total ICMA MEMBER SERVICES: | | | 200.00 | | |
| ILLINOIS DEPT. OF TRANSPORTATION | | | | | |
| 64072 | 72/MAIN @ RIVER ST | 11/09/2023 | 771.87 | | 01-31-5150 |
| 64072 | 72/MAIN @ VAN | 11/09/2023 | 771.87 | | 01-31-5150 |
| 64072 | 72/MAIN @ ROCK ROAD | 11/09/2023 | 514.56 | | 01-31-5150 |
| Total ILLINOIS DEPT. OF TRANSPORTATION: | | | 2,058.30 | | |
| ILLINOIS PUBLIC RISK FUND | | | | | |
| 86381 | W/C ADMIN | 11/13/2023 | 743.90 | | 01-12-5520 |
| 86381 | W/C FIN | 11/13/2023 | 374.45 | | 01-14-5520 |
| 86381 | W/C PD | 11/13/2023 | 4,343.62 | | 01-21-5520 |
| 86381 | W/C BLDG | 11/13/2023 | 374.45 | | 01-25-5520 |
| 86381 | W/C W/S | 11/13/2023 | 748.90 | | 01-31-5520 |
| 86381 | W/C PW | 11/13/2023 | 898.68 | | 60-33-5520 |
| Total ILLINOIS PUBLIC RISK FUND: | | | 7,484.00 | | |
| JESSICA MARINOS | | | | | |
| 111323 | TRAINING MILEAGE | 11/17/2023 | 248.90 | | 01-21-5420 |
| Total JESSICA MARINOS: | | | 248.90 | | |
| KENIG, LINDGREN,O'HARA, ABOONA INC | | | | | |
| 29922 | TRUCK/TRAFFIC STUDY | 11/09/2023 | 790.00 | | 01-31-5220 |
| Total KENIG, LINDGREN,O'HARA, ABOONA INC: | | | 790.00 | | |
| LAI LTD. | | | | | |
| 10955 | CUTTER FOR 901 CENTRIFUGE | 11/02/2023 | 1,868.78 | | 60-33-5131 |
| Total LAI LTD.: | | | 1,868.78 | | |
| LAUDERDALE ELECTRIC, INC. | | | | | |
| 9433 | PD PARKING LOT LIGHTS | 11/20/2023 | 681.25 | | 01-21-5121 |
| Total LAUDERDALE ELECTRIC, INC.: | | | 681.25 | | |
| LAW ENFORCEMENT RECORDS MANAGERS OF IL | | | | | |
| 120823 | ANNUAL HOLIDAY MEETING | 12/08/2023 | 40.00 | | 01-21-5420 |
| Total LAW ENFORCEMENT RECORDS MANAGERS OF IL: | | | 40.00 | | |
| MOISTURE PROTECTION SYSTEMS, INC. | | | | | |
| 3160 | ROOF REPAIRS - POLICE STATI | 11/15/2023 | 12,570.00 | | 01-21-5121 |
| Total MOISTURE PROTECTION SYSTEMS, INC.: | | | 12,570.00 | | |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|---|-------------------------|--------------|-----------------------|--------|-------------------|
| NORTH EAST MULTI-REGIONAL TRAINING | | | | | |
| 340553 | TRAINING RS | 10/05/2055 | 125.00 | | 01-21-5430 |
| Total NORTH EAST MULTI-REGIONAL TRAINING: | | | 125.00 | | |
| NORTHERN KANE COUNTY | | | | | |
| 4240-9220 | ANNUAL MEMBERSHIP | 11/22/2023 | 262.50 | | 01-12-5410 |
| Total NORTHERN KANE COUNTY: | | | 262.50 | | |
| ORANGE CRUSH | | | | | |
| 112223 | REFUND ALARM PERMIT FEE | 11/22/2023 | 10.00 | | 01-09-4670 |
| 108038 | ASPHALT | 11/17/2023 | 864.60 | | 01-31-5150 |
| 107986 | ASPHALT DISPO | 11/15/2023 | 50.00 | | 01-31-5570 |
| 108078 | ASPHALT DISPO | 11/18/2023 | 50.00 | | 01-31-5570 |
| Total ORANGE CRUSH: | | | 974.60 | | |
| PADDOCK PUBLICATIONS, INC | | | | | |
| 271721 | TAX LEVY NOTICE | 11/26/2023 | 257.60 | | 01-14-5330 |
| Total PADDOCK PUBLICATIONS, INC: | | | 257.60 | | |
| PAL LAND, LLC | | | | | |
| 101023 | PAL LAND SALES TA | 10/10/2023 | 31,047.70 | | 01-12-5876 |
| Total PAL LAND, LLC: | | | 31,047.70 | | |
| PITNEY BOWES | | | | | |
| 110923 | ADMIN POSTAGE | 11/09/2023 | 100.00 | | 01-12-5680 |
| 110923 | NEW POSTAGE MACHINE PUR | 11/09/2023 | 2,413.79 | | 01-12-6010 |
| 110923 | FIN POSTAGE | 11/09/2023 | 100.00 | | 01-14-5680 |
| 110923 | PD POSTAGE | 11/09/2023 | 100.00 | | 01-21-5680 |
| 110923 | BZ POSTAGE | 11/09/2023 | 100.01 | | 01-25-5680 |
| 110923 | NEW POSTAGE MACHINE PUR | 11/09/2023 | 2,413.80 | | 60-33-6010 |
| Total PITNEY BOWES: | | | 5,227.60 | | |
| PRINCIPAL LIFE INSURANCE CO | | | | | |
| 120123 | ADMIN VIS DENT LIFE | 12/01/2023 | 318.53 | | 01-12-5060 |
| 120123 | FIN VIS DENT LIFE | 12/01/2023 | 104.68 | | 01-14-5060 |
| 120123 | PD VIS DENT LIFE | 12/01/2023 | 1,986.22 | | 01-21-5060 |
| 120123 | BLDG VIS DENT LIFE | 12/01/2023 | 134.79 | | 01-25-5060 |
| 120123 | PW VIS DENT LIFE | 12/01/2023 | 457.46 | | 01-31-5060 |
| 120123 | EMP CONT VIS DENT LIFE | 12/01/2023 | 750.99 | | 27-01-2208 |
| 120123 | W/S VIS DENT LIFE | 12/01/2023 | 606.33 | | 60-33-5060 |
| Total PRINCIPAL LIFE INSURANCE CO: | | | 4,359.00 | | |
| RALPH HELM, INC | | | | | |
| 387040 | SNOWBLOWER SERVICE | 11/21/2023 | 163.20 | | 01-31-5130 |
| 387041 | SNOWBLOWER SERVICE | 11/21/2023 | 178.77 | | 01-31-5130 |
| 387042 | SNOWBLOWER SERVICE | 11/21/2023 | 311.05 | | 01-31-5130 |
| 387044 | SNOWBLOWER SERVICE | 11/21/2023 | 163.24 | | 01-31-5130 |
| Total RALPH HELM, INC: | | | 816.26 | | |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|--|--------------------------|--------------|-----------------------|--------|-------------------|
| SCHROEDER ASPHALT SERVICES | | | | | |
| 2023-342 | 4TH STREET IMP | 08/28/2023 | 7,399.56 | | 32-31-6090 |
| Total SCHROEDER ASPHALT SERVICES: | | | 7,399.56 | | |
| SECRETARY OF STATE INDEX DEPARTMENT | | | | | |
| 112723 | NOTARY FEE- BM | 11/27/2023 | 15.00 | | 01-21-5630 |
| Total SECRETARY OF STATE INDEX DEPARTMENT: | | | 15.00 | | |
| SPRING HILL AUTO BODY | | | | | |
| 49311 | DPW TRUCK REPAIR | 11/01/2023 | 3,423.35 | | 01-31-5120 |
| 49311 | DPW TRUCK REPAIR | 11/01/2023 | 3,423.35 | | 60-33-5120 |
| Total SPRING HILL AUTO BODY: | | | 6,846.70 | | |
| SUMMIT SQUARE ASSOCIATION | | | | | |
| 120123 | ASSOCIATION DUES | 12/01/2023 | 1,910.27 | | 01-12-5410 |
| Total SUMMIT SQUARE ASSOCIATION: | | | 1,910.27 | | |
| TAPCO | | | | | |
| I766342 | PEDESTRIAN CROSSING SIGN | 11/10/2023 | 10,175.15 | | 15-01-5950 |
| I766342 | SHIPPING | 11/10/2023 | 300.00 | | 15-01-5950 |
| I766342 | SHIPPING | 11/10/2023 | 68.10 | | 15-01-5950 |
| Total TAPCO: | | | 10,543.25 | | |
| TONY CHIDO | | | | | |
| 1078000 | OVERPAY FINAL BILL | 11/28/2023 | 31.93 | | 99-00-1005 |
| Total TONY CHIDO: | | | 31.93 | | |
| TRAFFIC CONTROL & PROTECTION | | | | | |
| 117134 | STREET SIGN POLES | 11/06/2023 | 2,595.00 | | 01-31-5150 |
| Total TRAFFIC CONTROL & PROTECTION: | | | 2,595.00 | | |
| ULINE | | | | | |
| 171198186 | TRASH CAN LINERS | 11/02/2023 | 401.71 | | 01-31-5630 |
| Total ULINE: | | | 401.71 | | |
| USA BLUEBOOK | | | | | |
| 194273 | WTP LAB METER | 11/13/2023 | 2,501.00 | | 60-33-5630 |
| 194273 | PH ELECTRODE | 11/13/2023 | 350.00 | | 60-33-5630 |
| 194273 | PH ELECTRODE | 11/13/2023 | 16.44 | | 60-33-5630 |
| Total USA BLUEBOOK: | | | 2,867.44 | | |
| VERIZON WIRELESS | | | | | |
| 9948898744 | VERIZON ADMIN | 11/10/2023 | 92.49 | | 01-12-5320 |
| 9948898744 | VERIZON FIN | 11/10/2023 | 92.47 | | 01-14-5320 |
| 9948898744 | VERIZON PD | 11/10/2023 | 289.26 | | 01-21-5320 |
| 9948898744 | VERIZON B&Z | 11/10/2023 | 56.46 | | 01-25-5320 |
| 9948898744 | VERIZON SWR/WTR | 11/10/2023 | 342.19 | | 01-31-5320 |
| 9948898744 | VERIZON PW | 11/10/2023 | 156.03 | | 60-33-5320 |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|-----------------------------|------------------------|--------------|-----------------------|--------|-------------------|
| 9949296304 | W/WW DIALER MODEMS | 11/14/2023 | 37.16 | | 60-33-5320 |
| Total VERIZON WIRELESS: | | | 1,066.06 | | |
| VIQ SOLUTIONS, INC | | | | | |
| 3887 | TRANSCRIPTION SERVICES | 11/15/2023 | 52.56 | | 01-21-5290 |
| Total VIQ SOLUTIONS, INC: | | | 52.56 | | |
| WAGEWORKS, INC | | | | | |
| 4839118 | HEALTHCARE BENEFIT | 02/01/2023 | 176.00 | | 01-12-5060 |
| 5895944 | HEALTHCARE BENEFIT | 11/27/2023 | 176.00 | | 01-12-5060 |
| Total WAGEWORKS, INC: | | | 352.00 | | |
| WEX INC | | | | | |
| 112323 | FUEL CHARGES PD | 11/23/2023 | 2,298.16 | | 01-21-5620 |
| 112323 | B&Z FUEL | 11/23/2023 | 111.39 | | 01-25-5620 |
| 112323 | FUEL CHARGES PW | 11/23/2023 | 1,703.50 | | 01-31-5620 |
| 112323 | FUEL CHARGES WS | 11/23/2023 | 1,088.11 | | 60-33-5620 |
| Total WEX INC: | | | 5,201.16 | | |
| WILLIAM C ZELSDORF | | | | | |
| 110823 | DEPOT | 11/19/2023 | 520.00 | | 01-12-6010 |
| Total WILLIAM C ZELSDORF: | | | 520.00 | | |
| WILSON NURSERIES INC | | | | | |
| 440314 | PARKWAY TREE | 11/17/2023 | 185.00 | | 01-31-5190 |
| Total WILSON NURSERIES INC: | | | 185.00 | | |
| Grand Totals: | | | 196,130.04 | | |

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Memorandum



To: Village President and Board of Trustees
From: Franco Bottalico, Assistant to the Village Administrator
Subject: Creation of a Depot Council
Date: December 4, 2023

Action Requested:

The Community Events and Depot Committee and staff recommends Village Board adoption of an ordinance creating a Depot Council for the Village of East Dundee. The newly formed Depot Council would be responsible for services to the public such as continuing the Depot Market, additional Village-sponsored special events, and other duties that the Depot Council will self-create and recommend to the Village Board.

Summary:

At the October 16, 2023 Village Board meeting, the Board authorized staff to hire one part-time Depot Attendant position for the remainder of 2023, and then authorized a second part-time position for 2024. At the meeting, the Board also discussed the creation of a Depot Council which was a recommendation by the Community Events & Depot Committee at their October 9th meeting.

The Depot Council would operate similar to the Arts Council and be self-sustaining as far as operations. The Depot Council would oversee the operations of the Depot Market as a Village event and any potential rental applications, if needed, and explore the idea of additional Village-sponsored events; however, this Council would be an extension of the Village Board and under the Village Board's purview. The ordinance proposes 5 total members of the board, 2 of which will be Village Board members and 3 of which will be community members.

Staff recommends this approach as it still allows the Village to have oversight of operations and recommendations to the Board. Additionally, the two part-time positions at The Depot will provide staff with additional support on Village events and during Depot rentals, and will also administer and manage the Depot Market under the direction of the Depot Council.

Attachment:

Ordinance

ORDINANCE NUMBER 23-_____

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES,
ILLINOIS, AMENDING TITLE III, CHAPTER 32 OF THE VILLAGE OF EAST DUNDEE
VILLAGE CODE TO CREATE A NEW DEPOT COUNCIL.**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Title III, Chapter 32 of the Village of East Dundee Village Code ("Village Code") provides rules and regulations relating to various commissions; and

WHEREAS, the Village desires to amend the Village Code to create a new "Depot Council" for the Village; and

WHEREAS, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code as set forth in this ordinance; and

NOW THEREFORE BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated as Section 1 as if restated herein.

SECTION 2: Amendments. Title III, titled "Administration," of Chapter 32 titled "Departments, Commissions and Other Organizations," of the Village Code is hereby amended to add a new Section 32.11 titled "Depot Council" to be read as follows with the additions in **bold** and double-underlined and deletions ~~struck through~~:

"§ 32.11 DEPOT COUNCIL.

- (A) There is hereby created a Depot Council consisting of five members, two of whom shall be members of the Board of Trustees and three of whom shall be members of the community who are not members of the Board of Trustees.
- (B) The members of the depot Council shall be appointed by the President of the village, by and with the consent of the Board of Trustees. The chair of the Depot Council shall be appointed by the President of the village from the members of the Depot Council, by and with the consent of the Board of Trustees. The terms of the members of the Depot Council shall be three years and until their respective successors shall be appointed and qualified; and provided further, that the President shall appoint the first members of the Depot Council, two of whom shall serve until the end of the current municipal year in which the appointment is made, another two of whom shall serve until the end of the municipal year next ending, and another one whom shall serve until the end of the municipal year second next ensuing; provided that each of the first members of the Depot Council shall serve until his or her successor is appointed and qualified. The members of the Depot Council shall not be paid compensation for their service on the Council.
- (C) The members of the Depot Council shall be subject to removal in the same manner as officers of the village.

(D) The Depot Council shall have the following powers and duties:

- (1) To continue the services to the public previously provided by the Dundee Township Visitor's Center.
- (2) To promote tourism within the Village.
- (3) To designate, promote, and/or advertise recreational and/or destination stops to visitors of the Fox River Bike Trail.
- (4) To promote, advise, and oversee the operation of the Depot Market.
- (5) To provide direction and recommendations to the Village Board of Trustees regarding new Village-sponsored special events and other Depot-related business and functions.

(E) The Depot Council shall meet as often as it deems necessary in order to carry out its duties, but in no event shall the Depot Council meet less frequently than one time per year. All meetings of the Depot Council shall comply with the Illinois Open Meetings Act ILCS Chapter 5, Act 120, §§ 1 et seq. depot Council members shall complete training on the Illinois Open Meetings Act within 90 days of being appointed, as required by ILCS Chapter 5, Act 120, § 1.05(b).

(F) When a member of the Depot Council has been unable or has failed to attend meetings during a consecutive period of four months, such absence shall be construed, after notice to the member thereof by the Chair of the Council, as a resignation from the Depot Council. A vacancy thus created shall be filled as in the case of other vacancies."

SECTION 3: Continuation. That all provisions of the Village Code not amended herein shall remain in full force and effect.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid and unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be hereby repealed.

SECTION 6: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this _____ day of _____ 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this _____ of _____ 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Memorandum



To: Village President and Board of Trustees
From: Phil Cotter, Director of Public Works
Subject: Purchase of Rock Salt
Date: December 4, 2023

Action Requested:

Staff recommends Village Board approval of a resolution authorizing the purchase of rock salt for the 2023-2024 winter season in the amount of \$32,000 from Cargill, Inc. through the State of Illinois' joint purchasing program.

Funding Source:

Motor Fuel Tax (MFT) Fund, Account No. 28-01-5160

Summary:

The proposed FY 2024 Budget appropriates \$32,000 (estimated 400 tons at \$80.00 per ton) for the purchase of rock salt for snow and ice control. For the upcoming winter, staff again elected to participate in the State of Illinois' joint purchasing program through the Department of Central Management Services (CMS) for purchasing rock salt. To participate in the CMS program, the Village was required to declare its commitment in the spring by providing the state with the amount of requested salt. With the salt barn being near capacity, staff requisitioned 400 tons of additional salt for the coming winter.

The Village has received notification from CMS that its awarded unit price for the purchase and delivery of rock salt is \$84.95 per ton from Cargill, Inc. This unit price reflects a minimal increase over last year's unit price of \$84.57 per ton.

Through the CMS program, the Village is obligated to purchase 80% (or a minimum of 320 tons) of the requisitioned amount (400 tons). The vendor is in turn obligated to maintain the unit price up to 120% (or 480 tons) of the requisitioned amount. Staff recommends opening a purchase order in the amount of \$32,000 which will allow staff to meet the minimum purchase requirement of 80% and, if needed, purchase close to the requisitioned amount of 400 tons.

Attachments:

Resolution

RESOLUTION NUMBER ____-23

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,
COOK AND KANE COUNTIES, ILLINOIS,
APPROVING THE PURCHASE OF ROCK SALT FROM CARGILL, INC.
IN THE AMOUNT OF \$32,000 FOR SNOW AND ICE CONTROL**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village provides snow and ice control on all Village roads during each winter season; and

WHEREAS, Village Staff recommends the purchase of up to 400 tons of rock salt from Cargill, Inc. in the amount of \$32,000 through the State of Illinois' joint purchasing program for snow and ice control on all Village roads; and

WHEREAS, the Village's corporate authorities determine that is in the Village's best interest to purchase rock salt in the amount of \$32,000 for snow and ice control on all Village roads during the 2023-2024 winter season;

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: The Village's corporate authorities approve the purchase of rock salt in the amount of \$32,000.00 from Cargill, Inc. for snow and ice control on all Village roads during the 2023-2024 winter season.

ADOPTED this 4th day of December, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 4th day of December, 2023.

Jeffrey J. Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this ____ day of _____, 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2023.

Memorandum



To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: Purchase of Real Property in Downtown TIF #4 (309 Jackson St, and 304 Hill St, East Dundee)

Date: November 6, 2023

Action Requested:

Staff submits for Village Board consideration an ordinance authorizing the purchase of 2 lots located at 309 N. Jackson St. (PIN 03-23-320-006) and 304 Hill St. (PIN 03-23-320-001), East Dundee, IL 60118 in the Downtown Tax Increment Financing District for the combined purchase price of \$378,000. The purchase has a 5-year restriction prohibiting the Village from charging for parking at the property if a parking structure is constructed, a restriction prohibiting the use of the property for anything other than parking, and a restriction requiring the Village to set rates for the garage equal to that of the rate charged on-street. Staff does not recommend approval of this ordinance, and instead recommends the Village Board direct staff to return with an ordinance authorizing the acquisition of this property through the eminent domain process.

Funding Source:

Downtown TIF #4 – Fund 39

Summary:

At the November 6, 2023, Village Board Meeting, the board considered an ordinance authorizing the purchase of this property with a 10-year prohibition on the ability to charge for parking if a parking structure is constructed on the site. The agenda item was tabled to the December 4, 2023, meeting with no action taken to give the property owner time to come back with a more suitable offer.

The property owner has reduced his requirement to 5 years and the contract attached contemplates that restriction being effective starting the day the contract is executed by both parties.

Additionally, the property owner has added the following restrictions:

- Property can only be used for public parking.
- No special events or equipment storage allowed.
- No parking fees will be charged for 5 years.
- After 5 years the parking fee charged shall be equal to the fee for open street parking on River St between Main St and Barrington Ave.

The property owner has requested these as deed restrictions, meaning that if the Village purchases the property and the parking garage doesn't move forward, the land will be undevelopable as commercial space or mixed-use forever.

Additionally, the requirement regarding the parking fee being the same as the on-street rate is not recommended. Staff has no comparable examples of any city where the garage parking rate is the same as an on-street rate. Parking garages often charge by the hour or overnight, whereas on-street parking usually becomes free after 10pm. Again, this restriction would be for perpetuity, so the Village would be locked into this scheme of fee establishment forever with no ability to ever do anything different.

Staff obtained two separate appraisals for the property in August of 2022, prior to the increases in interest rates that have caused commercial property values to decrease. The appraisals are attached to this memo and outlined below:

| Appraiser | 309 Jackson | 304 Hill | Total |
|--|-------------|-----------|-----------|
| Second City Appraisal | \$50,000 | \$170,000 | \$220,000 |
| Associated Property Counselors | \$90,000 | \$225,000 | \$315,000 |
| Sellers communicated selling price: 2/28/2023 | | | \$375,000 |
| 9/20/2023 | | | \$378,000 |
| 10/30/2023 | | | \$425,000 |
| 11/30/2023 | | | \$378,000 |

Attachments:

Ordinance
Purchase and Sales Agreement
Appraisals

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING EXECUTION OF A REAL ESTATE SALE AGREEMENT
AND PURCHASE OF REAL PROPERTY
(304 HILL STREET & 309 JACKSON STREET, EAST DUNDEE, ILLINOIS)**

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village find as follows:

- A. The Village of East Dundee (the "Village") is a home rule municipality pursuant to Section 7 of Article VII of the Constitution of the State of Illinois.
- B. The State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time (the "TIF Act").
- C. Pursuant to its powers and in accordance with the TIF Act, and pursuant to Ordinance Nos. 08-34, 08-35 and 08-36, adopted June 16, 2008, and as amended by Ordinance Number 18-28 on September 10, 2018, the Downtown Tax Increment Financing District (the "TIF District") was formed as a TIF district, for a twenty-three (23) year period. Ordinance Nos. 08-34, 08-35, 08-36 and 18-28 are incorporated herein by reference.
- D. Pursuant to and in accordance with the TIF Act and the Ordinances establishing the TIF District, the Corporate Authorities of the Village are empowered under Sections 4(c) and 3(q)(2) of the TIF Act, 65 ILCS 5/11-74.4-4(c) and 3(q)(2), to purchase real property within the TIF district, using TIF District funds, in furtherance of the Redevelopment Plan and Project for the TIF District, including for the acquisition of the "Subject Property," as defined in Section I.E. below.
- E. BIG KAHUNA CORPORATION, an Illinois corporation (the "Seller"), is the owner of the real estate and appurtenances attached thereto for the properties located at 304 Hill Street and 309 Jackson Street, East Dundee, Illinois (collectively, the "Subject Properties").
- F. The Village desires to acquire the Subject Properties in furtherance of the Redevelopment Plan and Project for the TIF District.
- G. It is the desire of the Seller to convey the Subject Properties to the Village on the terms set forth in the "Real Estate Purchase and Sale Agreement," and its accompanying Exhibits, attached hereto as **EXHIBIT A** and made a part hereof (the "Agreement").

- I. It is in the best interest of the Village to acquire the Subject Properties, to ensure that redevelopment within the TIF District continues.

SECTION 2: Based upon the foregoing, the Village President, Village Clerk and Village Administrator are hereby authorized and directed to purchase the Subject Properties pursuant to the terms and conditions set forth in the Agreement. The Village President or Village Administrator are further authorized and directed to execute and deliver such other instruments, including the Agreement, in a form finalized and approved by the Village Administrator and Village Attorney, and the Village Administrator and Village Attorney are also authorized to make any final changes to the terms and conditions of the Agreement as may be necessary or convenient to consummate such purchase.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this ____ day of November, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of November 2023, by the Village President of the Village of East Dundee, and attested by the Village Clerk, on the same day.

Village President

APPROVED and FILED in my office this ____ day of _____, 2023 and published in pamphlet form in the Village of East Dundee, Kane and Cook Counties, Illinois.

ATTEST:

Village Clerk

EXHIBIT A

REAL ESTATE PURCHASE AND SALE AGREEMENT

(attached)

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI2303336LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

| ORIGINATING OFFICE: | FOR SETTLEMENT INQUIRIES, CONTACT: |
|--|--|
| Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com | Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018 |

Order Number: CCHI2303336LD

Property Ref.: Elrod - 304 Hill Street, East Dundee, IL

SCHEDULE A

1. Commitment Date: June 15, 2023

2. Policy to be issued:

(a) ALTA Owner's Policy 2021

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Amount of Insurance: \$170,000.00
The estate or interest to be insured: Fee Simple

(b) ALTA Loan Policy 2021

Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Big Kahuna Corp, an Illinois corporation

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"
Legal Description

LOTS 3 AND 4 AND LOT 5 (EXCEPT THE WEST 30 FEET) IN BLOCK 2 OF THE PLAT OF DUNDEE,
IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**SCHEDULE B, PART II
EXCEPTIONS**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
8. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.
9. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
 - A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;

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SCHEDULE B, PART II EXCEPTIONS

(continued)

- C. All permanent real estate tax index numbers of any property legally described in the document;
- D. The address of any property legally described in the document;
- E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
- F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

- F 10. Taxes for the years 2022 and 2023.

Taxes for the year 2022 are payable in two installments.

The first installment amounting to \$3,406.49 are paid of record..

The second installment amounting to \$3,406.49 is not delinquent before September 1, 2023.

Taxes for the year 2023 are not yet due and payable.

Permanent Tax No.: 03-23-320-001

- E 11. Note: Our searches appear to indicate that the subject land is not presently encumbered by a recorded Mortgage. This must be substantiated by a sworn statement from the party in title, and this commitment is subject to such further exceptions, if any, as may be deemed necessary

- A 12. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

- C 13. The land lies within the boundaries of Village of East Dundee Special Service Areas 2, 3 and 4 as disclosed by ordinance recorded as document 98K000466, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

- I 14. Before issuing its policy of title insurance, the Company will require evidence, satisfactory to the Company, that the vestee corporation named herein

(a) was duly incorporated on or before the date title was acquired by the said corporation;

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SCHEDULE B, PART II
EXCEPTIONS
 (continued)

(b) is now in good standing and authorized to do business in the state or country where the said corporation was formed

- J 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Big Kahuna Corp, an Illinois corporation

(a) A Copy of the corporation By-laws and Articles of Incorporation

(b) An original or certified copy of a resolution authorizing the transaction contemplated herein

(c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

(d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- D 16. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

- G 17. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

- H 18. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

- B 19. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
 (This note will be waived for policy).

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

- 2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements;
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI2303337LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

| ORIGINATING OFFICE: | FOR SETTLEMENT INQUIRIES, CONTACT: |
|--|--|
| Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com | Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018 |

Order Number: CCHI2303337LD

Property Ref.: Elrod - 309 Jackson, East Dundee, IL

SCHEDULE A

1. Commitment Date: June 16, 2023

2. Policy to be issued:

(a) ALTA Owner's Policy 2021

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Amount of Insurance: \$50,000.00
The estate or interest to be insured: Fee Simple

(b) ALTA Loan Policy 2021

Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Big Kahuna Corporation

5. The Land is described as follows:

LOT 8 IN BLOCK 2 OF EAST DUNDEE, IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS

END OF SCHEDULE A

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- C 8. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
 - A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

This exception will not appear on the policy when issued.

- J 9. Taxes for the year 2022 and 2023.
- Taxes for the year 2023 are not yet due or payable.
- Taxes for the first installment year 2022, amounting to \$647.06 are paid of record. .
- Taxes for the final installment year 2022, amounting to \$647.06 are not delinquent before September 1, 2023.
- Permanent Index Number: 03-23-320-006.
- D 10. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.
- Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.
- G 11. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- B 12. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- A 13. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- H 14. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- I 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:
- Name of Corporation: Big Kahuna Corporation

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- (a) A Copy of the corporation By-laws and Articles of Incorporation
- (b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- (c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- (d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

E 16. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required Documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for the policy,)

F 17. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

- 2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements;
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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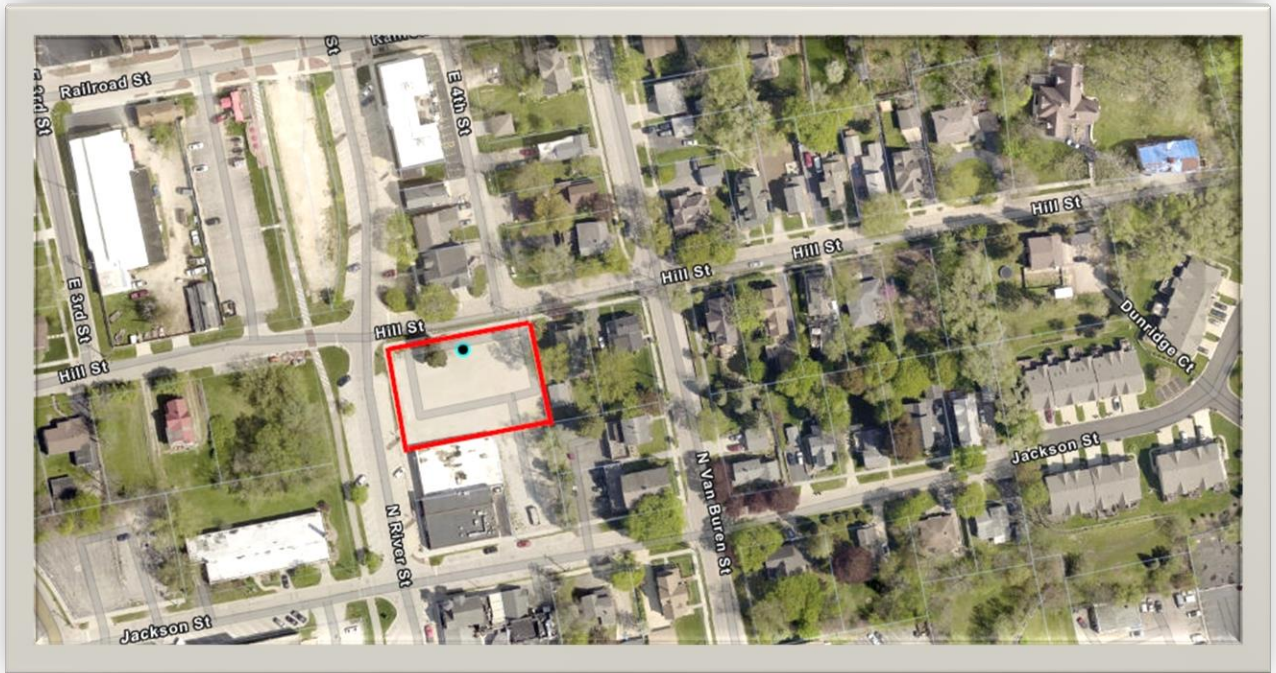
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APPRAISAL REPORT

**304 HILL STREET
EAST DUNDEE, ILLINOIS 60118**



Second City Appraisal, LLC

420 Lake Cook Road, Suite 116

Deerfield, IL 60015

www.secondcityappraisal.com

(224) 804-0300

info@secondcityappraisal.com

Second City Appraisal, LLC

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Andrew J. Richter, MAI, CIAO
President

Ms. Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, IL 60118

August 11, 2022

Dear Ms. Storlie

As you recently requested, we have prepared an appraisal valuing the *fee simple interest* in the property commonly known as **304 HILL STREET**, in **EAST DUNDEE, ILLINOIS 60118**. The property consists of the nearly rectangular shaped 19,038 square foot corner site (subject to survey), with frontages of 167.2' on the South side of Hill Street and 114.5' on the East side of River Street. The commercial zoned site is now unused and covered with compacted dirt, with two mature trees near the intersection. It is not legally buildable as zoned.

We hereby certify that we have no past, present or contemplated future interest in the property and have completed no prior appraisal; that neither this appraisal, nor the compensation therefore, are contingent upon the value reported; that we inspected the property on July 27, 2022; and that this appraisal report has been made in conformity with Standard 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP); and the Appraisal Institute, which has the right of review.

We herewith deliver our appraisal report, which describes the property and the methods used to arrive at a final opinion of value for the described interest in the property.

As supported in this report, it is our considered opinion that the market value of the *fee simple interest* in the subject real estate, as of the date of our inspection on **July 27, 2022**, subject to the terms and conditions of this report, but with no property-specific hypothetical conditions or extraordinary assumptions, was:

ONE HUNDRED SEVENTY THOUSAND DOLLARS

(\$170,000)

Respectfully submitted,

Andrew Richter, MAI, CIAO
President

SUMMARY OF SALIENT FACTS

| | |
|--|--|
| Property Address: | 304 Hill Street, East Dundee, Illinois |
| Property Type: | Vacant land. |
| Lot Size: | 19,038 square feet |
| Site Description: | 19,038 square feet vacant land. Site consists of compacted dirt and two mature trees. |
| Condition: | Average. |
| Highest and Best Use: | Interim holding, or a speculative purchase at a reduced value. The typical purchaser would be acting in anticipation of future market improvement – which would most likely require Village support in order to be economic. |
| Interest Appraised: | Fee Simple Interest |
| Hypothetical Conditions & Extraordinary Assumptions: | None |
| Date of Inspection & Valuation: | July 27, 2022 |

OPINION OF MARKET VALUE – FEE SIMPLE INTEREST

"AS-IS" – JULY 27, 2022

ONE HUNDRED SEVENTY THOUSAND DOLLARS

(\$170,000)

TABLE OF CONTENTS

INTRODUCTION

| | |
|--------------------------------|-----|
| Title Page..... | i |
| Letter of Transmittal..... | ii |
| Summary of Salient Facts | iii |
| Table of Contents ... | iv |

DESCRIPTION, ANALYSIS AND CONCLUSIONS

| | |
|--|----|
| Property Identification..... | 1 |
| Legal Description ... | 1 |
| Intended Use and User of the Appraisal..... | 1 |
| Hypothetical Conditions and Extraordinary Assumptions..... | 1 |
| Definition of Market Value | 2 |
| History of Recent Conveyances ... | 2 |
| Competency Provision..... | 2 |
| Scope of Work Performed. | 3 |
| Zoning..... | 4 |
| Designated Flood Plain..... | 5 |
| Tax Data | 6 |
| Area Data..... | 7 |
| Site Data | 11 |
| Highest and Best Use..... | 12 |
| Opinion of Market Value... .. | 14 |
| Comparable Sales Map.. .. | 24 |
| Comparable Sales Table | 25 |
| Analysis | 25 |
| Certification. | 31 |

ADDENDA

| | |
|--|----|
| Subject Photos | 28 |
| Aerial | 32 |
| Highlighted Sidwell | 33 |
| Area Statistics | 34 |
| Subject Map. | 35 |
| Chicago and Vicinity Maps | 36 |
| Assumptions and Limiting Conditions..... | 37 |
| Qualifications of the Appraisers .. | 38 |

PROPERTY IDENTIFICATION

The subject property is commonly known as **304 HILL STREET** (aka 110 River Street) in **EAST DUNDEE, ILLINOIS** (Census Tract 8504.00). It consists of the nearly rectangular shaped 19,038 square foot corner site (subject to survey), with frontages of 167.2' on the South side of Hill Street and 114.5' on the East side of River Street. The commercial zoned site is now unused and covered with compacted dirt, with two mature trees near the intersection.

LEGAL DESCRIPTION

No legal description or Plat of Survey has been provided. The Kane County Plat provided by the Dundee Township Assessor's records, an excerpt of which is reproduced on Page #11 of this report identifies the property as:

Lots 1, 2 and 3 (except the West 30' thereof) in Block 2 of the Plat of Dundee in the Village of East Dundee in Kane County, Illinois.

The property is instead identified by its address and property index number. A current Plat of Survey including a legal description should be prepared by a licensed surveyor prior to any conveyance or encumbrance of the subject property.

INTENDED USE AND USER OF THE APPRAISAL

This appraisal report develops our opinion of the **market value**, as herein defined, of the **fee simple interest** in the subject property as of **July 27, 2022**, which was the date of my inspection. It is subject to the usual terms and conditions of our appraisals, with no property specific hypothetical conditions or extraordinary assumptions.

This appraisal has been prepared at the request of Erika Storlie, Village Manager, on behalf of the Village of East Dundee, who is our client. Ms. Storlie and the Village of East Dundee are the intended user(s) of this appraisal. The intended use is to assist the Village in their planning. It thus assumes that title to the property is held in fee simple, free and clear of any existing mortgages or other liens; and excludes any personal property, as none would typically be conveyed with a property of this type, or included in the security for a mortgage. Our opinion of value applies solely to the date above, and there are no representations or warranties, expressed or implied or otherwise made by the appraiser, pertaining to the future value of real or personal property at any other points in time.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

This appraisal is subject to the terms and conditions set forth in this report, including those specified in the standard Assumptions and Limiting Conditions in the Addenda. It includes no property-specific hypothetical conditions (matters contrary to fact) or extraordinary assumptions (items presumed as fact which, if found to be false, would significantly impact the opinion of market value).

DEFINITION OF MARKET VALUE

Market Value is defined by the Office of the Comptroller of the Currency of the United States as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial agreements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

HISTORY OF RECENT CONVEYANCES

An examination of the Kane County Recorder's records reveals no conveyances of all or any part of the site in the three years preceding the date of value, or subsequently. We know of no unrecorded sale, other listing for sale or offer to purchase the property within the last three years.

COMPETENCY PROVISION

The professional education and experience of the appraisers assures us of our competency to prepare this appraisal without undisclosed outside assistance.

SCOPE OF WORK PERFORMED

To demonstrate the basis of our opinion of the *market value* of the *fee simple interest* in the property, we have prepared this *appraisal report*, consistent with Standard 2-2(a) of the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP). As with all appraisals prepared by this office, it also complies with the standards of the Appraisal Institute, which has the right of review for compliance and educational purposes. The scope of our independent investigation and analysis is briefly described here.

Descriptive data pertaining to the property, its legal status and location factors have been gathered from public sources identified in this report, and demographic data and other support materials maintained in our office; as well as our inspection of July 27, 2022. No Plat of Survey was provided to us.

To arrive at our opinion of the Market Value of the fee simple interest in the property, we utilized only one of the three approaches to value commonly applied in the appraisal of real estate: the Sales Comparison Approach. This method makes direct comparison with the reported sales of comparable properties, taken from public records and verified by interviews with parties to the reported transaction whenever possible. The price per square foot of land is the only unit of comparison used, as is usually the case for vacant sites of less than two acres.

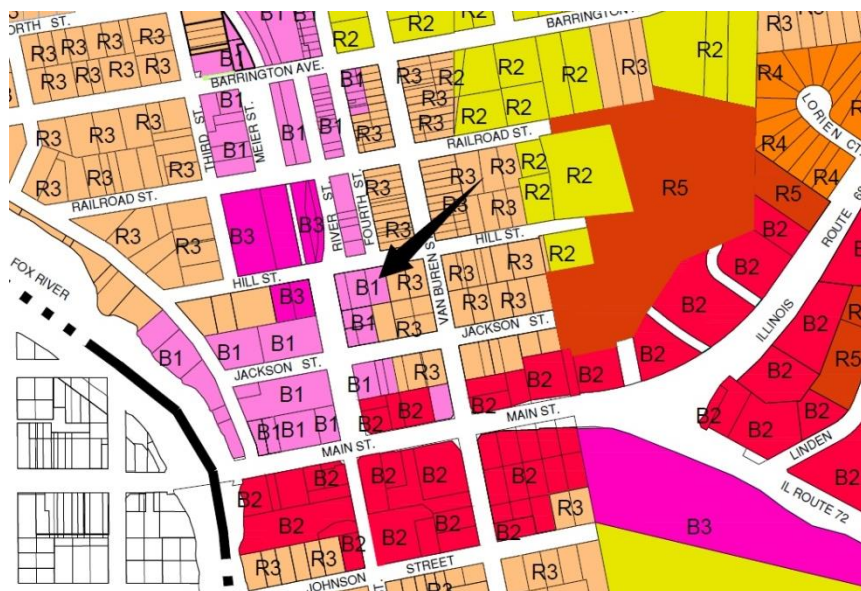
We have not considered the Cost Approach, which method sums the depreciated replacement cost of buildings and site improvements with our opinion of the market value of the land, if vacant, as there are no improvements that contribute to the value of the under-lying land.

We also have not considered the Income Capitalization Approach, which values a property by capitalization of the anticipated net income generated if leased. Vacant industrial or commercial sites of this limited size are rarely, if ever, leased in the Chicago metropolitan area, and thus no data is available from which to derive an economic rent.

Any published sources referred to in our analysis are identified in the text. All information provided by others is believed to be reliable but may or may not have been independently verified. Other limiting conditions to this appraisal, and the extent of the appraiser's responsibility, are set forth in the Certification and the Assumptions and Limiting Conditions in the Addenda to this report and should be carefully considered.

ZONING

According to the Village of East Dundee Zoning Map and Ordinance, the subject property is zoned **B-1, Downtown Business District**, which district “shall recognize the historic significance, spatial layout, yard and parking limitations of the original downtown business district”.



Permitted uses in a B-1 district include, but are not limited to, the following:

1. Business and professional offices
2. Medical and dental offices, clinics and laboratories
3. Sales of appliances, books, clothing, floor coverings, furniture, gifts, jewelry, leather goods, office supplies and stationary, paint and wallpaper, pets, sporting goods and toys
4. Department stores
5. Drug stores and pharmacies
6. Groceries and food stores, including bakeries, butcher shops and candy stores
7. Clubs, lodges and meeting halls with no live entertainment
8. Restaurants with no live entertainment, taverns, brew pubs and ice cream shops
9. Public parks and playgrounds
10. Barber shops and beauty parlors
11. Banks, insurance and investment agencies, real estate offices
12. Dancing schools or studios and music schools

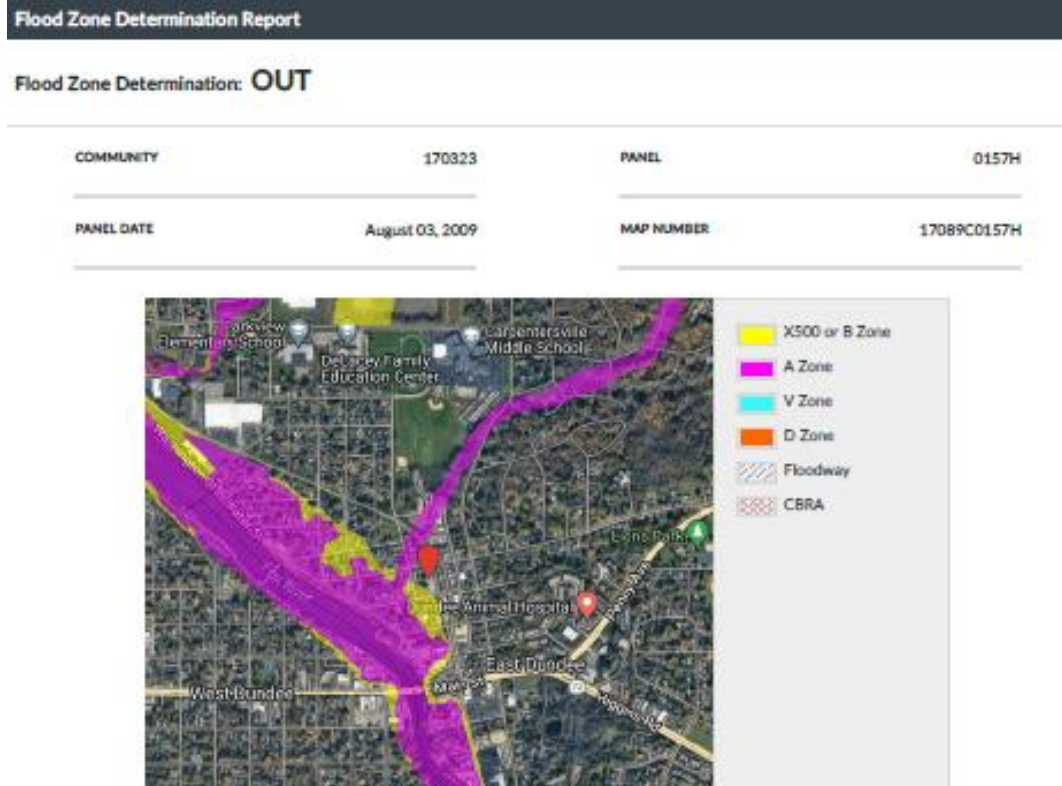
The only residential use permitted is units above the first floor of any business, but only as a special use. Other special uses permitted with site plan approval include restaurants with entertainment and/or dancing, drive-through restaurants and houses of worship.

Lots within the B-1 district have a minimum lot area requirement of 2,000 square feet and a minimum lot width of 20' at the building front line, with no minimum setbacks unless the adjacent property has a setback (which does not pertain to any property adjacent to the subject).

There are no known conditions that limit development of the subject site with any permitted use.

DESIGNATED FLOODPLAIN

As shown on the applicable portion of Flood Hazard Map Panel #**170989C0157H**, dated August 3, 2009, published by the Federal Emergency Management Agency (FEMA), the subject property ***does not*** lie in a designated Zone A or Zone B flood hazard area, and appears to be in a Zone X area of minimal flood risk.



This information has been obtained from our examination of the applicable flood insurance rate map panel and confirmed by our visual inspection of the property. However, these maps do not display all streets or landmarks, and are subject to varying interpretations, and we have no expertise in these matters. Therefore, this information is provided for the purpose of comparison with surveyed comparable properties only and is not considered in any way to be a guarantee of the flood status of the subject property.

TAX DATA

According to the records of the Kane County Treasurer, the following pertains to the subject property for tax year 2021, with taxes payable in 2022.

Permanent Index Numbers: ***03-23-320-001***

Assessed Valuation: \$73,332.00

2021 Real Estate Taxes: \$ 6,570.76

This real estate tax liability equates to \$0.35 per square foot of land for the 19,038 square foot site. The indicated Assessor's estimate of Market Value (based on the 33.33% assessment to value ratio for all non-incentivized Kane County parcels) is \$220,018 or \$11.56 per square foot land. This minor discrepancy with our opinion of the market value of the subject site is not sufficient to suggest an assessment appeal is warranted.

AREA DATA

The appraised property is in a secondary commercial district in the Village of East Dundee, just a few blocks Northeast of the bridge where Main Street (Illinois Route 68) crosses the Fox River. The river forms the border between East and West Dundee, with the central business district of both communities flanking this bridge. This is a still-viable commercial district in spite of its tracing its origins to the first permanent settlement in the area, as this one of only two river crossings between Interstate 90, about 2½ miles South and Algonquin Road, about six miles North. The other bridge is Main Street in the North-adjacent community of Carpentersville, which is both more populous and includes several community retail centers.

These three communities share most economic characteristics and are often viewed as a single market area. They are widely seen as distinct from the suburban sprawl surrounding Chicago, as they are about 40 miles Northwest of the Loop, as well as the City of Elgin, which is an independent urban center just to the South on the Fox River. The Northerly border of the City of Elgin is about three mile South of the subject, at the full interchanges of Interstate 90 at Illinois Routes 25 and 31, which generally flank the river for the full length of Kane County and beyond.

Incorporated as a farm community in 1887, East Dundee has gradually shifted in the last 20 years to a bedroom community, due primarily to the development of employment centers Northwest of Chicago, primarily in the five mile corridor along I-90 from Schaumburg to Elgin. Many of the area's most productive farms were replaced by residential or commercial developments supporting those skilled and executive-level workers in the modern offices and tech centers anchoring the East end of this corridor who prefer to live in the formerly rural-based communities to the West. However, a review of key economic indicators shows this displacement was not accompanied by significant growth in population or an improved economic profile relative to national and Illinois averages.

| | <i>1990</i> | <i>2000</i> | <i>2010</i> | <i>2020</i> | <i>2022</i> | <i>Projected 2027</i> |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------------------|
| <i>Population</i> | 2,809 | 2,955 | 2,890 | 3,152 | 3,093 | 2,984 |
| <i>Per Capita Income</i> | \$18,515 | \$31,695 | N/A | N/A | \$49,739 | \$57,632 |
| <i>Median Household Income</i> | \$44,583 | \$61,508 | N/A | N/A | \$80,847 | \$92,431 |
| <i># of Households</i> | 1,048 | 1,228 | 1,288 | 1,447 | 1,427 | 1,390 |
| <i># of Housing Units</i> | 1,081 | 1,258 | 1,284 | 1,355 | 1,502 | 1,476 |
| <i>% Owner-Occupied</i> | 79.7% | 83.4% | 78.7% | N/A | 77.4% | 76.1% |
| <i>% Renter-Occupied</i> | 17.3% | 14.2% | 16.3% | N/A | 19.3% | 18.0% |
| <i>% Vacant</i> | 3.0% | 2.4% | 4.9% | 3.7% | 3.3% | 5.8% |

A similar pattern was reported in both West Dundee and the much larger community of Carpentersville, as evident in their most recently reported economic profiles (2022), compared on the following page.

AREA DATA
(continued)

| | <i>East Dundee</i> | <i>West Dundee</i> | <i>Carpentersville</i> |
|-------------------------|--------------------|--------------------|------------------------|
| Population | 3,093 | 7,711 | 37,742 |
| Per Capita Income | \$49,739 | \$53,095 | \$30,610 |
| Median Household Income | \$80,847 | \$100,709 | \$78,776 |
| # of Households | 1,427 | 3,092 | 11,415 |
| # of Housing Units | 1,427 | 3,295 | 11,865 |
| % Owner-Occupied | 77.4% | 69.3% | 69.3% |
| % Renter-Occupied | 19.3% | 24.6% | 26.9% |
| % Vacant | 3.3% | 6.2% | 3.8% |

The relative economic strength of East and West Dundee, when compared to others among the approximately 246 Chicago-area communities as classified by the Multiple Listing Service of Northern Illinois) in their annual survey of sales of existing homes (which combines the Villages of East Dundee and West Dundee and the unincorporated communities of Dundee Township and Sleepy Hollow):

East Dundee and West Dundee - Attached Units

| <i>Year</i> | <i>Units Sold</i> | <i>Avg. Sale Price</i> | <i>% of Change</i> | <i>Avg. Mkt. Time</i> | <i>Community Ranking</i> |
|-------------|-------------------|------------------------|--------------------|-----------------------|--------------------------|
| 2016 | 209 | \$255,818 | n/a | 123 days | 93 RD |
| 2017 | 217 | \$277,574 | 8.5% | 102 days | 158 TH |
| 2018 | 224 | \$273,442 | -1.49% | 84 days | 114 TH |
| 2019 | 199 | \$270,247 | -1.17% | 99 days | 118 TH |
| 2020 | 236 | \$300,363 | 11.14% | 87 days | 102 ND |
| 2021 | 265 | \$358,613 | 19.39% | 38 days | 95 TH |
| 2022 YTD | 109 | \$381,692 | 6.44% | 23 days | N/A |

East Dundee and West Dundee - Attached Units

| <i>Year</i> | <i>Units Sold</i> | <i>Avg. Sale Price</i> | <i>% of Change</i> | <i>Avg. Mkt. Time</i> | <i>Community Ranking</i> |
|-------------|-------------------|------------------------|--------------------|-----------------------|--------------------------|
| 2016 | 54 | \$125,791 | 36% | 98 | N/A |
| 2017 | 28 | \$123,164 | -2.1% | 63 | 162 ND |
| 2018 | 50 | \$140,255 | 13.88% | 65 | 155 TH |
| 2019 | 47 | \$145,409 | 3.67% | 45 | 155 TH |
| 2020 | 50 | \$148,511 | 2.13% | 77 | 143 RD |
| 2021 | 67 | \$160,875 | 8.33% | 51 | 172 ND |
| 2022 YTD | 32 | \$149,703 | -6.94 | 25 | N/A |

Most local realtors attribute the improved prices and reduced marketing times for detached homes in the last two years to the Covid-19 pandemic. Many quarantined home owners sought larger homes in less densely developed market areas than were available in Chicago or its older, closer-in suburbs.

AREA DATA
(continued)

New residential construction to meet this demand was not practical, given the reluctance of conventional lenders to make construction loans, the time required to plan build and market new homes, and the area's history of modest population growth. This pattern was not evident among the area's few condominium residences and townhomes, however, as they did not offer the same social distancing.

Commercial development in both East and West Dundee is still concentrated in the original business district, where Route 68 crosses the Fox River. As these blocks were platted and fully developed prior to 1930, virtually all the lots are less than 50' wide, as was then typical, and few offer adequate on-site parking. There is a sufficient variety of business and service uses to meet the daily needs of the area's relatively sparse population, but the costs of assembling larger sites discourages national "big box" retailers or modern strip-centers where most suburban residents make their major purchases. The successful renovation of a number of these vintage buildings, and the efforts of both the merchants and the Village to support destination spending, has allowed both restaurants/taverns and boutique stores to generate a sense of community, encompassing both sides of the river.

Further expansion of this downtown district is impractical, primarily due to the lack of parking. While the Village's is still too small to attract national retailers, there are recent signs of the gradual emergence of a second shopping/entertainment district just two blocks North and two blocks East of the central business district, with the subject site near its center. This concentration includes several vintage retail buildings erected prior to 1920, when the railroad line that is now the Fox River Trail was active and the now-abandoned station in Memorial Park – one block North and West of the subject - was in operation. Still operating vintage properties in this vicinity include two-story store and apartment buildings in the block East of Memorial Park and the South half of the block North of the subject; a block of free-standing one and two-story commercial buildings now combined and operating as the Anvil Club in the block West of the station; "Duke's", a fast food restaurant operating in a deactivated railroad caboose in the block West of the subject; and, South-adjacent to the subject at 100 River Street, a 6,500 square foot one and part two-story retail building bought in 2019 and fully renovated by the purchasers and now operating as "River Street Tavern". Photographs of these attractions are provided on the following page. The subject site is just one of several vacant parcels within these blocks, and as each of these attractions already has sufficient parking, there is the potential for additional entertainment venues. Except for two older industrial buildings on the South side of Railroad Street, West of the bike trail, the surrounding blocks are zoned for and developed with older detached homes, with several previously developed lots now vacant.

Based upon our examination of this market, it is our opinion that adequate demand exists to support the development of any of the variety of permitted retail/service uses on the subject site. As the downtown shopping/entertainment has reached its maximum potential, a nearby expansion offering ample parking would likely be seen as supportive – rather than competing – development. Such an effort would likely need Village support through rezoning and perhaps acquisition as the investment required would be beyond the means of most private or-profit operators.

AREA DATA
(continued)



Memorial Park



Abbey Club



Duke's Restaurant



River Street Tavern

SITE DATA

The subject property is a nearly rectangular shaped 19,038 square foot corner site (subject to survey), with frontages of 167.2' on the South side of Hill Street and 114.5' on the East side of River Street. The block includes both developed retail buildings to the South and older detached homes to the East and Southeast, with the parcel South of the subject's East portion (P.I. #13-23-320-006) now vacant after the demolition of a similar older residence some years ago.



The subject site is generally level at grade with both streets. It is covered with compacted dirt, with two mature trees near the intersection. It is unused, even for parking, as there are no curb cuts to/from either street. All public utilities are reportedly available, with municipal water and both sanitary and storm sewers in both Hill and River Streets. We have not been provided with a copy of any environmental studies or soil testing, and have no basis to presume that any adverse conditions exist. The services of qualified engineers are recommended, and we reserve the right to defer to such professionals, based upon future discoveries, if any.

Both Hill and River Streets are two-lane, two-way streets, with asphalt paving and concrete curbs and gutters. There are concrete sidewalks on both streets, with a grass parkway on Hill Street and public diagonal parking on both sides of River Street, with parallel parking on Hill Street.

HIGHEST AND BEST USE

Highest and best use is defined as:

"The reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value."¹

For vacant sites, the highest and best use analysis identifies the potential use(s) of the site, and considers the economic feasibility of those uses. In order to be highest and best, a use must be: 1) legally permissible; 2) physically possible; 3) financially feasible; and 4) maximally productive. These tests are applied to the vacant land, to determine which one use meets the definition of highest and best. The conclusion to the highest and best use analysis provides the basis for the valuation opinion, which follows this analysis.

Analysis

Legally permitted uses of a site can be limited by either public agencies (e.g. through zoning, environmental restrictions or police powers), or private parties (e.g. through easements or deed restrictions). For most properties, zoning restrictions are the most significant, and they are, therefore, usually addressed first.

The subject is currently zoned B-1, a commercial classification intended to accommodate most retail and service uses while preserving the character of the original downtown district. Thus, development is permitted on sites comprising as little as 2,000 square feet, as small "city lots" were typical when the East Dundee's primary and secondary business centers were developed, on both sides of the Route 68 bridge over the Fox River and surrounding the now-closed railroad station, respectively. Thus, the site is legally developable with any of the varied permitted uses.

There are no known legal restrictions, other than zoning, to the use of the site. In the absence of data to the contrary, clear title is assumed, with no deed restrictions or other limiting covenants known.

Physically possible uses of any site would relate to limitations due to poor soil quality, limited frontage, lack of utilities or other geographic factors, none of which are known to affect the subject. The site does not appear to be in a floodway or designated wetlands, and it is not in a designated flood hazard area. Soil quality is assumed to be adequate to support any likely permitted use as there is no evidence of settlement. We have not been provided with the results of any environmental audit, but we have no reason to suspect any adverse environmental concerns.

The subject site is adequate in size and shape to support development with virtually any permitted use. Although we have not been provided copies of any soil or sub-soil tests, we have no reason to anticipate adverse conditions.

¹The Appraisal of Real Estate (13th Edition), Page #278

HIGHEST AND BEST USE
(continued)

While the subject site appears to be fully buildable, both legally and physically, its development does not appear to be *financially feasible* at the current time, unless subsidized. Even when we expanded our research to include three counties, only five sales of commercial sites of less than one acre were reported in secondary business districts of communities of comparable size since the onset of the Covid-19 pandemic. More significantly, development has begun or been announced for only one of those properties, and that site was assembled by the Village and included in a TIF district prior to its acquisition for new construction. Even though the adverse impact of the Covid-19 quarantine has abated now that effective vaccines are common, the inventory of vacant retail buildings for sale or lease far exceeds demand, depressing values for improved properties and making new construction uneconomic, except for known users with specific needs.

The *maximally productive* use of any site is that singular use among all financially feasible alternatives that develops the highest level of net income. There is still only a modest number of sales of buildable small commercial sites in comparable locations.

Given the subject property's location in a secondary commercial area within a small town in a largely rural area, the highest and best use of the subject site, as now zoned and configured, is found to be interim holding, or a speculative purchase at a reduced value. The typical purchaser would be acting in anticipation of future market improvement – which would most likely require Village support in order to be economic.

OPINION OF MARKET VALUE

We have developed our opinion of the market value of the fee simple interest in the subject site using only the Sales Comparison Approach. That method compares the prices paid for similar properties, relative to the appraised site, if vacant. The data is not offered as independent evidence of value, but rather as a consideration used in arriving at an opinion of value for the appraised.

The price per square foot of land was the unit of comparison used (with the subject's net land area equal to the gross area), as this is the method most often used and best understood by prospective purchasers. The following recent sales of vacant commercial zoned sites of less than one acre were selected for comparison to the buildable subject site.



Sale #1 – 7 – 19 S. Old Rand Road, Lake Zurich (Lake Zurich P. I. #14-20-103-002, -003 and -004) - This is the sale of an 20,473 gross and net square foot vacant interior site, with 154' of frontage on the Southwest side of Old Rand Road, one parcel South of its intersection with Main Street. This site is generally level and at grade, with all prior improvements (a medical office building) removed several years prior to the sale. The property is zoned B-3 for commercial use, is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. CoStar and MRED report, and Roy Witherow on behalf of the seller (the Village of Lake Zurich) confirmed that this property was sold in March 2022 for \$225,000, or ***\$10.99 per square foot of land***. The property was marketed for 419 days when it went under contract, and lies within the existing “Main Street Area” TIF district.

OPINION OF MARKET VALUE
(continued)

Sale #1 (continued):



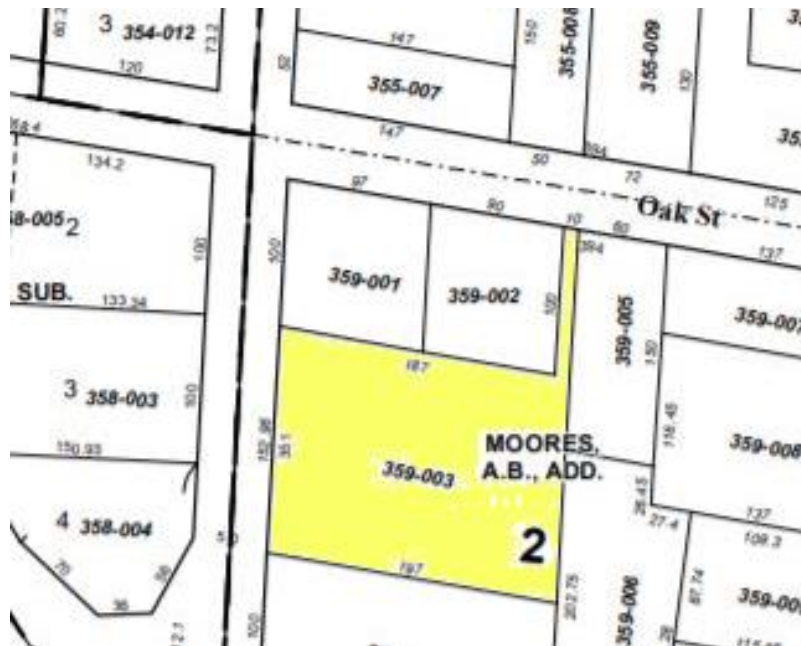
This property is now being developed with a 12,000 square foot, two-story mixed-use building, with apartments over retail stores.

The price per square foot developed by this sale requires downward adjustment, relative to the appraised site, to reflect its superior specific location within a community with a higher economic profile and much higher density of population to support retail or service uses. The specific location within its community is very comparable to that of the subject, as it is an existing secondary business district that the Village is actively seeking to expand. The lot size is comparable to that of the subject, and its ample frontage offsets the subject's preferred corner visibility and access. Additional downward adjustment is made to reflect the benefits of this property's location in a TIF district, which does not reduce development costs but does provide funds for the Village to make infrastructure improvements.

OPINION OF MARKET VALUE (continued)



Sale #2 – 19 Crissey Avenue, Geneva (Kane County P. I. #12-02-355-003) - This is the sale of a 13,529 gross and net square foot, nearly rectangular shaped site, with 97.1' of frontage on the East side of Crissey Avenue and a maximum depth of 145.2', with a private 10' wide drive providing access to Oak Street, one block South of State Street (Illinois Route 38). The site rises about 4' from street grade at the front, it is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. The property is zoned B2 for commercial use, is in an existing TIF district and was vacant when sold. Both CoStar and MRED report that this property was sold in February 2022 for \$135,000, or **\$8.79 per square foot of land**. The property was marketed for 1,002 days, with an asking price of \$239,000 when it went under contract.



OPINION OF MARKET VALUE
(continued)

Sale #2 (continued):

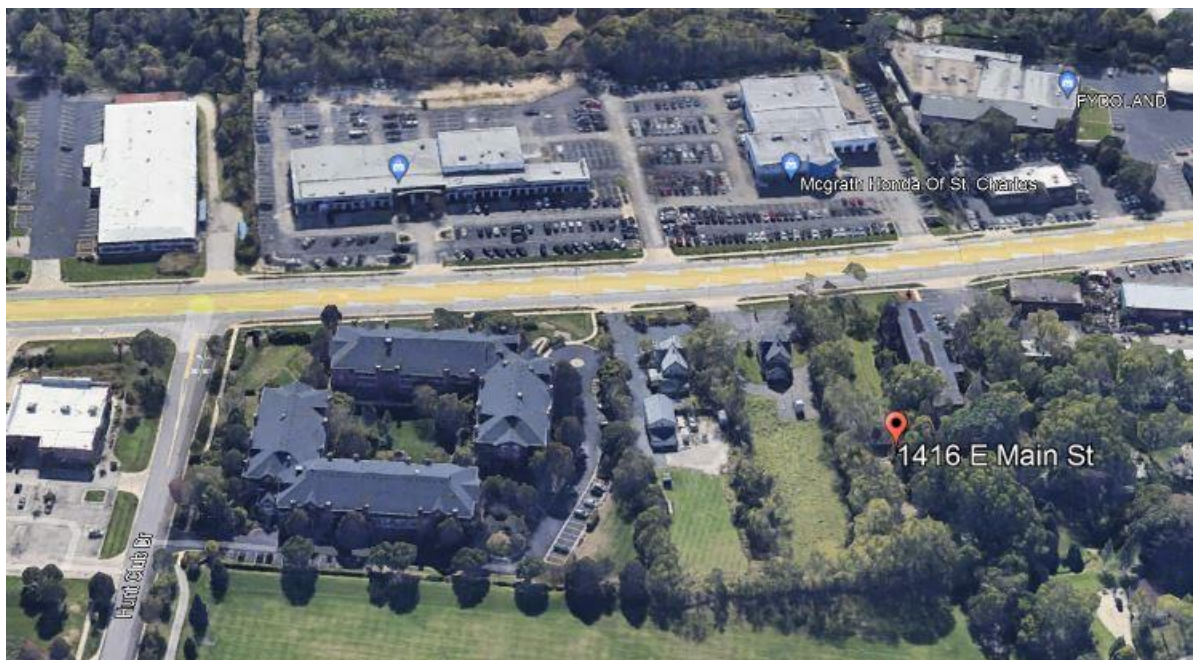
The Geneva Community Development Department reports that no discussions have yet been held or plans submitted regarding the development of this site.

This property is most similar to the subject in its general location, being within ½ mile Southeast of the center of Geneva's original business district, where Route 38 crosses the Fox River. Oak Street is now the South edge of this retail concentration, with this property the first parcel South of a Dunkin' Donuts fronting that arterial street and within the TIF district the Village establish to attract new businesses to the vicinity. It is very comparable to the subject site in size and similarly has a nearly square shape, but it lacks the subject's corner visibility and has only a driveway to access the second street it fronts. No adjustment need be applied for changing market conditions since this sale closed after the availability of effective vaccines for Covid-19 was widely known and most businesses had returned to standard operations.

OPINION OF MARKET VALUE
(continued)



Sale #3 – 1416 E. Main Street, St. Charles (Kane County P. I. #09-26-301-011) - This is the sale of a 37,026 gross and net square foot rectangular shaped site, with 72.9' of frontage on the North side of Main Street (Illinois Route 64) and a depth of 460'. The site is generally level and at grade, it is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. The property is zoned B-1 for commercial use, with an 865 square foot house built in 1950 in place but of no contributory value. Both CoStar and MRED report that this property was sold in January 2022 for \$200,005, or **\$5.40 per square foot of land**. The property was marketed for 1,002 days, with an asking price of \$239,000 when it went under contract.



OPINION OF MARKET VALUE
(continued)

Sale #3 (continued):

The St. Charles Department of Planning and Development reports that no discussions have yet been held or plans submitted regarding the development of this site.

This property is inferior to the subject due to its narrow frontage relative to its depth, although it is both physically and legally buildable as it has adequate width for a side drive and was previously platted and developed. Upward adjustments are made for its larger size, however, particularly as that additional land is almost entirely at the rear of the much deeper site. A partially offsetting downward adjustment is made for general location, as St. Charles is a larger community with a higher economic profile than East Dundee. However, the specific location is very comparable to that of the subject, in spite of the lack of corner visibility and access, as this property is bordered on both sides by large apartment projects and is directly across Route 64 from a new car sales “automobile row”. No adjustment need be applied for changing market conditions since this sale closed after the availability of effective vaccines for Covid-19 was widely known and most businesses were returning to standard operations.

OPINION OF MARKET VALUE
(continued)



Sale #4 – 11014 Route 47, Huntley (McHenry County P. I. #18-28-376-041) - This is the sale of a 7,762 gross and net square foot irregular shaped vacant corner site, with 92.6' of frontage on the East side of Illinois Route 47 and 76' of frontage around the curve on Dwyer Street, which is a frontage road on the North side of Main Street. The site is generally level on the North and West lines but about 2' above street grade at the rear as the natural terrain descends slightly. The property is zoned B-4 for commercial use, is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. CoStar and MRED report that this property was sold by the lender in possession in June 2021 for \$57,000, or **\$7.34 per square foot of land**. The property was marketed for 988 days at an asking price of \$69,000 when it went under contract.

The North-adjacent restaurant pays \$600 per month on a month-to month-basis, net to the lessor, to use the site for additional parking.



OPINION OF MARKET VALUE
(continued)

Sale #4 (continued):

This property continues to be used by the adjacent owner for additional parking, and the purchaser reports no near-term plans to develop the site. The price per square foot developed by this sale requires upward adjustment relative to the subject site, as it has no access to/from Southbound Route 47 or directly from Main Street. It is in an older commercial district, as is the subject, but there is no recent development in the vicinity. Nor is any near-term development likely, as this community is only sparsely populated – as is East Dundee – but it has no nearby business district. The existing lease does not prevent the future development of the site as the month-to-month agreement can be cancelled at any time, and may be an advantage as it generates interim income until the further development of the site begins.

OPINION OF MARKET VALUE **(continued)**



Photo courtesy of Google Earth

Sale #5 – 18650 Route 120, Unincorporated Grayslake (Lake County P.I. #07-31-105-006)
- This is the sale of an 11,761 gross and net square foot, rectangular shaped vacant interior site, with 60.6' of frontage on the North side of Illinois Route 120 and a depth of 197.8'. Located in the unincorporated area known as Wildwood, the site is generally level at street grade, is zoned GC for commercial use, is in a Zone X flood hazard area of minimal risk and has both public sewer and water service in place. CoStar and MRED report that this property was sold in June 2021 for \$50,000, or **\$4.25 per square foot of land**. The property was marketed for 89 days at an asking price of \$59,900 when it went under contract.



OPINION OF MARKET VALUE
(continued)

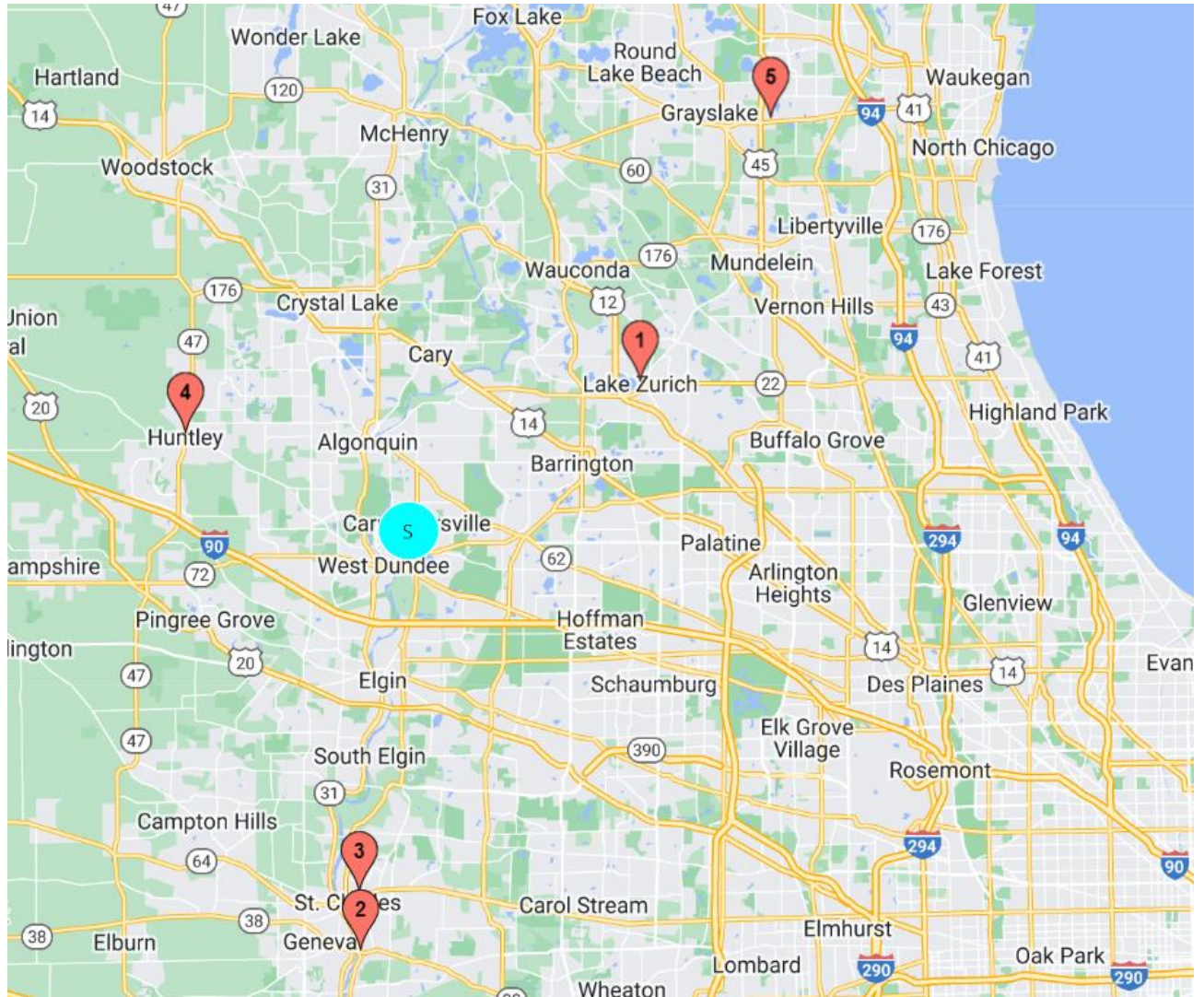
Sale #5 (continued):

The buyer was a landscaping contractor, now using the site only for equipment storage.

The price per square foot developed by this sale requires upward adjustment, in spite of its smaller size, due to its inferior location in a sparsely developed area and lack of corner visibility and access. There is a mix of residential and small commercial buildings on the North side of Route 120, but the properties South of the highway for several miles are all undevelopable wetlands. The general location, in an almost exclusively residential unincorporated area with no major nearby intersections, suggests there will be little or no commercial development in the vicinity for the foreseeable future.

OPINION OF MARKET VALUE **(continued)**

Comparable Sales Map



OPINION OF MARKET VALUE
(continued)

Comparable Sales Summary

| <i>Sale #</i> | <i>Address</i> | <i>Sale Date</i> | <i>Lot Area</i> | <i>Zoning Flood Zone</i> | <i>Price / Net SF</i> |
|---------------|---|------------------|-----------------|--------------------------|-----------------------|
| 1 | 7-19 Old Rand Road, Lake Zurich | 3/22 | 20,473 sf | B-3 X | \$10.99 |
| 2 | 19 Crissey Road, Geneva | 2/22 | 13,529 s | B2 X | \$ 8.79 |
| 3 | 1416 E. Main Street, St. Charles | 1/22 | 37,026 sf | B-1 X | \$ 5.40 |
| 4 | 11014 Route 47, Huntley | 6/21 | 7,762 sf | B-4 X | \$ 7.34 |
| 5 | 18650 Route 120, Uninc. Grayslake | 6/21 | 11,761 sf | GC X | \$ 4.25 |
| Subject | +/- 120 E. Railroad St., East Dundee | Current | 19,038 sf | B-3 X | TBD |

Analysis

The foregoing sales develop prices ranging from a low of **\$4.25 per square foot of land**, to a high of **\$10.99 per square foot of land**, with individual adjustments as discussed on the preceding pages. This rather broad range was not unexpected as we decided to limit the sales used to those that closed since the availability of effective Covid-19 vaccines was widely known, in order to minimize the adjustment required for changing market conditions during and prior to the related quarantine began in March 2020. Thus, we had to expand our research to include three counties in order to have a sufficient number of comparable properties for meaningful comparison.

Each of these properties, like the subject, is in a small community originally intended to serve surrounding farms (and thus we excluded Elgin). Each is also outside the primary business district in that community, where land values are typically much higher (e.g. 402 W. State Street, Geneva is a 13,499 sf vacant corner site zoned D-CM that sold in May 2022 for \$51.86 per square foot). Each is in or bordering an established retail district, except for Sale #5 which thus develops the lowest price per square foot but is included due to its very similar size and shape.

These properties are all in areas of minimum flood hazard, have sewer and water available at the lot line and have zoning classifications with comparable permitted uses and densities. However, only the subject site is a corner site, which provides the superior access and visibility that is desired foot retail use.

After making the individual adjustments indicated above, it is our opinion that the 19,038 square foot subject site develops a market value as of the July 2022 date of valuation of **\$9.00 per square foot land area**.

OPINION OF MARKET VALUE
(continued)

Thus, it is our opinion that the **market value**, as herein defined, of the **fee simple interest** in this property as of the **July 27, 2022** date of valuation, subject to the terms and limiting conditions of this appraisal and with no property-specific hypothetical conditions or extraordinary assumptions, was (say):

ONE HUNDRED SEVENTY THOUSAND DOLLARS

(\$170,000)

It is also our opinion that an estimated marketing time of **nine months** should be anticipated for the subject property if offered for arm's length sale at the value opinion developed in this report. This is based on the reported marketing periods for these and other comparable land sales maintained in our files, and discussions with local brokers knowledgeable in this field. A reduced exposure time of **six months** is anticipated for the subject property, as we see improved demand for small commercial properties in this market area in the foreseeable future, as the adverse affects of the Covid-19 pandemic are further minimized.

CERTIFICATION for
304 HILL STREET, in EAST DUNDEE, ILLINOIS 60118

The undersigned does hereby certify that, to the best of his knowledge and belief, except as otherwise noted in this appraisal report:

The appraiser has no past, present or contemplated future interest in the property that is the subject of this report; that neither the employment to prepare the appraisal, nor the compensation therefore, are contingent upon a requested minimum or maximum valuation, a specific valuation or the approval of a loan. Nor is he dependent on an action or event resulting from the analyses, opinions, conclusions in, or the use of this report.

The appraiser has not performed any real estate or other services involving the subject property within the three years immediately preceding our engagement for appraisal services.

The appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the parties involved. The value(s) estimated in the appraisal report is (are) not based in whole or in part upon the race, color, or national origin of the present or prospective owners or occupants of the property appraised, or of the present owners or occupants of properties in the vicinity of the property appraised.

The appraiser has personally inspected the property to the extent indicated below. To the best of the appraiser's knowledge and belief, all statements of fact in this report are true and correct. I have not knowingly withheld any significant information.

The reported analyses, opinions and conclusions are limited only by the assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

This appraisal report has been prepared in conformity with and is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP), and the standards of all appraisal organizations with which the appraisers are affiliated. The appraisers certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The appraiser is competent to complete this assignment in accordance with the Competency Provision of the Uniform Standards of Professional Appraisal Practice.

No one provided significant professional assistance to the persons signing this certification. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the appraisers whose signatures appear below. No change of any item in the appraisal report shall be made by anyone other than the appraisers, and the appraisers shall have no responsibility for any unauthorized change.

The Appraisal Institute conducts a voluntary program of continuing education for designated members. MAI's and RM's who meet the minimum standards are awarded periodic educational recertification. As of the date of this report, Andrew Richter, MAI, CIAO has completed the requirements of the continuing education program of the Appraisal Institute.



Andrew Richter, MAI, CIAO
Illinois License #553.001885
Did inspect the property
Expiration Date: 9/30/2023

August 11, 2022
Date

***304 HILL STREET
EAST DUNDEE, ILLINOIS 60118***



LOOKING SOUTHEAST FROM RIVER AND HILL STREETS



***REAR VIEW
LOOKING SOUTHWEST FROM HILL STREET***

Photographed: July 2022

***304 HILL STREET
EAST DUNDEE, ILLINOIS 60118***



***STREET VIEW
LOOKING EAST FROM HILL STREET***



***STREET VIEW
LOOKING SOUTH ON RIVER STREET***

Photographed: July 2022

***304 HILL STREET
EAST DUNDEE, ILLINOIS 60118***



***STREET VIEW
LOOKING EAST FROM RIVER ROAD***



***STREET VIEW
LOOKING NORTHEAST FROM RIVER STREET***

Photographed: July 2022

***304 HILL STREET
EAST DUNDEE, ILLINOIS 60118***



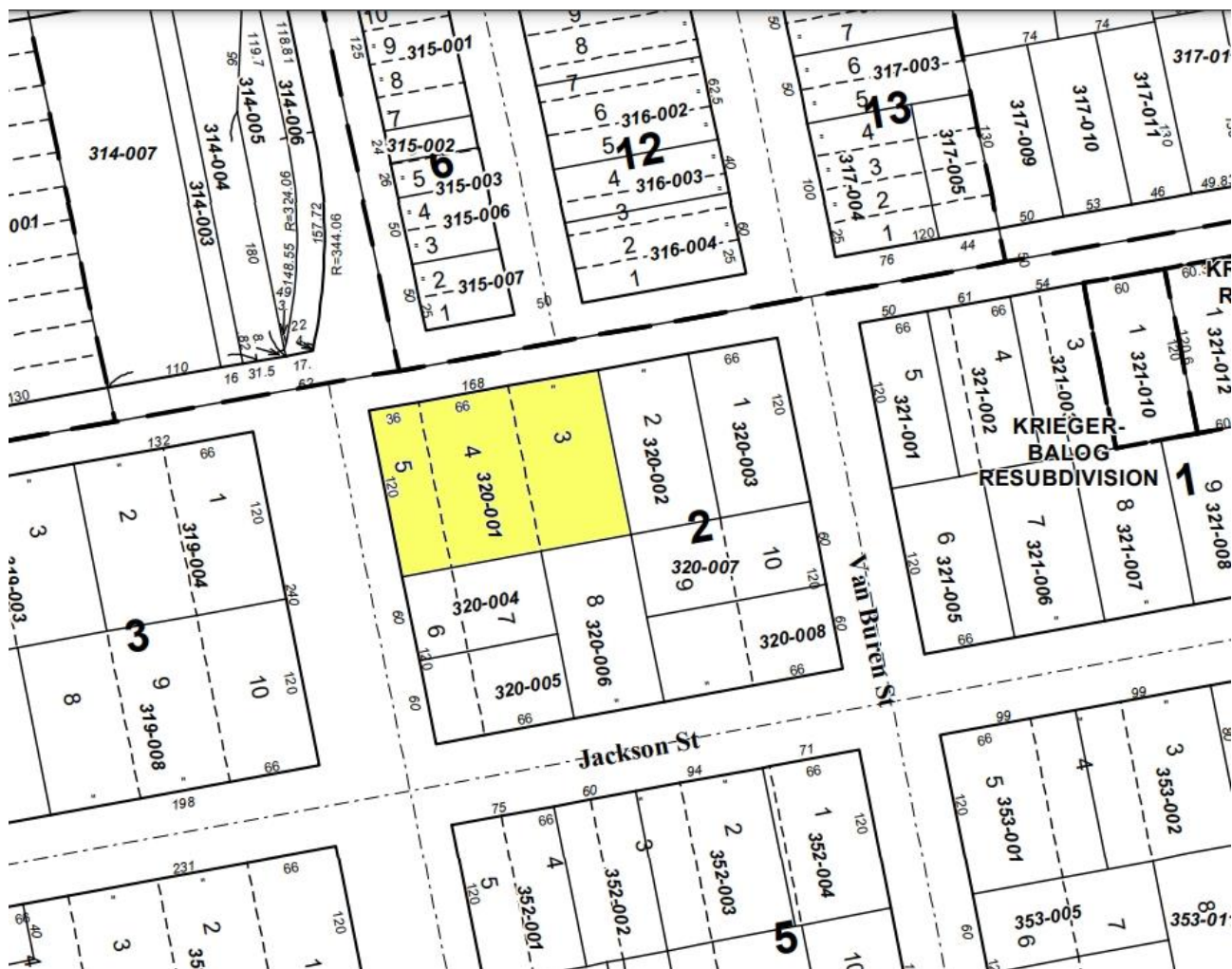
LOOKING WEST ON HILL STREET



LOOKING NORTH ON RIVER STREET

AERIAL





AREA STATISTICS



Market Profile

East Dundee Village, IL 3
East Dundee Village, IL (1721696)
Geography: Place

Prepared by Second City Appraisal LLC

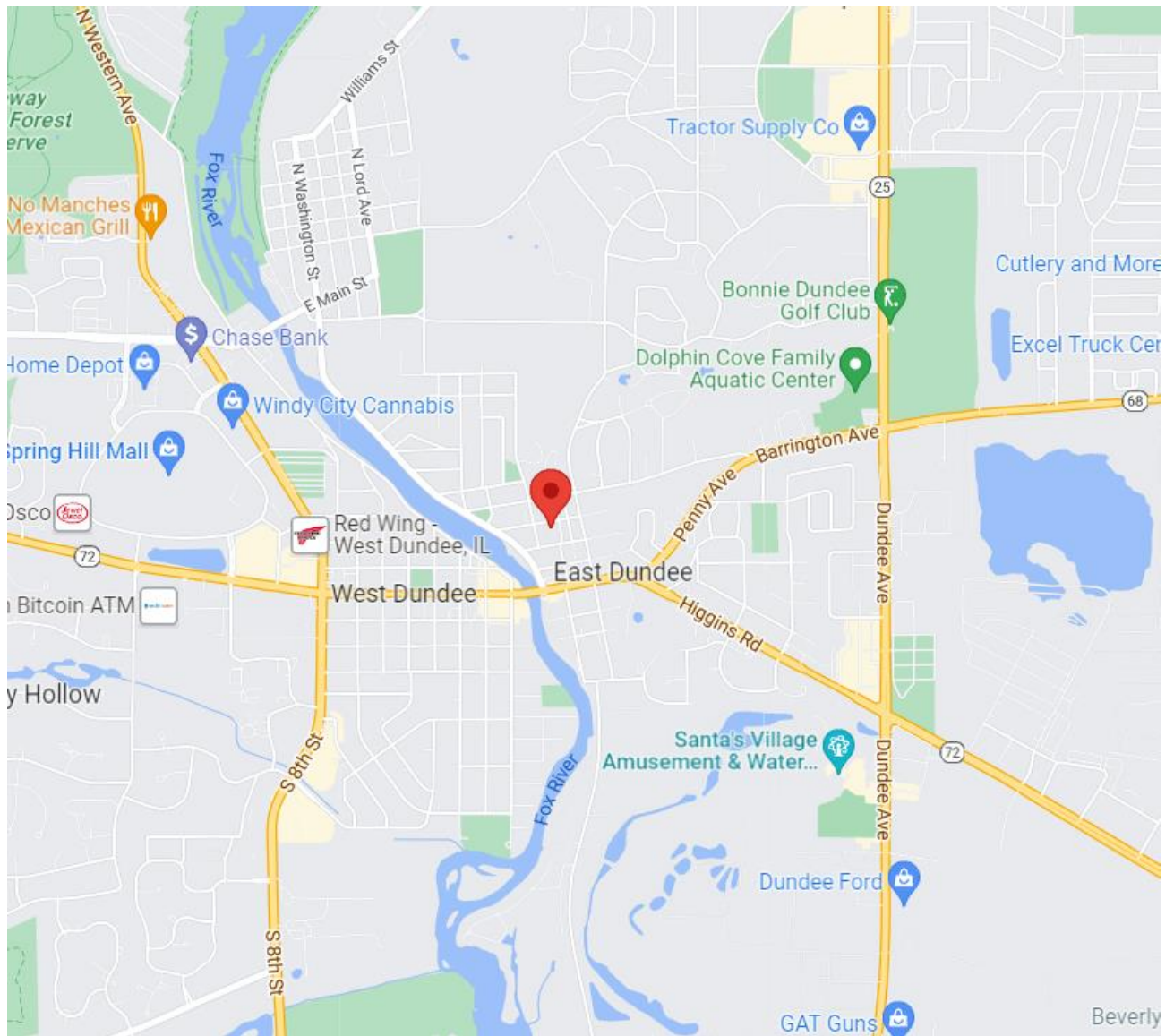
| | East Dundee v... |
|--------------------------------|------------------|
| Population Summary | |
| 2010 Total Population | 2,890 |
| 2020 Total Population | 3,152 |
| 2020 Group Quarters | 0 |
| 2022 Total Population | 3,093 |
| 2022 Group Quarters | 0 |
| 2027 Total Population | 2,984 |
| 2022-2027 Annual Rate | -0.71% |
| 2022 Total Daytime Population | 5,096 |
| Workers | 3,705 |
| Residents | 1,391 |
| Household Summary | |
| 2010 Households | 1,288 |
| 2010 Average Household Size | 2.24 |
| 2020 Total Households | 1,447 |
| 2020 Average Household Size | 2.18 |
| 2022 Households | 1,427 |
| 2022 Average Household Size | 2.17 |
| 2027 Households | 1,390 |
| 2027 Average Household Size | 2.15 |
| 2022-2027 Annual Rate | -0.52% |
| 2010 Families | 804 |
| 2010 Average Family Size | 2.80 |
| 2022 Families | 857 |
| 2022 Average Family Size | 2.76 |
| 2027 Families | 829 |
| 2027 Average Family Size | 2.74 |
| 2022-2027 Annual Rate | -0.66% |
| Housing Unit Summary | |
| 2000 Housing Units | 1,284 |
| Owner Occupied Housing Units | 83.6% |
| Renter Occupied Housing Units | 14.3% |
| Vacant Housing Units | 2.1% |
| 2010 Housing Units | 1,355 |
| Owner Occupied Housing Units | 78.7% |
| Renter Occupied Housing Units | 16.3% |
| Vacant Housing Units | 4.9% |
| 2020 Housing Units | 1,502 |
| Vacant Housing Units | 3.7% |
| 2022 Housing Units | 1,476 |
| Owner Occupied Housing Units | 77.4% |
| Renter Occupied Housing Units | 19.3% |
| Vacant Housing Units | 3.3% |
| 2027 Housing Units | 1,476 |
| Owner Occupied Housing Units | 76.1% |
| Renter Occupied Housing Units | 18.0% |
| Vacant Housing Units | 5.8% |
| Median Household Income | |
| 2022 | \$80,847 |
| 2027 | \$92,431 |
| Median Home Value | |
| 2022 | \$243,997 |
| 2027 | \$271,863 |
| Per Capita Income | |
| 2022 | \$49,739 |
| 2027 | \$57,632 |
| Median Age | |
| 2010 | 46.3 |
| 2022 | 49.0 |
| 2027 | 48.3 |

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

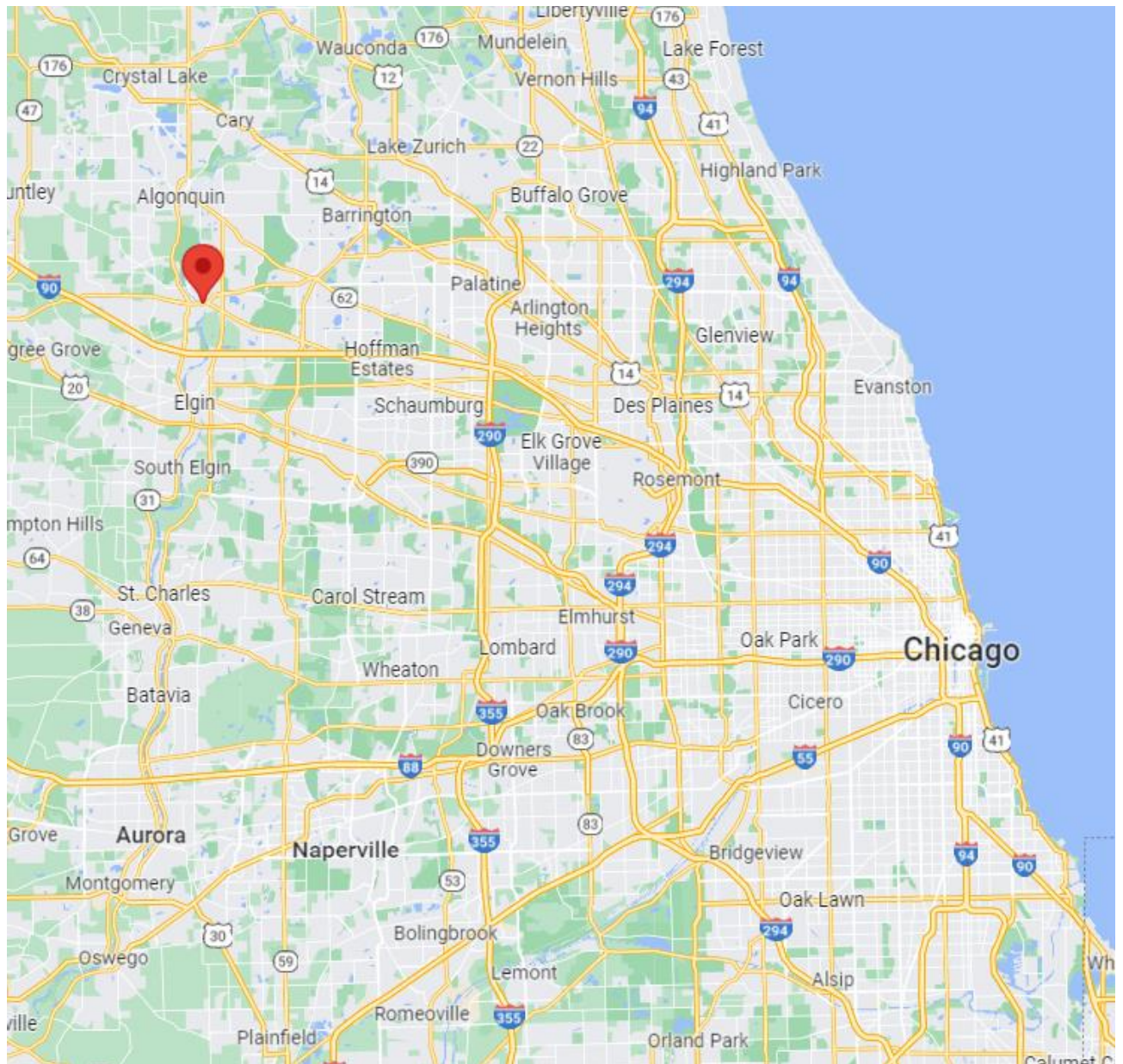
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 20, 2022

SUBJECT MAP



CHICAGO & VICINITY MAP



ASSUMPTIONS AND LIMITING CONDITIONS

The Certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

The information identified in this report, as furnished by others, is believed to be reliable, but no responsibility for its accuracy is assumed.

This appraisal covers the property as described in this report. The locations and dimensions as shown herein are assumed to be correct, but should be confirmed by a surveyor.

Any sketches contained in this report are included only to assist the reader in visualizing the property. The appraiser has made no survey of the premises and assume no responsibility in connection with such matters. All improvements are assumed to be within the property lines and constructed in accordance with all zoning and building ordinances, unless otherwise noted.

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable, unless specifically mentioned. The appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors.

The appraiser has no specific qualifications regarding property inspections, and this report should not be relied upon as to the condition of the property being appraised. Nothing contained in this report shall be construed as warranting, expressing, or otherwise implying any future value of the real or personal property. This appraisal applies solely to the date of valuation stated herein.

The legal description furnished to the appraiser is assumed to be correct. No responsibility for matters that are legal in character is assumed, and no opinion as to the title is rendered herewith. The title is assumed to be merchantable, and all existing liens and other encumbrances have been disregarded, unless otherwise specifically noted. The property is appraised as though the title was free and clear, under responsible ownership and competent management.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose, by any but the client for whom it was made, without the written consent of the appraisers. The content of this report is governed by the Bylaws and Regulations of the professional organizations with which the appraiser is affiliated.

The appraiser is not required to testify or attend any legal proceedings in regard to this appraisal, unless prior arrangements have been made therefore. Any allocation of total value to land or buildings, as shown in this report, is invalidated when used separately and/or in conjunction with any other appraisal.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of its author; especially where this entails valuation conclusions, or the identity of the appraiser the firm, and reference to the Appraisal Institute, or the MAI or AI-GRS designations.

QUALIFICATIONS OF ANDREW J. RICHTER, MAI, CIAO

Andrew J. Richter, MAI, CIAO is President and sole owner of Second City Appraisal, LLC. Prior to 2017 he was Director of Commercial Valuation for Real Valuation Services (which later became Valucentric), after serving for five years as Vice President of Howard B. Richter and Associates, Inc. He has been engaged full time in the appraisal of commercial real estate since 2002, personally preparing appraisals of at least 80 income producing properties annually, in addition to numerous residential and unimproved properties. He has completed appraisals throughout the six-county Chicago market area, as well as in Indiana and Wisconsin.

Mr. Richter was elected to be the West Deerfield Township Assessor on April 6, 2021 and began serving his four-year term on January 3, 2022.

Designations Held

Member of the Appraisal Institute, MAI Designation conferred November 2014
 Certified Illinois Assessing Officer (CIAO) conferred September 2021
 Illinois Certified General Real Estate Appraiser - License #553.001885

General Education

BA - Washington University in St. Louis, 2002

Appraisal Institute Courses and Seminars Completed (partial list)

| | |
|--|---|
| Advanced Market Analysis and Highest & Best Use | Business Practices and Ethics |
| Advanced Income Capitalization | Report Writing and Valuation Analysis |
| Advanced Concepts & Case Studies | 7-Hour National USPAP Update Course |
| Collateral Underwriting and the Future of Appraising | Forecasting Revenue |
| Appraising Convenience Stores | Analyzing Operating Expenses |
| Appraising Automobile Dealerships | Cool Tools - Technology for Real Estate Appraisers |
| Understanding and Appraising Residential REO's | Understanding Uniform Standards of Land Acquisition |
| Eminent Domain and Condemnation | Real Estate Appraisal Issues in Family Law |

Memberships

Designated Member of the Appraisal Institute (MAI), 2014 to date
 Member, Board of Directors of the Chicago Chapter of the Appraisal Institute, current
 Member, Finance Committee of the Chicago Chapter of the Appraisal Institute, current
 Region Representative - Chicago Chapter of the Appraisal Institute 2019-2022
 Candidate Guidance Committee Member - Chicago Chapter of the Appraisal Institute 2019
 Education Committee Member - Chicago Chapter of the Appraisal Institute 2016, 2017, 2021
 Alternate Region Representative for the Chicago Chapter of the Appraisal Institute 2016-2018
 President of Illinois Association of Certified Real Estate Appraisers (IACREA), 2015, 2017
 Member of Illinois Coalition of Appraisal Professionals (ICAP), 2010 to date
 Member of the Illinois Property Assessment Institute (IPAI), 2021 to date

Testimony Work

In addition to preparing appraisal reports, Mr. Richter has been qualified as an expert witness by courts in Cook and Lake Counties. He has given depositions and testimony in cases for a range of purposes including eminent domain, divorce, zoning, and partnership disputes.

Types of properties appraised include:**Residential**

| | |
|--|-----------------------------------|
| Single family homes | Individual condominium units |
| Two to four units | Apartment buildings and complexes |
| Apartments with stores/offices | Condominium developments |
| Subdivision analysis | Nursing homes |
| Congregate/Independent living facilities | Assisted living facilities |

Industrial

| | |
|----------------------------|----------------------------------|
| Cold storage facilities | Light and heavy manufacturing |
| Crane industrial buildings | Multi-tenant incubator buildings |
| Flex Buildings | Research & development |
| Food processing plants | Warehouse facilities |

Commercial

| | |
|-------------------------------------|-----------------------------|
| Banks and financial institutions | Regional shopping centers |
| Commercial and professional offices | Free-standing retail stores |
| Community shopping centers | Strip-type shopping centers |
| Grocery and discount stores | |

Special Purpose

| | |
|---------------------------------|------------------|
| Automobile sales & service | Funeral homes |
| Bowling alleys | Hotels & motels |
| Golf courses | Restaurants |
| Churches & Religious Facilities | Service stations |

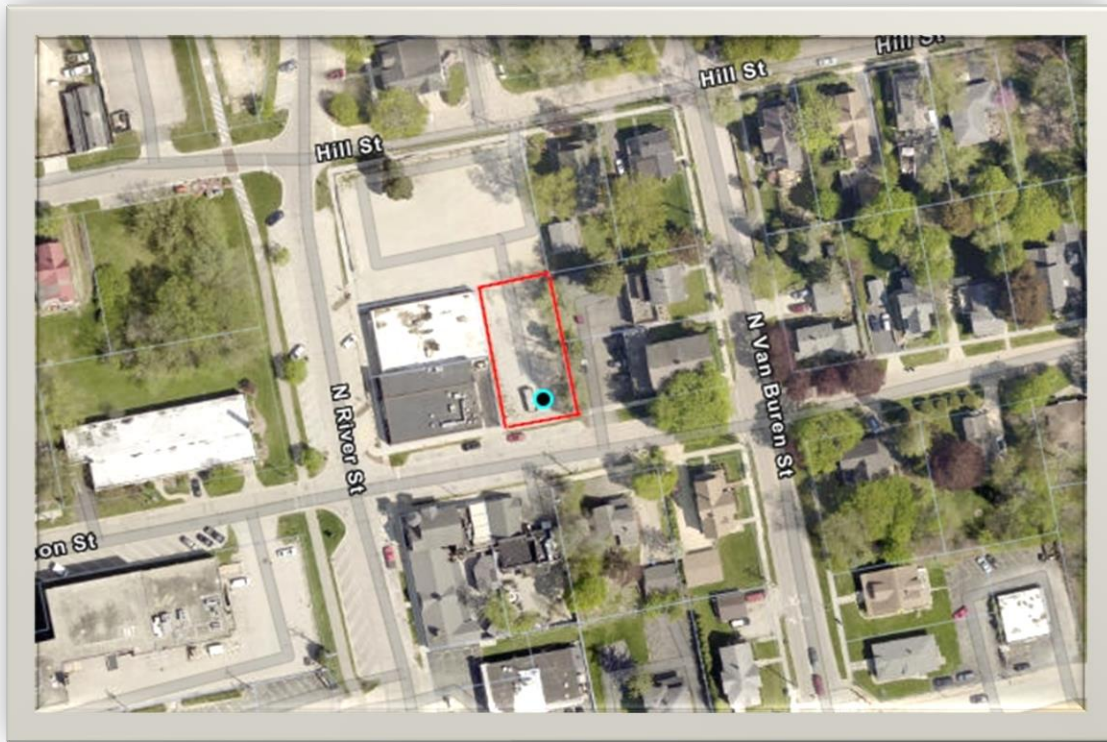
Vacant Land

| | |
|-------------------------------------|----------------------|
| Urban/Suburban lots and acreage | Subdivision analysis |
| Planned commercial/industrial parks | Mixed-Use PUDs |
| | Street vacations |



APPRAISAL REPORT

**309 JACKSON STREET
EAST DUNDEE, ILLINOIS 60118**



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Deerfield, IL 60015

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info@secondcityappraisal.com



Andrew J. Richter, MAI, CIAO
President

Ms. Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, IL 60118

August 11, 2022

Dear Ms. Storlie

As you recently requested, we have prepared an appraisal valuing the *fee simple interest* in the property commonly known as **309 JACKSON STREET**, in **EAST DUNDEE, ILLINOIS 60118**. The property consists of the rectangular shaped 7,920 square foot interior site (subject to survey), with 66' of frontage on the North side of Jackson Street and a depth of 120'. The residential zoned site is now unused and covered with compacted dirt, with no curb cut to the street.

We hereby certify that we have no past, present or contemplated future interest in the property and have completed no prior appraisal; that neither this appraisal, nor the compensation therefore, are contingent upon the value reported; that we inspected the property on July 27, 2022; and that this appraisal report has been made in conformity with Standard 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP); and the Appraisal Institute, which has the right of review.

We herewith deliver our appraisal report, which describes the property and the methods used to arrive at a final opinion of value for the described interest in the property.

As supported in this report, it is our considered opinion that the market value of the *fee simple interest* in the subject real estate, as of the date of our inspection on **July 27, 2022**, subject to the terms and conditions of this report, and with the *extraordinary assumption* that the property is already zoned B-1, but no hypothetical conditions, was:

FIFTY THOUSAND DOLLARS

(\$50,000)

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A. Richter', written over a horizontal line.

Andrew Richter, MAI, CIAO
President

SUMMARY OF SALIENT FACTS

| | |
|---|--|
| Property Address: | 309 Jackson Street, East Dundee, Illinois |
| Property Type: | Vacant land. |
| Lot Size: | 7,920 square feet |
| Site Description: | 7,920 square feet vacant land |
| Condition: | Average. |
| Highest and Best Use: | Interim holding, or a speculative purchase at a reduced value. The typical purchaser would be acting in anticipation of future market improvement – which would most likely require Village support in order to be economic. |
| Interest Appraised: | Fee Simple Interest |
| Hypothetical Conditions & Extraordinary Assumptions: | Extraordinary Assumption: that the property is already zoned B-1. |
| Date of Inspection & Valuation: | July 27,2022 |

OPINION OF MARKET VALUE – FEE SIMPLE INTEREST

“AS-IS” - JULY 27, 2022

FIFTY THOUSAND DOLLARS

(\$50,000)

TABLE OF CONTENTS

INTRODUCTION

| | |
|--------------------------------|-----|
| Title Page..... | i |
| Letter of Transmittal..... | ii |
| Summary of Salient Facts | iii |
| Table of Contents ... | iv |

DESCRIPTION, ANALYSIS AND CONCLUSIONS

| | |
|--|----|
| Property Identification..... | 1 |
| Legal Description ... | 1 |
| Intended Use and User of the Appraisal..... | 1 |
| Hypothetical Conditions and Extraordinary Assumptions..... | 1 |
| Definition of Market Value | 2 |
| History of Recent Conveyances ... | 2 |
| Competency Provision..... | 2 |
| Scope of Work Performed. | 3 |
| Zoning..... | 4 |
| Designated Flood Plain..... | 6 |
| Tax Data | 7 |
| Area Data..... | 8 |
| Site Data | 12 |
| Highest and Best Use..... | 13 |
| Opinion of Market Value... .. | 15 |
| Comparable Sales Map..... | 25 |
| Comparable Sales Table | 26 |
| Analysis | 26 |
| Certification. | 28 |

ADDENDA

| | |
|--|----|
| Subject Photos | 29 |
| Aerial Photo. | 31 |
| Highlighted Sidwell | 32 |
| Area Statistics | 33 |
| Subject Map. | 34 |
| Chicago and Vicinity Maps | 35 |
| Assumptions and Limiting Conditions..... | 36 |
| Qualifications of the Appraisers .. | 37 |

PROPERTY IDENTIFICATION

The subject property is commonly known as ***309 JACKSON STREET*** in ***EAST DUNDEE, ILLINOIS*** (Census Tract 8504.00). It consists of the rectangular shaped 7,920 square foot interior site (subject to survey), with 66' of frontage on the North side of Jackson Street and a depth of 120'. The residential zoned site is now unused and covered with compacted dirt, with no curb cut to the street.

LEGAL DESCRIPTION

No legal description or Plat of Survey has been provided. The Kane County Plat provided by the Dundee Township Assessor's records, an excerpt of which is reproduced on Page #11 of this report identifies the property as:

Lot 8 in Block 2 of the Plat of Dundee in the Village of East Dundee in Kane County, Illinois.

The property is instead identified by its address and property index number. A current Plat of Survey including a legal description should be prepared by a licensed surveyor prior to any conveyance or encumbrance of the subject property.

INTENDED USE AND USER OF THE APPRAISAL

This appraisal report develops our opinion of the ***market value***, as herein defined, of the ***fee simple interest*** in the subject property as of ***July 27, 2022***, which was the date of my inspection. It is subject to the usual terms and conditions of our appraisals, with no property specific hypothetical conditions or extraordinary assumptions.

This appraisal has been prepared at the request of Erika Storlie, Village Manager, on behalf of the Village of East Dundee, who is our client. Ms. Storlie and the Village of East Dundee are the intended user(s) of this appraisal. The intended use is to assist the Village in their planning. It thus assumes that title to the property is held in fee simple, free and clear of any existing mortgages or other liens; and excludes any personal property, as none would typically be conveyed with a property of this type, or included in the security for a mortgage. Our opinion of value applies solely to the date above, and there are no representations or warranties, expressed or implied or otherwise made by the appraiser, pertaining to the future value of real or personal property at any other points in time.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

This appraisal is subject to the terms and conditions set forth in this report, including those specified in the standard Assumptions and Limiting Conditions in the Addenda. It includes no property-specific hypothetical conditions (matters contrary to fact), and only one extraordinary assumptions (items presumed as fact which, if found to be false, would significantly impact the opinion of market value): that rezoning from the current R-3 designation to ***B-1, Downtown Business District*** was already completed.

DEFINITION OF MARKET VALUE

Market Value is defined by the Office of the Comptroller of the Currency of the United States as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial agreements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

HISTORY OF RECENT CONVEYANCES

An examination of the Kane County Recorder's records reveals no conveyances of all or any part of the site in the three years preceding the date of value, or subsequently. We know of no unrecorded sale, other listing for sale or offer to purchase the property within the last three years.

COMPETENCY PROVISION

The professional education and experience of the appraisers assures us of our competency to prepare this appraisal without undisclosed outside assistance.

SCOPE OF WORK PERFORMED

To demonstrate the basis of our opinion of the *market value* of the *fee simple interest* in the property, we have prepared this *appraisal report*, consistent with Standard 2-2(a) of the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP). As with all appraisals prepared by this office, it also complies with the standards of the Appraisal Institute, which has the right of review for compliance and educational purposes. The scope of our independent investigation and analysis is briefly described here.

Descriptive data pertaining to the property, its legal status and location factors have been gathered from public sources identified in this report, and demographic data and other support materials maintained in our office; as well as our inspection of July 27, 2022. No Plat of Survey was provided to us.

To arrive at our opinion of the Market Value of the fee simple interest in the property, we utilized only one of the three approaches to value commonly applied in the appraisal of real estate: the Sales Comparison Approach. This method makes direct comparison with the reported sales of comparable properties, taken from public records and verified by interviews with parties to the reported transaction whenever possible. The price per square foot of land is the only unit of comparison used, as is usually the case for vacant sites of less than two acres.

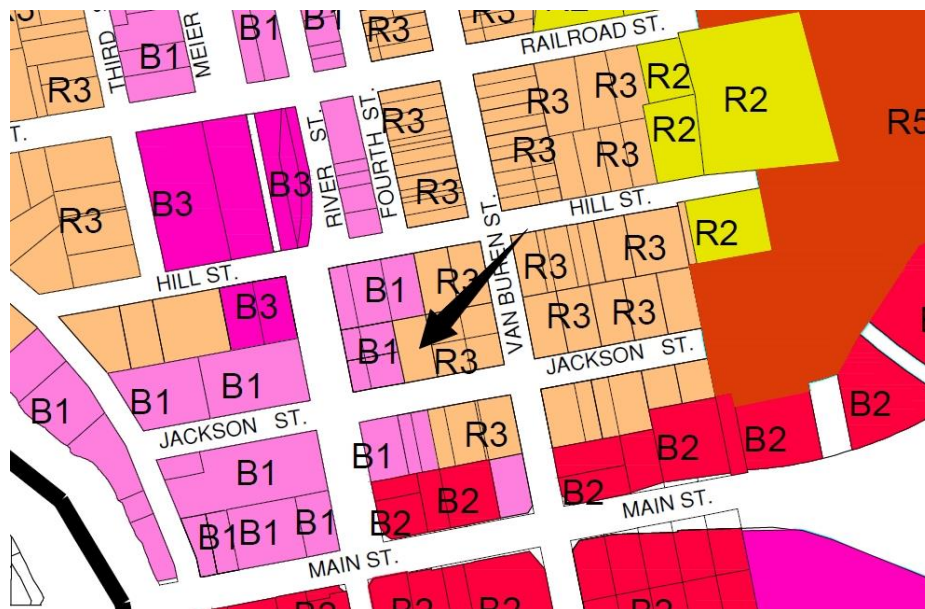
We have not considered the Cost Approach, which method sums the depreciated replacement cost of buildings and site improvements with our opinion of the market value of the land, if vacant, as there are no improvements that contribute to the value of the under-lying land.

We also have not considered the Income Capitalization Approach, which values a property by capitalization of the anticipated net income generated if leased. Vacant industrial or commercial sites of this limited size are rarely, if ever, leased in the Chicago metropolitan area, and thus no data is available from which to derive an economic rent.

Any published sources referred to in our analysis are identified in the text. All information provided by others is believed to be reliable but may or may not have been independently verified. Other limiting conditions to this appraisal, and the extent of the appraiser's responsibility, are set forth in the Certification and the Assumptions and Limiting Conditions in the Addenda to this report and should be carefully considered.

ZONING

According to the Village of East Dundee Zoning Map and Ordinance, the subject property is now zoned R-3, Single-family Residence District, which classification is “intended primarily to preserve and protect existing single-family residences constructed on smaller lots, and where small tracts of developable land are available, in order to maintain and enhance the character of these areas”.



This appraisal is instead subject to the *extraordinary assumption* that the property will already be rezoned to the **1B-1, Downtown Business District**, which district “shall recognize the historic significance, spatial layout, yard and parking limitations of the original downtown business district”.

Permitted uses in a B-1 district include, but are not limited to, the following:

1. Business and professional offices
2. Medical and dental offices, clinics and laboratories
3. Sales of appliances, books, clothing, floor coverings, furniture, gifts, jewelry, leather goods, office supplies and stationary, paint and wallpaper, pets, sporting goods and toys
4. Department stores
5. Drug stores and pharmacies
6. Groceries and food stores, including bakeries, butcher shops and candy stores
7. Clubs, lodges and meeting halls with no live entertainment
8. Restaurants with no live entertainment, taverns, brew pubs and ice cream shops
9. Public parks and playgrounds
10. Barber shops and beauty parlors
11. Banks, insurance and investment agencies, real estate offices
12. Dancing schools or studios and music schools

The only residential use permitted is units above the first floor of any business, but only as a special use. Other special uses permitted with site plan approval include restaurants with entertainment and/or dancing, drive-through restaurants and houses of worship. Lots within the B-1 district have a required minimum lot area of 2,000 square feet and a minimum lot width of 20' at the building front line, with no minimum setbacks unless the adjacent property has a setback (which does not pertain to any property adjacent to the subject).

ZONING **(continued)**

There are no known conditions that limit development of the subject site with any permitted use, when rezoned. The assumption that the property can and will be rezoned. The assumed rezoning is considered to be both available and consistent with the character of the neighborhood, as:

- The property does not meet the minimum lot size (7,200 square feet) for development as zoned,
- B-1 zoning is already in place for the properties adjacent to the North, West and Southwest,
- The zoning authority, the Village of East Dundee, has expressed interest in seeing retail development in this immediate vicinity expanded.

In fact, development of a single-family residence on the site would be uneconomic. Over the last 5+ years, only one new home has been constructed in either East Dundee or West Dundee, and any new homes to be built in the near-future would not be in this neighborhood, which includes only retail properties and much older, modest residences.

Single-Family Units Building Permits Issued – East and West Dundee

| | <i>East Dundee</i> | <i>West Dundee</i> |
|------------------------|---------------------------|---------------------------|
| <i>2015</i> | 0 | 4 |
| <i>2016</i> | 0 | 4 |
| <i>2017</i> | 0 | 0 |
| <i>2018</i> | 0 | 0 |
| <i>2019</i> | 0 | 0 |
| <i>2020</i> | 0 | 1 |
| <i>2021</i> | 0 | 0 |
| <i>2022 YTD</i> | 0 | 0 |

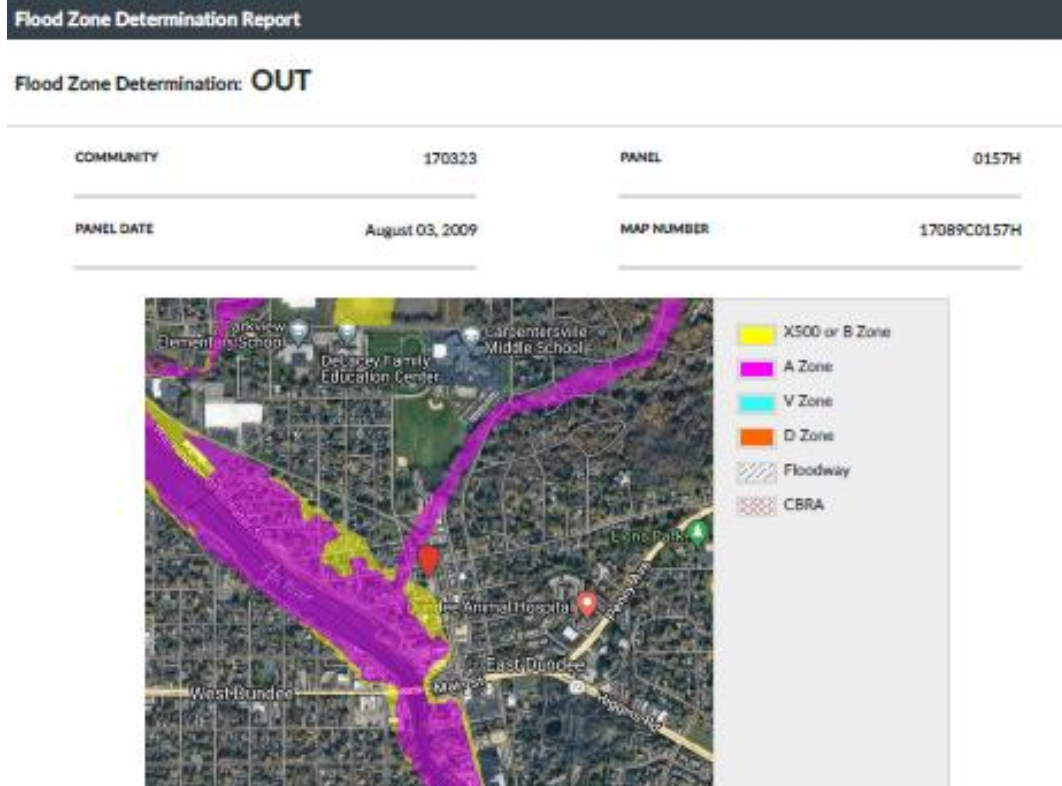
Nor is apartment use considered practical, even if physically possible on the under-sized lot.

Building Permits Issued – East Dundee

| | <i>Single-Family Units</i> | <i>Multi-Family Units</i> | <i>Multi-Family Units in 5+ Unit Projects</i> |
|------------------------|-----------------------------------|----------------------------------|--|
| <i>2015</i> | 0 | 0 | 0 |
| <i>2016</i> | 0 | 0 | 0 |
| <i>2017</i> | 0 | 0 | 16 |
| <i>2018</i> | 0 | 0 | 0 |
| <i>2019</i> | 0 | 0 | 0 |
| <i>2020</i> | 0 | 0 | 0 |
| <i>2021</i> | 0 | 6 | 0 |
| <i>2022 YTD</i> | 0 | 0 | 0 |

DESIGNATED FLOODPLAIN

As shown on the applicable portion of Flood Hazard Map Panel #**170989C0157H**, dated August 3, 2009, published by the Federal Emergency Management Agency (FEMA), the subject property ***does not*** lie in a designated Zone A or Zone B flood hazard area, and appears to be in a Zone X area of minimal flood risk.



This information has been obtained from our examination of the applicable flood insurance rate map panel and confirmed by our visual inspection of the property. However, these maps do not display all streets or landmarks, and are subject to varying interpretations, and we have no expertise in these matters. Therefore, this information is provided for the purpose of comparison with surveyed comparable properties only and is not considered in any way to be a guarantee of the flood status of the subject property.

TAX DATA

According to the records of the Kane County Treasurer, the following pertains to the subject property for tax year 2021, with taxes payable in 2022.

Permanent Index Numbers: ***03-23-320-006***

Assessed Valuation: \$13,930.00

2021 Real Estate Taxes: \$ 1,221.60

This real estate tax liability equates to \$0.15 per square foot of land for the 7,920 square foot site. The indicated Assessor's estimate of Market Value (based on the 33.33% assessment to value ratio for all non-incentivized Kane County parcels) is \$41,794, or \$5.28 per square foot of land. The minor discrepancy between the indicated market value and our opinion of the market value of the subject site is not significant, as our opinion is subject to the extraordinary assumption that the property has been rezoned from R-3 to B-1.

This appraisal assumes that the subject property, if and when rezoned B-1, will be assessed at parity with the market.

AREA DATA

The appraised property is in a secondary commercial district in the Village of East Dundee, just a few blocks Northeast of the bridge where Main Street (Illinois Route 68) crosses the Fox River. The river forms the border between East and West Dundee, with the central business district of both communities flanking this bridge. This is a still-viable commercial district in spite of its tracing its origins to the first permanent settlement in the area, as this one of only two river crossings between Interstate 90, about 2½ miles South and Algonquin Road, about six miles North. The other bridge is Main Street in the North-adjacent community of Carpentersville, which is both more populous and includes several community retail centers.

These three communities share most economic characteristics and are often viewed as a single market area. They are widely seen as distinct from the suburban sprawl surrounding Chicago, as they are about 40 miles Northwest of the Loop, as well as the City of Elgin, which is an independent urban center just to the South on the Fox River. The Northerly border of the City of Elgin is about three mile South of the subject, at the full interchanges of Interstate 90 at Illinois Routes 25 and 31, which generally flank the river for the full length of Kane County and beyond.

Incorporated as a farm community in 1887, East Dundee has gradually shifted in the last 20 years to a bedroom community, due primarily to the development of employment centers Northwest of Chicago, primarily in the five mile corridor along I-90 from Schaumburg to Elgin. Many of the area's most productive farms were replaced by residential or commercial developments supporting those skilled and executive-level workers in the modern offices and tech centers anchoring the East end of this corridor who prefer to live in the formerly rural-based communities to the West. However, a review of key economic indicators shows this displacement was not accompanied by significant growth in population or an improved economic profile relative to national and Illinois averages.

| | <i>1990</i> | <i>2000</i> | <i>2010</i> | <i>2020</i> | <i>2022</i> | <i>Projected 2027</i> |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------------------|
| <i>Population</i> | 2,809 | 2,955 | 2,890 | 3,152 | 3,093 | 2,984 |
| <i>Per Capita Income</i> | \$18,515 | \$31,695 | N/A | N/A | \$49,739 | \$57,632 |
| <i>Median Household Income</i> | \$44,583 | \$61,508 | N/A | N/A | \$80,847 | \$92,431 |
| <i># of Households</i> | 1,048 | 1,228 | 1,288 | 1,447 | 1,427 | 1,390 |
| <i># of Housing Units</i> | 1,081 | 1,258 | 1,284 | 1,355 | 1,502 | 1,476 |
| <i>% Owner-Occupied</i> | 79.7% | 83.4% | 78.7% | N/A | 77.4% | 76.1% |
| <i>% Renter-Occupied</i> | 17.3% | 14.2% | 16.3% | N/A | 19.3% | 18.0% |
| <i>% Vacant</i> | 3.0% | 2.4% | 4.9% | 3.7% | 3.3% | 5.8% |

A similar pattern was reported in both West Dundee and the much larger community of Carpentersville, as evident in their most recently reported economic profiles (2022), compared on the following page.

AREA DATA
(continued)

| | <i>East Dundee</i> | <i>West Dundee</i> | <i>Carpentersville</i> |
|-------------------------|--------------------|--------------------|------------------------|
| Population | 3,093 | 7,711 | 37,742 |
| Per Capita Income | \$49,739 | \$53,095 | \$30,610 |
| Median Household Income | \$80,847 | \$100,709 | \$78,776 |
| # of Households | 1,427 | 3,092 | 11,415 |
| # of Housing Units | 1,427 | 3,295 | 11,865 |
| % Owner-Occupied | 77.4% | 69.3% | 69.3% |
| % Renter-Occupied | 19.3% | 24.6% | 26.9% |
| % Vacant | 3.3% | 6.2% | 3.8% |

The relative economic strength of East and West Dundee, when compared to others among the approximately 246 Chicago-area communities as classified by the Multiple Listing Service of Northern Illinois) in their annual survey of sales of existing homes (which combines the Villages of East Dundee and West Dundee and the unincorporated communities of Dundee Township and Sleepy Hollow):

East Dundee and West Dundee - Attached Units

| <i>Year</i> | <i>Units Sold</i> | <i>Avg. Sale Price</i> | <i>% of Change</i> | <i>Avg. Mkt. Time</i> | <i>Community Ranking</i> |
|-------------|-------------------|------------------------|--------------------|-----------------------|--------------------------|
| 2016 | 209 | \$255,818 | n/a | 123 days | 93 RD |
| 2017 | 217 | \$277,574 | 8.5% | 102 days | 158 TH |
| 2018 | 224 | \$273,442 | -1.49% | 84 days | 114 TH |
| 2019 | 199 | \$270,247 | -1.17% | 99 days | 118 TH |
| 2020 | 236 | \$300,363 | 11.14% | 87 days | 102 ND |
| 2021 | 265 | \$358,613 | 19.39% | 38 days | 95 TH |
| 2022 YTD | 109 | \$381,692 | 6.44% | 23 days | N/A |

East Dundee and West Dundee - Attached Units

| <i>Year</i> | <i>Units Sold</i> | <i>Avg. Sale Price</i> | <i>% of Change</i> | <i>Avg. Mkt. Time</i> | <i>Community Ranking</i> |
|-------------|-------------------|------------------------|--------------------|-----------------------|--------------------------|
| 2016 | 54 | \$125,791 | 36% | 98 | N/A |
| 2017 | 28 | \$123,164 | -2.1% | 63 | 162 ND |
| 2018 | 50 | \$140,255 | 13.88% | 65 | 155 TH |
| 2019 | 47 | \$145,409 | 3.67% | 45 | 155 TH |
| 2020 | 50 | \$148,511 | 2.13% | 77 | 143 RD |
| 2021 | 67 | \$160,875 | 8.33% | 51 | 172 ND |
| 2022 YTD | 32 | \$149,703 | -6.94 | 25 | N/A |

Most local realtors attribute the improved prices and reduced marketing times for detached homes in the last two years to the Covid-19 pandemic. Many quarantined home owners sought larger homes in less densely developed market areas than were available in Chicago or its older, closer-in suburbs.

AREA DATA
(continued)

New residential construction to meet this demand was not practical, given the reluctance of conventional lenders to make construction loans, the time required to plan build and market new homes, and the area's history of modest population growth. This pattern was not evident among the area's few condominium residences and townhomes, however, as they did not offer the same social distancing.

Commercial development in both East and West Dundee is still concentrated in the original business district, where Route 68 crosses the Fox River. As these blocks were platted and fully developed prior to 1930, virtually all the lots are less than 50' wide, as was then typical, and few offer adequate on-site parking. There is a sufficient variety of business and service uses to meet the daily needs of the area's relatively sparse population, but the costs of assembling larger sites discourages national "big box" retailers or modern strip-centers where most suburban residents make their major purchases. The successful renovation of a number of these vintage buildings, and the efforts of both the merchants and the Village to support destination spending, has allowed both restaurants/taverns and boutique stores to generate a sense of community, encompassing both sides of the river.

Further expansion of this downtown district is impractical, primarily due to the lack of parking. While the Village's is still too small to attract national retailers, there are recent signs of the gradual emergence of a second shopping/entertainment district just two blocks North and two blocks East of the central business district, with the subject site near its center. This concentration includes several vintage retail buildings erected prior to 1920, when the railroad line that is now the Fox River Trail was active and the now-abandoned station in Memorial Park – one block North and West of the subject - was in operation. Still operating vintage properties in this vicinity include two-story store and apartment buildings in the block East of Memorial Park and the South half of the block North of the subject; a block of free-standing one and two-story commercial buildings now combined and operating as the Anvil Club in the block West of the station; "Duke's", a fast food restaurant operating in a deactivated railroad caboose in the block West of the subject; and, West-adjacent to the subject at 100 River Street, a 6,500 square foot one and part two-story retail building bought in 2019 and fully renovated by the purchasers and now operating as "River Street Tavern". Photographs of these attractions are provided on the following page. The subject site is just one of several vacant parcels within these blocks, and as each of these attractions already has sufficient parking, there is the potential for additional entertainment venues. Except for two older industrial buildings on the South side of Railroad Street, West of the bike trail, the surrounding blocks are zoned for and developed with older detached homes, with several previously developed lots now vacant.

Based upon our examination of this market, it is our opinion that adequate demand exists to support the development of any of the variety of permitted retail/service uses on the subject site. As the downtown shopping/entertainment has reached its maximum potential, a nearby expansion offering ample parking would likely be seen as supportive – rather than competing – development. Such an effort would likely need Village support through rezoning and perhaps acquisition as the investment required would be beyond the means of most private or-profit operators.

AREA DATA
(continued)



Memorial Park



Abbey Club



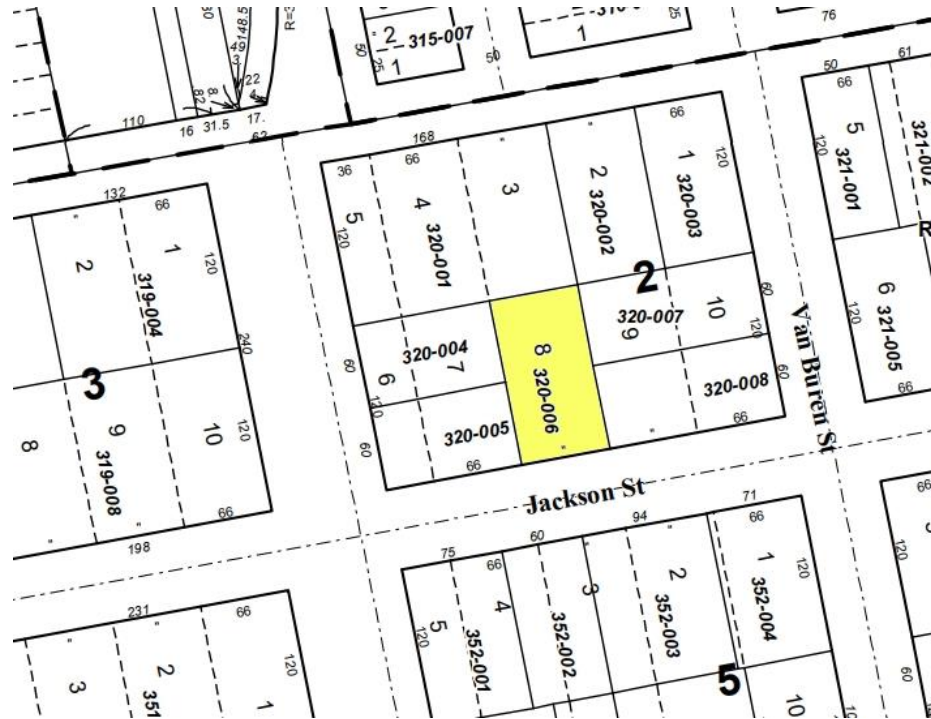
Duke's Restaurant



River Street Tavern

SITE DATA

The subject property is a rectangular shaped 7,920 square foot interior site (subject to survey), with 66' of frontage on the North side of Jackson Street and a depth of 120'. The block includes both the recently renovated "River Street Tavern" and another retail building to the West and older detached homes to the East and South, across Jackson Street, and the North-adjacent parcel (P.I. #13-23-320-001) now vacant.



The subject site is generally level at grade with both streets. It is covered with compacted dirt and is unused, even for parking, as there are no curb cuts to/from Jackson Street. All public utilities are reportedly available, with municipal water and both sanitary and storm sewers in both Jackson Street. We have not been provided with a copy of any environmental studies or soil testing, and have no basis to presume that any adverse conditions exist. The services of qualified engineers are recommended, and we reserve the right to defer to such professionals, based upon future discoveries, if any.

Jackson Street is a two-lane, two-way streets, with asphalt paving and concrete curbs and gutters. There are concrete sidewalks on both sides, with a narrow grass parkway. Parallel parking is permitted on Jackson Street and the intersections with both River Street, 102' West, and Van Buren Street, 132' East, are controlled by stop signs.

HIGHEST AND BEST USE

Highest and best use is defined as:

"The reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value."¹

For vacant sites, the highest and best use analysis identifies the potential use(s) of the site, and considers the economic feasibility of those uses. In order to be highest and best, a use must be: 1) legally permissible; 2) physically possible; 3) financially feasible; and 4) maximally productive. These tests are applied to the vacant land, to determine which one use meets the definition of highest and best. The conclusion to the highest and best use analysis provides the basis for the valuation opinion, which follows this analysis.

Analysis

Legally permitted uses of a site can be limited by either public agencies (e.g. through zoning, environmental restrictions or police powers), or private parties (e.g. through easements or deed restrictions). For most properties, zoning restrictions are the most significant, and they are, therefore, usually addressed first.

This appraisal is subject to the extraordinary assumption that the subject is already rezoned B-1, a commercial classification intended to accommodate most retail and service uses while preserving the character of the original downtown district. Thus, development is permitted on sites comprising as little as 2,000 square feet, as small "city lots" were typical when East Dundee's primary and secondary business centers were developed, on both sides of the Route 68 bridge over the Fox River and surrounding the now-closed railroad station, respectively. Thus, the site is legally developable with any of the varied uses permitted in B-1 districts.

There are no known legal restrictions, other than zoning, to the use of the site. In the absence of data to the contrary, clear title is assumed, with no deed restrictions or other limiting covenants known.

Physically possible uses of any site would relate to limitations due to poor soil quality, limited frontage, lack of utilities or other geographic factors, none of which are known to affect the subject. The site does not appear to be in a floodway or designated wetlands, and it is not in a designated flood hazard area. Soil quality is assumed to be adequate to support any likely permitted use as there is no evidence of settlement. We have not been provided with the results of any environmental audit, but we have no reason to suspect any adverse environmental concerns.

The subject site is adequate in size and shape to support development with any of several permitted uses. Although we have not been provided copies of any soil or sub-soil tests, we have no reason to anticipate adverse conditions.

¹The Appraisal of Real Estate (13th Edition), Page #278

HIGHEST AND BEST USE
(continued)

While the subject site appears to be fully buildable, both legally and physically, its development does not appear to be *financially feasible* at the current time, unless subsidized. Even when we expanded our research to include three counties, only five sales of commercial sites of less than one acre were reported in secondary business districts of communities of comparable size since the onset of the Covid-19 pandemic. More significantly, development has begun or been announced for only one of those properties, and that site was assembled by the Village and included in a TIF district prior to its acquisition for new construction. Even though the adverse impact of the Covid-19 quarantine has abated now that effective vaccines are common, the inventory of vacant retail buildings for sale or lease far exceeds demand, depressing values for improved properties and making new construction uneconomic, except for known users with specific needs.

The *maximally productive* use of any site is that singular use among all financially feasible alternatives that develops the highest level of net income. There is still only a modest number of sales of buildable small commercial sites in comparable locations.

Given the subject property's location in a secondary commercial area within a small town in a largely rural area, the highest and best use of the subject site, as now zoned and configured, is found to be interim holding, or a speculative purchase at a reduced value. The typical purchaser would be acting in anticipation of future market improvement – which would most likely require Village support in order to be economic.

OPINION OF MARKET VALUE

We have developed our opinion of the market value of the fee simple interest in the subject site using only the Sales Comparison Approach. That method compares the prices paid for similar properties, relative to the appraised site, if vacant. The data is not offered as independent evidence of value, but rather as a consideration used in arriving at an opinion of value for the appraised.

The price per square foot of land was the unit of comparison used (with the subject's net land area equal to the gross area), as this is the method most often used and best understood by prospective purchasers. The following recent sales of vacant commercial zoned sites of less than one acre were selected for comparison to the buildable subject site.



Sale #1 – 7 – 19 S. Old Rand Road, Lake Zurich (Lake Zurich P. I. #14-20-103-002, -003 and -004) - This is the sale of an 20,473 gross and net square foot vacant interior site, with 154' of frontage on the Southwest side of Old Rand Road, one parcel South of its intersection with Main Street. This site is generally level and at grade, with all prior improvements (a medical office building) removed several years prior to the sale. The property is zoned B-3 for commercial use, is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. CoStar and MRED report, and Roy Witherow on behalf of the seller (the Village of Lake Zurich) confirmed that this property was sold in March 2022 for \$225,000, or ***\$10.99 per square foot of land***. The property was marketed for 419 days when it went under contract, and lies within the existing “Main Street Area” TIF district.

OPINION OF MARKET VALUE
(continued)

Sale #1 (continued):



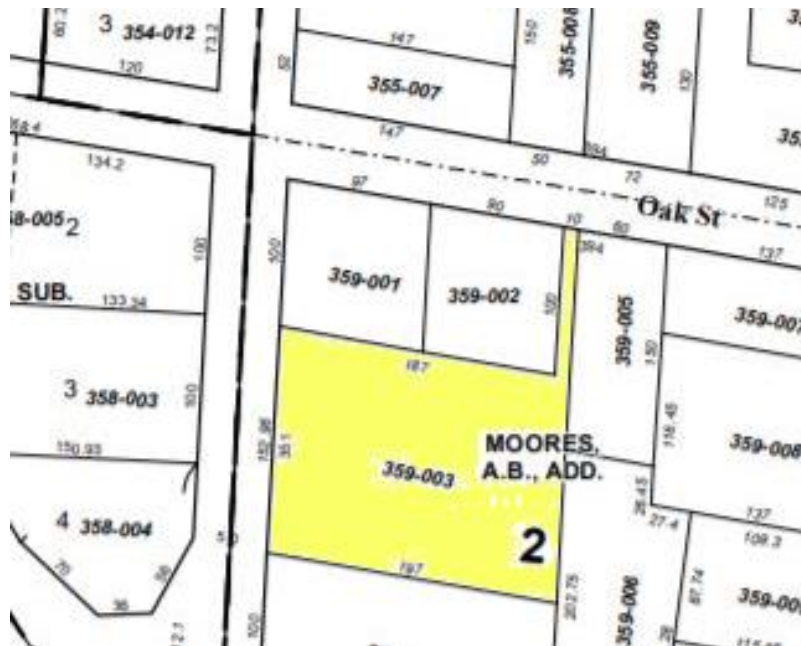
This property is now being developed with a 12,000 square foot, two-story mixed-use building, with apartments over retail stores.

The price per square foot developed by this sale requires downward adjustment, relative to the appraised site, to reflect its superior specific location within a community with a higher economic profile and much higher density of population to support retail or service uses. The specific location within its community is very comparable to that of the subject, as it is an existing secondary business district that the Village is actively seeking to expand. The lot size is superior to that of the subject as it is wide enough to provide ample visibility highly sought by retailers, which is particularly important as, like the subject, it lacks the preferred corner visibility and access. Additional downward adjustment is made to reflect the benefits of this property's location in a TIF district, which does not reduce development costs but does provide funds for the Village to make infrastructure improvements.

OPINION OF MARKET VALUE (continued)



Sale #2 – 19 Crissey Avenue, Geneva (Kane County P. I. #12-02-355-003) - This is the sale of a 13,529 gross and net square foot, nearly rectangular shaped site, with 97.1' of frontage on the East side of Crissey Avenue and a maximum depth of 145.2', with a private 10' wide drive providing access to Oak Street, one block South of State Street (Illinois Route 38). The site rises about 4' from street grade at the front, it is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. The property is zoned B2 for commercial use, is in an existing TIF district and was vacant when sold. Both CoStar and MRED report that this property was sold in February 2022 for \$135,000, or **\$8.79 per square foot of land**. The property was marketed for 1,002 days, with an asking price of \$239,000 when it went under contract.



OPINION OF MARKET VALUE
(continued)

Sale #2 (continued):

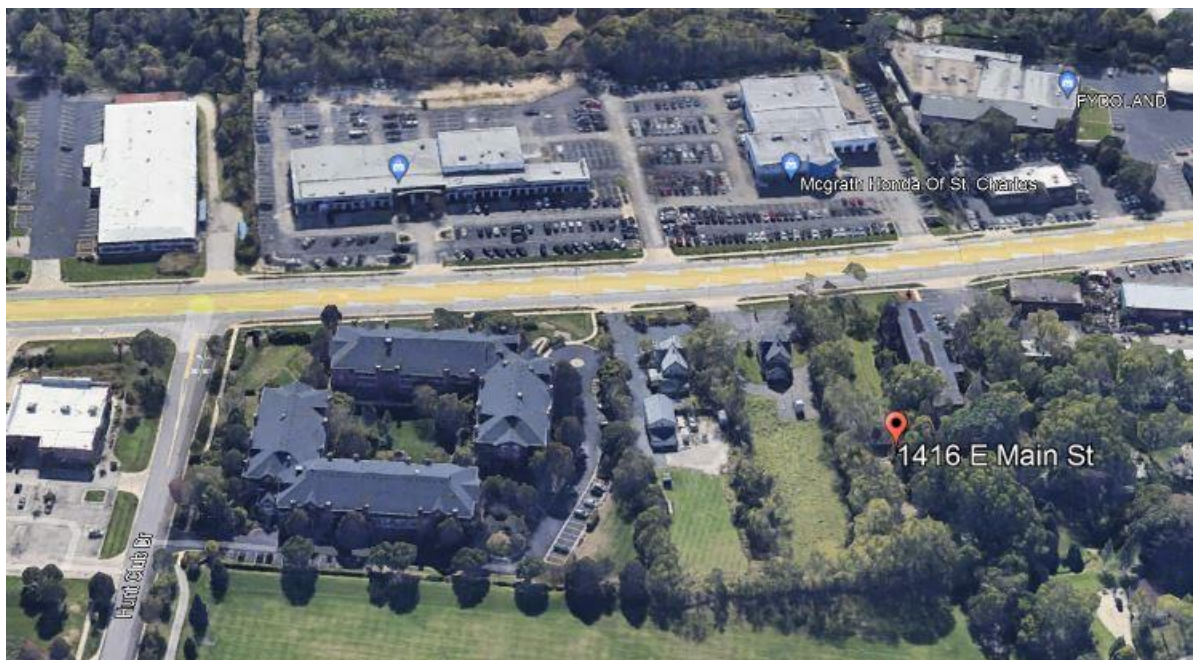
The Geneva Community Development Department reports that no discussions have yet been held or plans submitted regarding the development of this site.

This property is most similar to the subject in its general location, being within ½ mile Southeast of the center of Geneva's original business district, where Route 38 crosses the Fox River. Oak Street is now the South edge of this retail concentration, with this property – like the subject – adjacent to both commercial uses (to the North and West) and older detached homes (to the South and East). However, it is superior in specific location, as it is within the TIF district the Village establish to attract new businesses to the vicinity. It is superior to the subject in size and frontage, being adequate to support a multi-tenant building, but it too lacks corner visibility and has only a driveway to access the second street it fronts. No adjustment need be applied for changing market conditions since this sale closed after the availability of effective vaccines for Covid-19 was widely known and most businesses had returned to standard operations.

OPINION OF MARKET VALUE
(continued)



Sale #3 – 1416 E. Main Street, St. Charles (Kane County P. I. #09-26-301-011) - This is the sale of a 37,026 gross and net square foot rectangular shaped site, with 72.9' of frontage on the North side of Main Street (Illinois Route 64) and a depth of 460'. The site is generally level and at grade, it is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. The property is zoned B-1 for commercial use, with an 865 square foot house built in 1950 in place but of no contributory value. Both CoStar and MRED report that this property was sold in January 2022 for \$200,005, or **\$5.40 per square foot of land**. The property was marketed for 1,002 days, with an asking price of \$239,000 when it went under contract.



OPINION OF MARKET VALUE
(continued)

Sale #3 (continued):

The St. Charles Department of Planning and Development reports that no discussions have yet been held or plans submitted regarding the development of this site.

This property is similar to the subject due to its narrow frontage relative to its depth, although it is both physically and legally buildable as it has adequate width for a side drive and was previously platted and developed. Upward adjustments are made for its larger size, however, particularly as that additional land is almost entirely at the rear of the much deeper site. A partially offsetting downward adjustment is made for its superior general location, as St. Charles is a larger community with a higher economic profile than East Dundee. However, the specific location is very comparable to that of the subject, in spite of the lack of corner visibility and access, as this property is bordered on both sides by large apartment projects and is directly across Route 64 from a new car sales “automobile row”. No adjustment need be applied for changing market conditions since this sale closed after the availability of effective vaccines for Covid-19 was widely known and most businesses were returning to standard operations.

OPINION OF MARKET VALUE (continued)



Sale #4 – 11014 Route 47, Huntley (McHenry County P. I. #18-28-376-041) - This is the sale of a 7,762 gross and net square foot irregular shaped vacant corner site, with 92.6' of frontage on the East side of Illinois Route 47 and 76' of frontage around the curve on Dwyer Street, which is a frontage road on the North side of Main Street. The site is generally level on the North and West lines but about 2' above street grade at the rear as the natural terrain descends slightly. The property is zoned B-4 for commercial use, is in a Zone X flood hazard area of minimal risk and all municipal utilities are available at the lot line. CoStar and MRED report that this property was sold by the lender in possession in June 2021 for \$57,000, or **\$7.34 per square foot of land**. The property was marketed for 988 days at an asking price of \$69,000 when it went under contract.

The North-adjacent restaurant pays \$600 per month on a month-to month-basis, net to the lessor, to use the site for additional parking.



OPINION OF MARKET VALUE
(continued)

Sale #4 (continued):

This property continues to be used by the adjacent owner for additional parking, and the purchaser reports no near-term plans to develop the site. Although it is very similar to the subject in size, this property has superior visibility due to its frontage along the curved intersection. Thus, the price per square foot developed by this sale requires net downward adjustment relative to the subject site, even though it has no access to/from Southbound Route 47 or directly from Main Street. It is in an older commercial district, as is the subject, but there is no recent development in the vicinity. Nor is any near-term development likely, as this community is only sparsely populated – as is East Dundee – but it has no nearby business district. The existing lease does not prevent the future development of the site as the month-to-month agreement can be cancelled at any time, and may be an advantage as it generates interim income until the further development of the site begins.

OPINION OF MARKET VALUE (continued)



Photo courtesy of Google Earth

Sale #5 – 18650 Route 120, Unincorporated Grayslake (Lake County P.I. #07-31-105-006)
 - This is the sale of an 11,761 gross and net square foot, rectangular shaped vacant interior site, with 60.6' of frontage on the North side of Illinois Route 120 and a depth of 197.8'. Located in the unincorporated area known as Wildwood, the site is generally level at street grade, is zoned GC for commercial use, is in a Zone X flood hazard area of minimal risk and has both public sewer and water service in place. CoStar and MRED report that this property was sold in June 2021 for \$50,000, or **\$4.25 per square foot of land**. The property was marketed for 89 days at an asking price of \$59,900 when it went under contract.



OPINION OF MARKET VALUE
(continued)

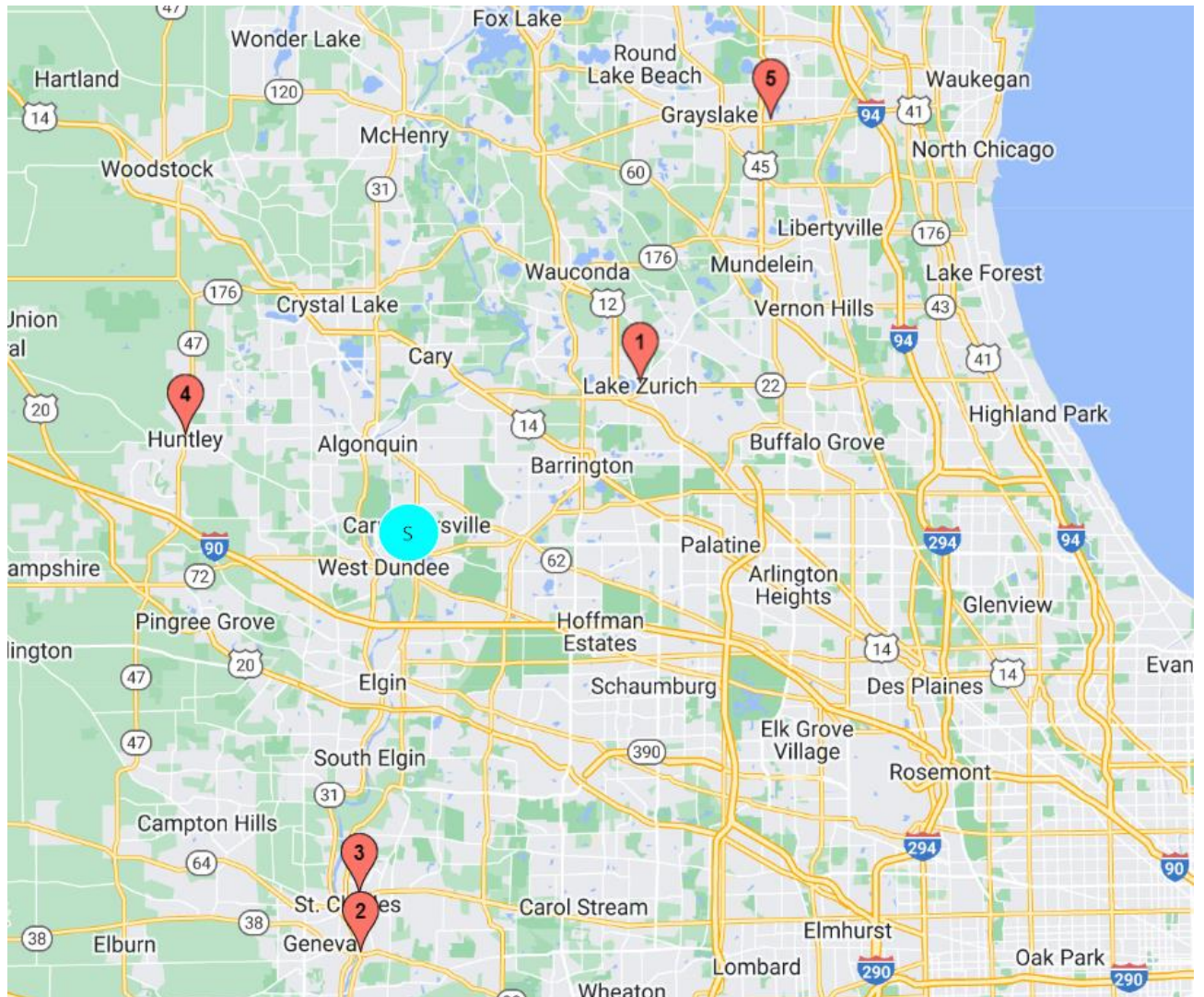
Sale #5 (continued):

The buyer was a landscaping contractor, now using the site only for equipment storage.

The price per square foot developed by this sale requires upward adjustment, in spite of its similar frontage and interior location, due to its inferior location in a sparsely developed area. There is a mix of residential and small commercial buildings on the North side of Route 120, but the properties South of the highway for several miles are all undevelopable wetlands. The general location, in an almost exclusively residential unincorporated area with no major nearby intersections, suggests there will be little or no commercial development in the vicinity for the foreseeable future.

OPINION OF MARKET VALUE
(continued)

Comparable Sales Map



OPINION OF MARKET VALUE
(continued)

Comparable Sales Summary

| <i>Sale #</i> | <i>Address</i> | <i>Sale Date</i> | <i>Lot Area</i> | <i>Zoning Flood Zone</i> | <i>Price / Net SF</i> |
|---------------|---|------------------|-----------------|--------------------------|-----------------------|
| 1 | 7-19 Old Rand Road, Lake Zurich | 3/22 | 20,473 sf | B-3 X | \$10.99 |
| 2 | 19 Crissey Road, Geneva | 2/22 | 13,529 s | B2 X | \$ 8.79 |
| 3 | 1416 E. Main Street, St. Charles | 1/22 | 37,026 sf | B-1 X | \$ 5.40 |
| 4 | 11014 Route 47, Huntley | 6/21 | 7,762 sf | B-4 X | \$ 7.34 |
| 5 | 18650 Route 120, Uninc. Grayslake | 6/21 | 11,761 sf | GC X | \$ 4.25 |
| Subject | +/- 120 E. Railroad St., East Dundee | Current | 19,038 sf | B-3 X | TBD |

Analysis

The foregoing sales develop prices ranging from a low of **\$4.25 per square foot of land**, to a high of **\$10.99 per square foot of land**, with individual adjustments as discussed on the preceding pages. This rather broad range was not unexpected as we decided to limit the sales used to those that closed since the availability of effective Covid-19 vaccines was widely known, in order to minimize the adjustment required for changing market conditions during and prior to the related quarantine began in March 2020. Thus, we had to expand our research to include three counties in order to have a sufficient number of comparable properties for meaningful comparison.

Each of these properties, like the subject, is in a small community originally intended to serve surrounding farms (and thus we excluded Elgin). Each is also outside the primary business district in that community, where land values are typically much higher (e.g. 402 W. State Street, Geneva is a 13,499 sf vacant corner site zoned D-CM that sold in May 2022 for \$51.86 per square foot). Each is in or bordering an established retail district, except for Sale #5 which thus develops the lowest price per square foot but is included due to its very similar size and shape.

These properties are all in areas of minimum flood hazard, have sewer and water available at the lot line and have zoning classifications with comparable permitted uses and densities. Only Sale #4 is a corner site, which provides the superior access and visibility that is desired foot retail use.

After making the individual adjustments indicated above, it is our opinion that the 7,920 square foot subject site develops a market value as of the July 2022 date of valuation of **\$6.50 per square foot land area**.

OPINION OF MARKET VALUE
(continued)

Thus, it is our opinion that the **market value**, as herein defined, of the **fee simple interest** in this property as of the **July 27, 2022** date of valuation, subject to the terms and limiting conditions of this appraisal and the property-specific **extraordinary assumption** that the property is already zoned B-1, was (say):

FIFTY THOUSAND DOLLARS

(\$50,000)

It is also our opinion that an estimated marketing time of **nine months** should be anticipated for the subject property if offered for arm's length sale at the value opinion developed in this report. This is based on the reported marketing periods for these and other comparable land sales maintained in our files, and discussions with local brokers knowledgeable in this field. A reduced exposure time of **six months** is anticipated for the subject property, as we see improved demand for small commercial properties in this market area in the foreseeable future, as the adverse effects of the Covid-19 pandemic are further minimized.

CERTIFICATION for
309 JACKSON STREET, in EAST DUNDEE, ILLINOIS 60118

The undersigned does hereby certify that, to the best of his knowledge and belief, except as otherwise noted in this appraisal report:

The appraiser has no past, present or contemplated future interest in the property that is the subject of this report; that neither the employment to prepare the appraisal, nor the compensation therefore, are contingent upon a requested minimum or maximum valuation, a specific valuation or the approval of a loan. Nor is he dependent on an action or event resulting from the analyses, opinions, conclusions in, or the use of this report.

The appraiser has not performed any real estate or other services involving the subject property within the three years immediately preceding our engagement for appraisal services.

The appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the parties involved. The value(s) estimated in the appraisal report is (are) not based in whole or in part upon the race, color, or national origin of the present or prospective owners or occupants of the property appraised, or of the present owners or occupants of properties in the vicinity of the property appraised.

The appraiser has personally inspected the property to the extent indicated below. To the best of the appraiser's knowledge and belief, all statements of fact in this report are true and correct. I have not knowingly withheld any significant information.

The reported analyses, opinions and conclusions are limited only by the assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

This appraisal report has been prepared in conformity with and is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP), and the standards of all appraisal organizations with which the appraisers are affiliated. The appraisers certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The appraiser is competent to complete this assignment in accordance with the Competency Provision of the Uniform Standards of Professional Appraisal Practice.

No one provided significant professional assistance to the persons signing this certification. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the appraisers whose signatures appear below. No change of any item in the appraisal report shall be made by anyone other than the appraisers, and the appraisers shall have no responsibility for any unauthorized change.

The Appraisal Institute conducts a voluntary program of continuing education for designated members. MAI's and RM's who meet the minimum standards are awarded periodic educational recertification. As of the date of this report, Andrew Richter, MAI, CIAO has completed the requirements of the continuing education program of the Appraisal Institute.



Andrew Richter, MAI, CIAO
Illinois License #553.001885
Did inspect the property
Expiration Date: 9/30/2023

August 11, 2022
Date

***309 JACKSON STREET
EAST DUNDEE, ILLINOIS 60118***



***FRONT VIEW
LOOKING NORTH FROM JACKSON STREET***



***REAR VIEW
LOOKING SOUTH FROM JACKSON STREET***

Photographed: July 2022

***309 JACKSON STREET
EAST DUNDEE, ILLINOIS 60118***



***STREET VIEW
LOOKING EAST ON JACKSON STREET***



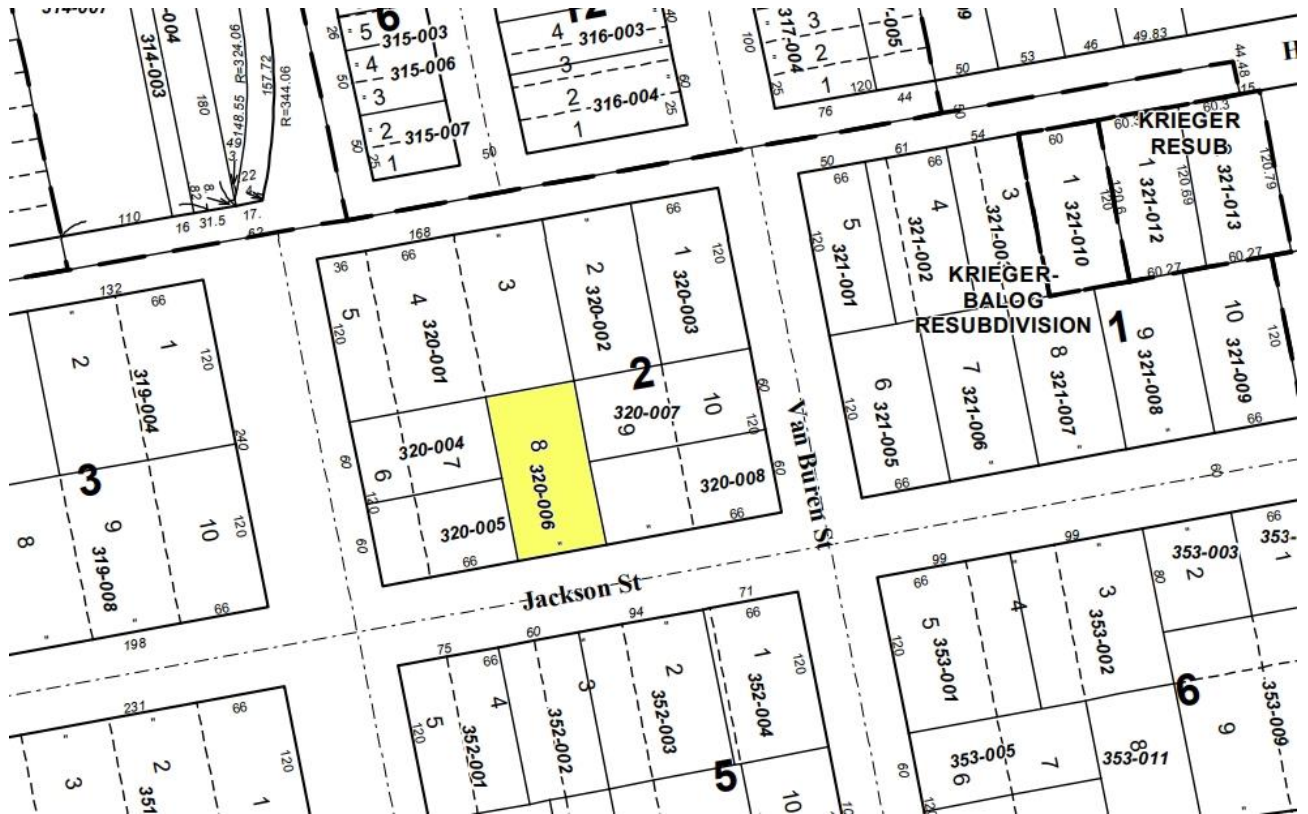
***STREET VIEW
LOOKING WEST ON JACKSON STREET***

Photographed: July 2022

AERIAL



KANE COUNTY PLAT



AREA STATISTICS



Market Profile

East Dundee Village, IL 3
East Dundee Village, IL (1721696)
Geography: Place

Prepared by Second City Appraisal LLC

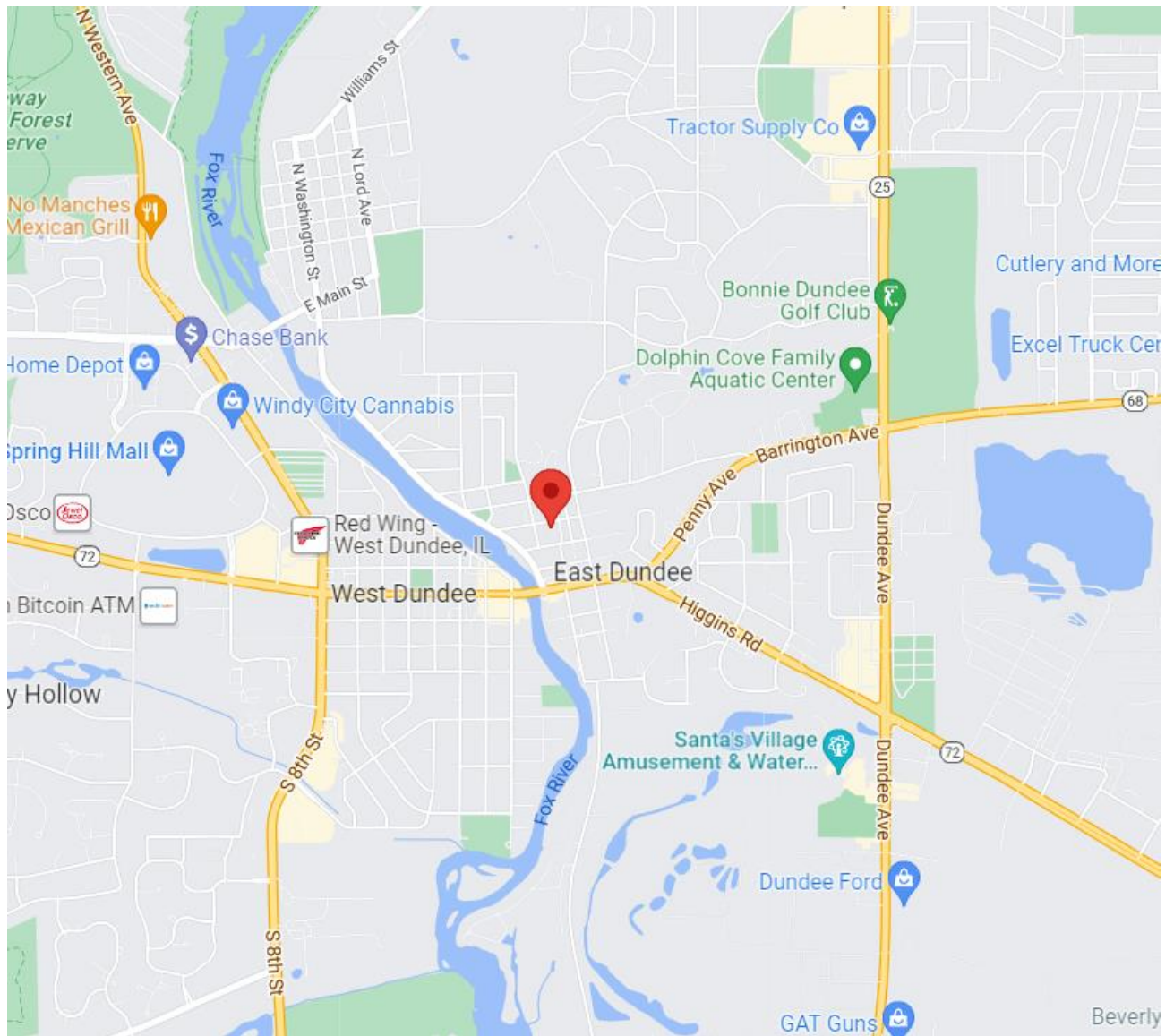
| | East Dundee v... |
|--------------------------------|------------------|
| Population Summary | |
| 2010 Total Population | 2,890 |
| 2020 Total Population | 3,152 |
| 2020 Group Quarters | 0 |
| 2022 Total Population | 3,093 |
| 2022 Group Quarters | 0 |
| 2027 Total Population | 2,984 |
| 2022-2027 Annual Rate | -0.71% |
| 2022 Total Daytime Population | 5,096 |
| Workers | 3,705 |
| Residents | 1,391 |
| Household Summary | |
| 2010 Households | 1,288 |
| 2010 Average Household Size | 2.24 |
| 2020 Total Households | 1,447 |
| 2020 Average Household Size | 2.18 |
| 2022 Households | 1,427 |
| 2022 Average Household Size | 2.17 |
| 2027 Households | 1,390 |
| 2027 Average Household Size | 2.15 |
| 2022-2027 Annual Rate | -0.52% |
| 2010 Families | 804 |
| 2010 Average Family Size | 2.80 |
| 2022 Families | 857 |
| 2022 Average Family Size | 2.76 |
| 2027 Families | 829 |
| 2027 Average Family Size | 2.74 |
| 2022-2027 Annual Rate | -0.66% |
| Housing Unit Summary | |
| 2000 Housing Units | 1,284 |
| Owner Occupied Housing Units | 83.6% |
| Renter Occupied Housing Units | 14.3% |
| Vacant Housing Units | 2.1% |
| 2010 Housing Units | 1,355 |
| Owner Occupied Housing Units | 78.7% |
| Renter Occupied Housing Units | 16.3% |
| Vacant Housing Units | 4.9% |
| 2020 Housing Units | 1,502 |
| Vacant Housing Units | 3.7% |
| 2022 Housing Units | 1,476 |
| Owner Occupied Housing Units | 77.4% |
| Renter Occupied Housing Units | 19.3% |
| Vacant Housing Units | 3.3% |
| 2027 Housing Units | 1,476 |
| Owner Occupied Housing Units | 76.1% |
| Renter Occupied Housing Units | 18.0% |
| Vacant Housing Units | 5.8% |
| Median Household Income | |
| 2022 | \$80,847 |
| 2027 | \$92,431 |
| Median Home Value | |
| 2022 | \$243,997 |
| 2027 | \$271,863 |
| Per Capita Income | |
| 2022 | \$49,739 |
| 2027 | \$57,632 |
| Median Age | |
| 2010 | 46.3 |
| 2022 | 49.0 |
| 2027 | 48.3 |

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

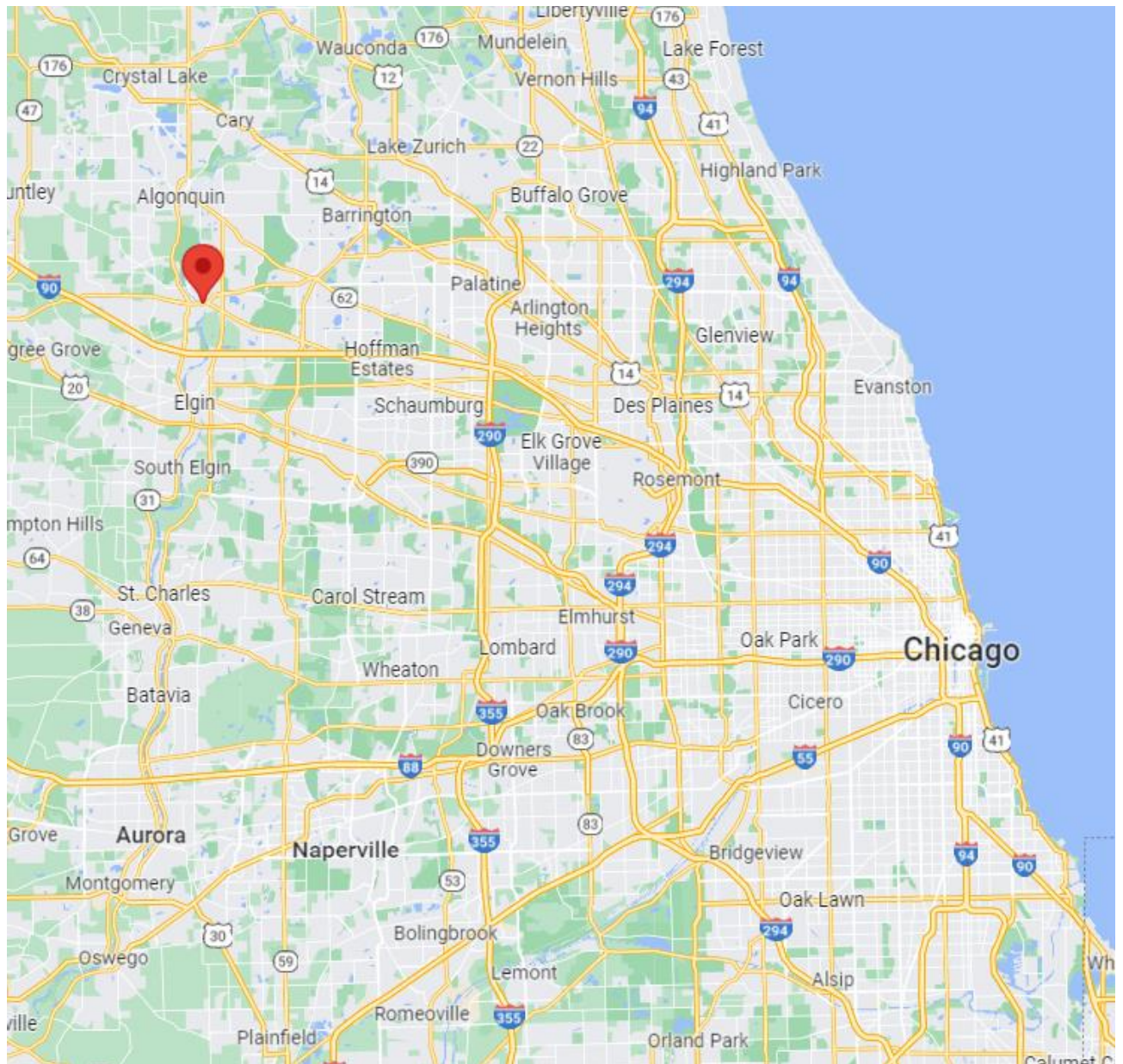
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 20, 2022

SUBJECT MAP



CHICAGO & VICINITY MAP



ASSUMPTIONS AND LIMITING CONDITIONS

The Certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

The information identified in this report, as furnished by others, is believed to be reliable, but no responsibility for its accuracy is assumed.

This appraisal covers the property as described in this report. The locations and dimensions as shown herein are assumed to be correct, but should be confirmed by a surveyor.

Any sketches contained in this report are included only to assist the reader in visualizing the property. The appraiser has made no survey of the premises and assume no responsibility in connection with such matters. All improvements are assumed to be within the property lines and constructed in accordance with all zoning and building ordinances, unless otherwise noted.

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable, unless specifically mentioned. The appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors.

The appraiser has no specific qualifications regarding property inspections, and this report should not be relied upon as to the condition of the property being appraised. Nothing contained in this report shall be construed as warranting, expressing, or otherwise implying any future value of the real or personal property. This appraisal applies solely to the date of valuation stated herein.

The legal description furnished to the appraiser is assumed to be correct. No responsibility for matters that are legal in character is assumed, and no opinion as to the title is rendered herewith. The title is assumed to be merchantable, and all existing liens and other encumbrances have been disregarded, unless otherwise specifically noted. The property is appraised as though the title was free and clear, under responsible ownership and competent management.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose, by any but the client for whom it was made, without the written consent of the appraisers. The content of this report is governed by the Bylaws and Regulations of the professional organizations with which the appraiser is affiliated.

The appraiser is not required to testify or attend any legal proceedings in regard to this appraisal, unless prior arrangements have been made therefore. Any allocation of total value to land or buildings, as shown in this report, is invalidated when used separately and/or in conjunction with any other appraisal.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of its author; especially where this entails valuation conclusions, or the identity of the appraiser the firm, and reference to the Appraisal Institute, or the MAI or AI-GRS designations.

QUALIFICATIONS OF ANDREW J. RICHTER, MAI, CIAO

Andrew J. Richter, MAI, CIAO is President and sole owner of Second City Appraisal, LLC. Prior to 2017 he was Director of Commercial Valuation for Real Valuation Services (which later became Valucentric), after serving for five years as Vice President of Howard B. Richter and Associates, Inc. He has been engaged full time in the appraisal of commercial real estate since 2002, personally preparing appraisals of at least 80 income producing properties annually, in addition to numerous residential and unimproved properties. He has completed appraisals throughout the six-county Chicago market area, as well as in Indiana and Wisconsin.

Mr. Richter was elected to be the West Deerfield Township Assessor on April 6, 2021 and began serving his four-year term on January 3, 2022.

Designations Held

Member of the Appraisal Institute, MAI Designation conferred November 2014
 Certified Illinois Assessing Officer (CIAO) conferred September 2021
 Illinois Certified General Real Estate Appraiser - License #553.001885

General Education

BA - Washington University in St. Louis, 2002

Appraisal Institute Courses and Seminars Completed (partial list)

| | |
|--|---|
| Advanced Market Analysis and Highest & Best Use | Business Practices and Ethics |
| Advanced Income Capitalization | Report Writing and Valuation Analysis |
| Advanced Concepts & Case Studies | 7-Hour National USPAP Update Course |
| Collateral Underwriting and the Future of Appraising | Forecasting Revenue |
| Appraising Convenience Stores | Analyzing Operating Expenses |
| Appraising Automobile Dealerships | Cool Tools - Technology for Real Estate Appraisers |
| Understanding and Appraising Residential REO's | Understanding Uniform Standards of Land Acquisition |
| Eminent Domain and Condemnation | Real Estate Appraisal Issues in Family Law |

Memberships

Designated Member of the Appraisal Institute (MAI), 2014 to date
 Member, Board of Directors of the Chicago Chapter of the Appraisal Institute, current
 Member, Finance Committee of the Chicago Chapter of the Appraisal Institute, current
 Region Representative - Chicago Chapter of the Appraisal Institute 2019-2022
 Candidate Guidance Committee Member - Chicago Chapter of the Appraisal Institute 2019
 Education Committee Member - Chicago Chapter of the Appraisal Institute 2016, 2017, 2021
 Alternate Region Representative for the Chicago Chapter of the Appraisal Institute 2016-2018
 President of Illinois Association of Certified Real Estate Appraisers (IACREA), 2015, 2017
 Member of Illinois Coalition of Appraisal Professionals (ICAP), 2010 to date
 Member of the Illinois Property Assessment Institute (IPAI), 2021 to date

Testimony Work

In addition to preparing appraisal reports, Mr. Richter has been qualified as an expert witness by courts in Cook and Lake Counties. He has given depositions and testimony in cases for a range of purposes including eminent domain, divorce, zoning, and partnership disputes.

Types of properties appraised include:**Residential**

| | |
|--|-----------------------------------|
| Single family homes | Individual condominium units |
| Two to four units | Apartment buildings and complexes |
| Apartments with stores/offices | Condominium developments |
| Subdivision analysis | Nursing homes |
| Congregate/Independent living facilities | Assisted living facilities |

Industrial

| | |
|----------------------------|----------------------------------|
| Cold storage facilities | Light and heavy manufacturing |
| Crane industrial buildings | Multi-tenant incubator buildings |
| Flex Buildings | Research & development |
| Food processing plants | Warehouse facilities |

Commercial

| | |
|-------------------------------------|-----------------------------|
| Banks and financial institutions | Regional shopping centers |
| Commercial and professional offices | Free-standing retail stores |
| Community shopping centers | Strip-type shopping centers |
| Grocery and discount stores | |

Special Purpose

| | |
|---------------------------------|------------------|
| Automobile sales & service | Funeral homes |
| Bowling alleys | Hotels & motels |
| Golf courses | Restaurants |
| Churches & Religious Facilities | Service stations |

Vacant Land

| | |
|-------------------------------------|----------------------|
| Urban/Suburban lots and acreage | Subdivision analysis |
| Planned commercial/industrial parks | Mixed-Use PUDs |
| | Street vacations |



AN APPRAISAL OF

The Partially Improved Parcel of Land

LOCATION

304 Hill Street
East Dundee, Kane County, Illinois 60118

PREPARED FOR

Ms. Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, Illinois 60118

PREPARED BY

Associated Property Counselors, Ltd.
Dale J. Kleszynski, MAI, SRA
Patrick A. Kleszynski, MAI
15028 South Cicero Avenue, Suite L
Oak Forest, Illinois 60452

AS OF

August 3, 2022

ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

ASSOCIATED PROPERTY COUNSELORS, LTD.
Real Estate Appraisers and Consultants

15028 South Cicero Avenue, Suite L
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Phone: 708-535-6900
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www.apclimited.com

Dale J. Kleszynski, MAI, SRA, President
dale@apclimited.com
Patrick A. Kleszynski, MAI, Vice President
pat@apclimited.com

August 29, 2022

Ms. Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, Illinois 60118

Re: The Partially Improved Parcel of Land



**304 Hill Street
East Dundee, Kane County, Illinois 60118
PIN 03-23-320-001**

Dear Ms. Storlie:

At your request, I inspected and appraised the above-referenced property to estimate the current market value of the fee simple estate in the subject property as of August 3, 2022. The analysis is based on an inspection of the property, a review of public records and available database information. The conclusions are communicated in a Restricted Appraisal Report.

Use Restrictions: This opinion of value is to be used by the client only. Additional information is needed for others to understand the conclusion. See file for additional information.

Intended User: The client is the intended user of the appraisal and report. For this appraisal, the client is identified as the Village of East Dundee. Ms. Erika Storlie, Village Administrator, represents the client in this matter. No other user is intended or implied.

Intended Use: The appraisal and report are to be used by the client in an internal decision and possible acquisition of the property. No other use is intended or implied.

Subject Location: The subject property is generally located at the southeast corner of North River Street and Hill Street, in East Dundee, Illinois. The common address is 304 Hill Street, East Dundee, Kane County, Illinois 60118. The property is further identified by Permanent Real Estate Tax Index Number 03-23-320-001 (Kane County).

Property and Listing History: According to public record, the owner is identified as Big Kahuna Corporation. The property is not known to have been transferred or sold in an arms-length transaction during the past three years and is not encumbered by a lease agreement. According to available information, the subject property was not listed for sale or lease during the same three-year period. To the best of my knowledge, the subject property is not currently under contract to be purchased. It should be noted the subject property previously sold in May 2016 for a sale price of \$210,000. Document Number 2016K022985 identifies River Street, LLC as the grantor and Big Kahuna Corp as the grantee in this transaction.

Property Interest Appraised: The fee simple estate in the subject property. See file for definition of Fee Simple Estate.

Type and Definition of Value: The purpose of this appraisal is to estimate the current market value of the fee simple estate in the property as of August 3, 2022. See file for definition of Market Value from the 15th Edition of the Appraisal of Real Estate.

Effective Date of the Appraisal: August 3, 2022

Effective Date of the Report: August 29, 2022

Statement of Past Appraisals: Associated Property Counselors, Ltd. has not completed an appraisal of the subject property within the past three years. The appraisal and report were used by the client in an internal decision. This appraisal and report are intended to present the client with an opinion of value based on current market conditions.

Legal Description and Additional Information: A legal description of the subject property was not available for my review. Any information provided by the client and information developed in the completion of this appraisal and report are retained in my file and/or office.

Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions: A formal survey of the property was unavailable for my review. The property description is taken from an inspection of the subject property, public record, provided information and various database sources. I reserve the right to amend this appraisal and report after reviewing a formal survey of the property to verify land area, site dimensions, flood plain, wetland areas and possible encroachments.

There are no Hypothetical Conditions or Jurisdictional Exceptions that impact the appraisal, report or conclusions. There are no other Extraordinary Assumptions exceptions and/or special limiting conditions that impact the evaluation or the value of the property. See Underlying Assumptions and Limiting Conditions located elsewhere in this report.

Marketing Time: 3 to 6 months

Exposure Time: 3 to 6 months

Scope of Work: As stated previously, the purpose of this appraisal is to estimate the current market value of the fee simple estate in the subject property as of the effective date of value to be used by the client in an internal decision and the possible acquisition of the property. Patrick A. Kleszynski, MAI inspected the property and photographs were taken. Dale J. Kleszynski, MAI, SRA and Patrick A. Kleszynski, MAI reviewed available information on the subject property from public record, the MLS and CoStar databases. The appraisers reviewed zoning information and the applicable land use controls for the subject property. A complete analysis of market conditions has been made. Associated Property Counselors, Ltd. maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis. A Highest and Best Use analysis for the subject property was completed. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded. Dale J. Kleszynski, MAI, SRA and Patrick A. Kleszynski, MAI completed research to develop comparable data used in the analysis of the subject property and the information was verified. The appraisers considered all approaches to value that are applicable. The conclusions of this appraisal are communicated in a Restricted Appraisal Report as defined in the Uniform Standards of Professional Appraisal Practice.

The Sales Comparison Approach to Value is presented and given sole consideration in formulating the final conclusion. Sufficient data is available in the market to complete this analytical technique and the available sales data reflects the interactions of the buyers and sellers for similar properties like the subject. The sales used in this analysis appear to reflect transactions that are typical of the market.

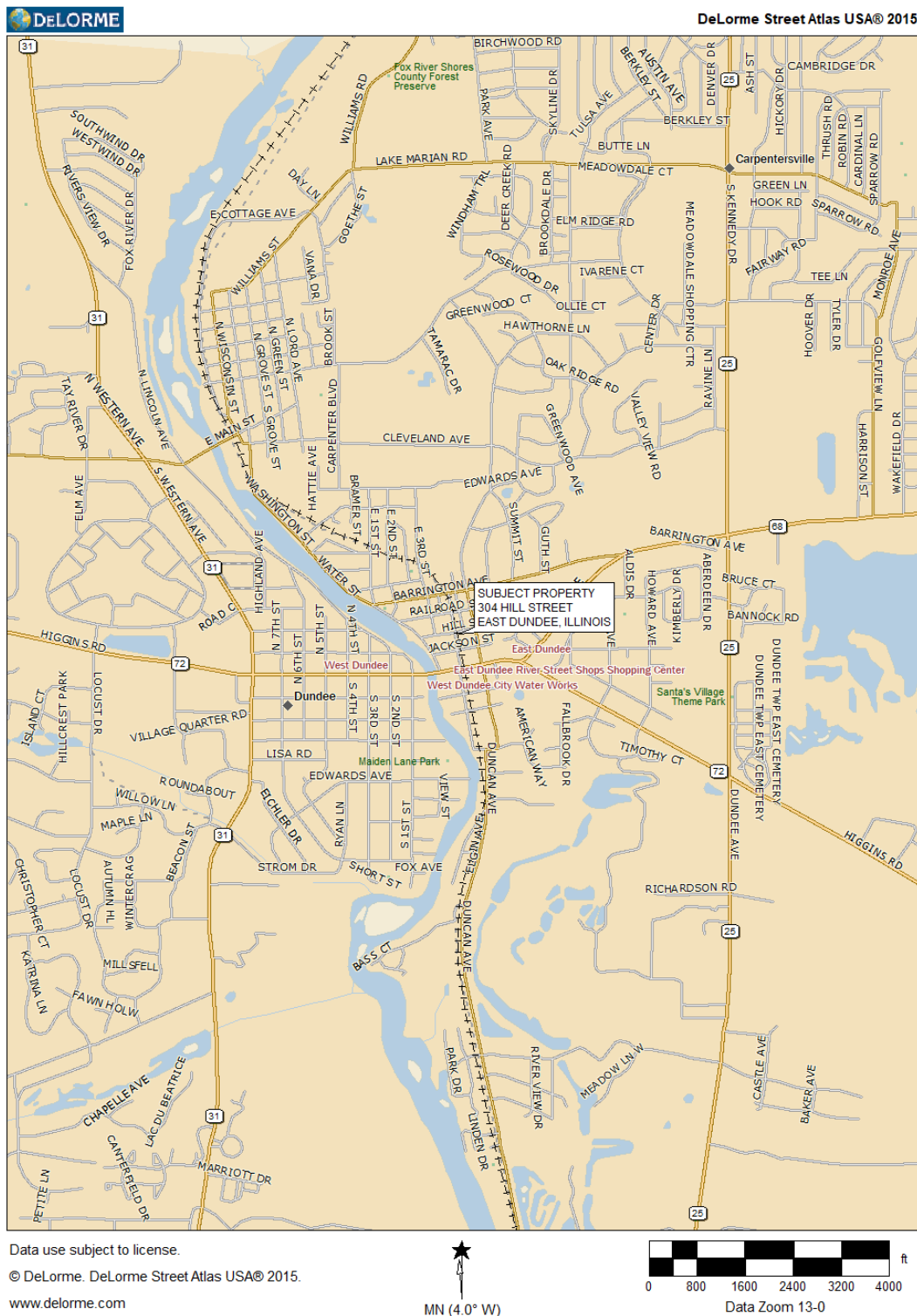
Scope of Work (Continued): While completing this appraisal, I considered (by way of example and not limitation) the physical characteristics of the subject property, the location of the property, comparable data, supplemental data retained in my file and summarized in this report, the USPAP Standards, various text material published by the Appraisal Institute (15th Edition, 7th Edition Dictionary of Terminology, and specialty articles) and documents associated with the verification of the sales transactions. Photocopies of all information considered while completing this analysis are retained in my file and/or office.

Acknowledgment and Statement of Competency: When any portion of the work performed during the completion of this appraisal and report involves "significant appraisal assistance," those individuals must be identified and the extent of their contributions must be described.

In preparing this appraisal assignment, Patrick A. Kleszynski, MAI performed the previously described inspection of the subject property. Dale J. Kleszynski, MAI, SRA and Patrick A. Kleszynski, MAI reviewed available documents and the public record, researched and verified data involving properties comparable to the subject and conducted an analysis using the above mentioned techniques in order to formulate a reconciled value conclusion for the subject property and review of the report. The appraisers collaborated in the report analysis presented here. Both appraisers have completed the appraisal of similar properties in the vicinity of the subject and are competent to complete this analysis. A statement of their professional qualifications is located elsewhere in this report.

In this instance, the final opinions were formulated by Dale J. Kleszynski, MAI, SRA.




LOCATION MAP



KANE COUNTY TAX ASSESSMENT MAP

03-23E



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|  <p> <small>PLOT DATE: 05/07/19</small> <small>The Sidwell Company</small> <small>2510 Portland Road, Suite 300</small> <small>St. Charles, Illinois 60174</small> <small>(Tel) 630.545.1000 (Fax) 630.545.1111</small> <small>www.sidwell.com</small> </p> | <p>DUNDEE TWP.</p> <p>W1/2 SW1/4 SEC. 23 T.42N R.8E</p> <p>KANE COUNTY, ILLINOIS</p> | |  <p>Scale: 1"=200'</p>  | <p><small>MAP PAGE LOCATOR</small></p> <table border="1"> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td><td>37</td><td>38</td><td>39</td><td>40</td><td>41</td><td>42</td><td>43</td><td>44</td><td>45</td><td>46</td><td>47</td><td>48</td><td>49</td><td>50</td><td>51</td><td>52</td><td>53</td><td>54</td><td>55</td><td>56</td><td>57</td><td>58</td><td>59</td><td>60</td><td>61</td><td>62</td><td>63</td><td>64</td><td>65</td><td>66</td><td>67</td><td>68</td><td>69</td><td>70</td><td>71</td><td>72</td><td>73</td><td>74</td><td>75</td><td>76</td><td>77</td><td>78</td><td>79</td><td>80</td><td>81</td><td>82</td><td>83</td><td>84</td><td>85</td><td>86</td><td>87</td><td>88</td><td>89</td><td>90</td><td>91</td><td>92</td><td>93</td><td>94</td><td>95</td><td>96</td><td>97</td><td>98</td><td>99</td><td>100</td> </tr> <tr> <td colspan="10"></td> <td colspan="10" style="text-align: center;">23</td> <td colspan="10"></td> </tr> <tr> <td colspan="10"></td> <td colspan="10" style="text-align: center;">E</td> <td colspan="10"></td> </tr> </table> | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | | | | | | | | | | | 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | E | | | | | | | | | | | | | | | | | | | |
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| <p><small>THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDS, DEEDS, AND CONTRACTS, AND ONLY COMPANY INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORD DOCUMENTS FOR ADDITIONAL TOTAL INFORMATION.</small></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

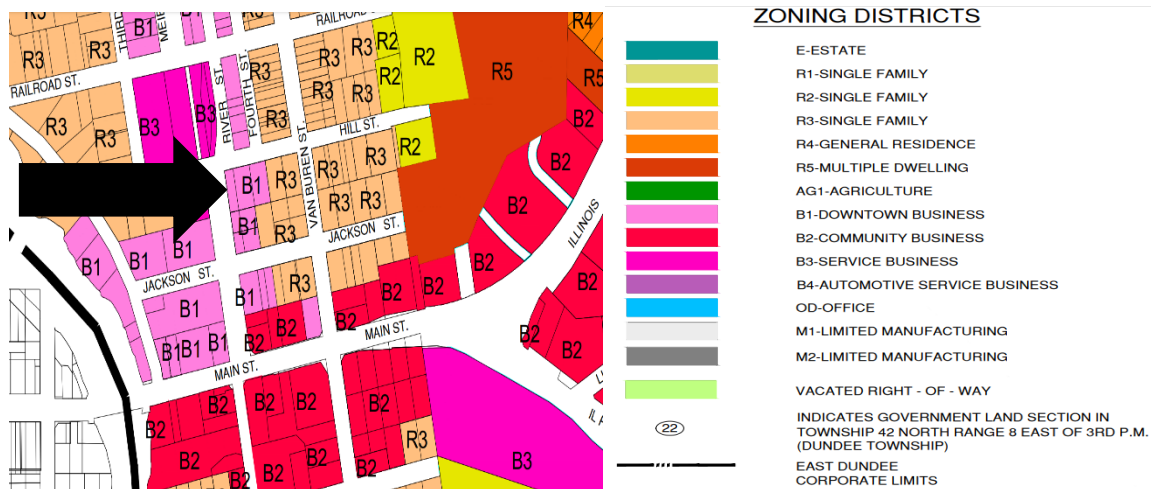
KANE COUNTY GIS MAP

03-23-320-001



Property Type/Description: Briefly described, the subject consists of a rectangular-shaped parcel of partially improved land. The site reportedly measures 0.47 acres or 20,473 square feet. According to the available information, the property features 168 feet of frontage along the south side of Hill Street. Frontage along the east side of North River Street is reported to be 120 feet. The topography of the site is generally level and slopes gently down from east to west toward North River Street. The subject is at grade with surrounding properties. All utilities are available to the property and the site is not impacted by wetland or flood zone classifications. The subject site is improved with asphalt and gravel paving.

Zoning Map and Classification:



The subject property is zoned B1, “Downtown Business” district. To the best of my knowledge, a change in zoning for the subject site is unlikely. Development in accordance with the current zoning classification is assumed to be permissible. I reserve the right to amend this appraisal and report upon review of any documentation that impacts the subject current or future zoning classification and allowable uses.

Assessment and Real Estate Tax Summary: The property is identified by Permanent Real Estate Tax Index Number 03-23-320-001. The combined 2021 real estate tax assessment is reported to be \$75,019. The subject is assessed and taxed as an unimproved homesite. The subject level of assessment is reported to be 33.3%. This level of assessment is presented below to calculate the Kane County Assessor’s opinion of market value (\$225,080.00). According to information taken from the Kane County Treasurer’s Office, the combined 2021 real estate tax for the subject property, payable in 2022, is reported to be \$6,570.76.

Photographs of the Subject Property:



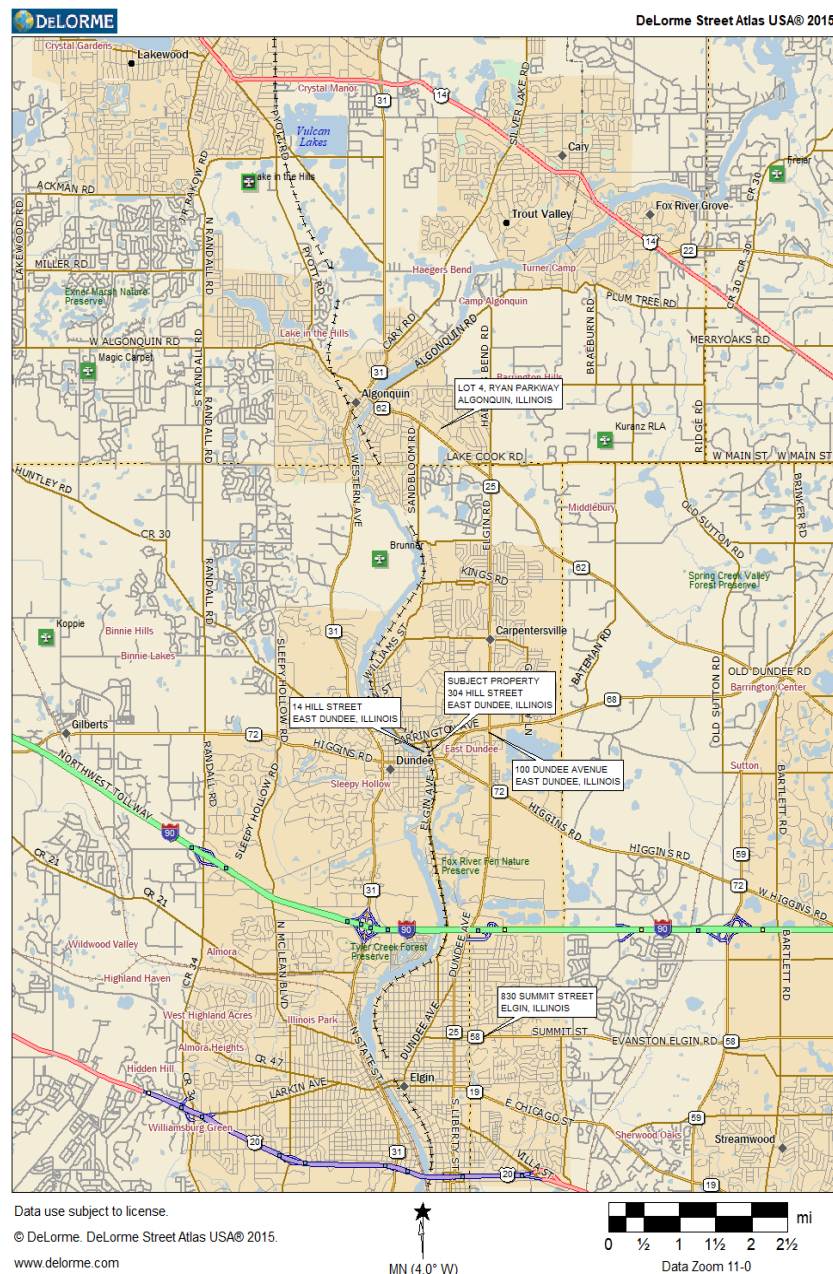
Highest and Best Use: See file for definition of Highest and Best Use from The Dictionary of Real Estate Appraisal, Seventh Edition.

Based on the inspection and the data that is retained in the file, I conclude that the Highest and Best Use of the subject property, is for acquisition or assemblage by a developer or owner-user for commercial development in accordance with the current zoning classification and surrounding area development patterns.

ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Valuation Concept: In the Sales Comparison Approach, sales and offerings of similar type properties are analyzed and adjusted for a value indication of the property being appraised. This approach reflects the actions of buyers and sellers in the market and is based upon the principle of substitution. In this analysis, the Sales Comparison Approach to Value is presented and given the greatest consideration in formulating the final conclusion. Sufficient data is available to complete this analysis.

Land Sales Map



ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH**Summary of Sales:**

| | | | | |
|------------------------------|-------------------------------------|--|-------------------------------------|-------------------------------------|
| Location: | 830 Summit Street Elgin, IL | 100 Dundee Avenue East Dundee, IL | 14 Hill Street East Dundee, IL | Lot 4B, Ryan Pkwy Algonquin, IL |
| Sale Date: | October 2018 | September 2019 | October 2021 | Active Listing |
| Sale Price: | \$355,000 | \$275,000 | \$170,000 | \$125,000 |
| Sale Conditions: | Arm's Length | Arm's Length | Arm's Length | N/A |
| Financing: | Cash | Cash | Cash | N/A |
| Zoning: | AB | B2 | B3 | C2 |
| Land Area: | 29,664 SF | 31,363 SF | 16,117 SF | 15,244 SF |
| Price PSF: | \$11.97 | \$8.77 | \$10.55 | \$8.20 |
| HBU: | Commercial | Commercial | Commercial | Commercial |
| Shape: | Rectangular | Irregular | Square | Rectangular |
| Frontage: | Interior | Interior | Corner | Interior |
| Site Improvements: | None | None | None | None |
| MLS Number: | N/A | N/A | N/A | 10505747 |
| PIN: | 06-07-302-054-0000 | 03-24-301-043 | 03-23-319-004 | 19-35-330-008 |
| Recorder Document No: | 1828518031 | 2019K045466 | 2021K081946 | N/A |
| Grantor: | Sammy Invest Inc | American Bank and Trust Company, NA | DeLoris Doederlein | N/A |
| Grantee: | Shree Kaira LLC | MAT Real Estate LLC | Frank Tomasello | N/A |
| Comments | This is a vacant parcel of land. | This is a vacant parcel of land. | This is a vacant parcel of land. | This is a vacant parcel of land. |

ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Discussion of Adjustments

Adjustments to the market data are considered for property rights conveyed, financing, condition of sale, expenditures after sale, changes in market conditions or market trends over elapsed time, location, size (land SF) and any difference in the physical variations or improvements to the site as of the date of sale (current use). The following is a summary of the applied adjustments.

All of the data used reflects the listing or sale of the fee simple estate. These sales are considered to be similar when compared to the subject property. A substantial adjustment for property rights conveyed is not required.

It is reported that the sales used were listed for sale or acquired on a cash basis or at terms that are reflective of the market. The data used is similar to the subject. A substantial adjustment for financing is not required.

To the best of my knowledge, the sales and listing used in this analysis were not impacted by any special or adverse conditions and each is an arms-length transaction. The sales used do not require a substantial adjustment.

To the best of my knowledge, the listing and sales used in this analysis were not known to have required substantial expenditures after purchase and none were reported during the verification process. The sales used are similar to the subject with respect to expenditures after sale and do not require a substantial adjustment.

Each of the sales used are zoned for commercial applications and have a similar highest and best use as the subject property. A substantial adjustment for zoning is not required.

The sales used in this analysis occurred between October 2018 and October 2021. Data retained in my office/file indicates that demand for commercial parcels has been moderate over the same time in East Dundee and nearby municipalities. The prices paid for this type of property has generally increased since 2018. **Comparable Number 1 and 2** require an upward adjustment for changes in market conditions over elapsed time. **Comparable Number 3** is a recent transaction as of the date of value and does not require a substantial adjustment. **Comparable Number 4** is an active listing that requires a downward adjustment for the decrease between list price and sale price.

The sales and listing used in this analysis are located in East Dundee and nearby Elgin and/or Algonquin. **Comparable Number 1** is superior to the subject with respect to proximity to primary roadways, visibility, access and surrounding area development. This comparable requires a downward adjustment for location. **Comparable Number 2** is similar to the subject with respect to surrounding area development and proximity to primary roadways while being inferior with respect to visibility and access. This comparable requires an upward adjustment for location. **Comparable Number 3** is similar to the subject with respect to surrounding area development, primary roadways, visibility and/or access. This comparable does not require a substantial adjustment for location. **Comparable Number 4** is superior with respect to surrounding area development while being inferior with respect to access and visibility. This comparable is similar to the subject with respect to proximity to primary roadways. A substantial adjustment for location is not required.

ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Discussion of Adjustments (Continued): The subject property has a land area of 20,473 square feet or 0.47 acres. The comparables presented have land areas that range from 15,244 square feet to 31,363 square feet. A comparison of the data indicates that smaller sites tend to sell for higher unit prices. **Comparable Numbers 1 and 2** are larger in size when compared to the subject property and require an upward adjustment for land area. **Comparable Numbers 3 and 4** are smaller in size when compared to the subject property and require a downward adjustment for land area.

Each of the sales are vacant and/or raw parcels of land at the time of sale. **Comparable Numbers 1, 3 and 4** are inferior to the subject with respect to site improvements (gravel and/or asphalt paving) and require an upward adjustment for physical variations. **Comparable Number 2** is inferior to the subject with respect to shape and site improvements. An upward adjustment for physical variations is required for this sale.

Value Conclusions: Before adjustments, the price range for the comparable data used is \$125,000 to \$355,000 or \$8.20 to \$11.97 per square foot of land area. After adjustments to the market data were considered for property rights conveyed, financing, conditions of sale, changes in market conditions or market trends, expenditures after sale, zoning, location, size (land SF) and any difference in the physical variations or improvements to the site as of the date of sale (current use);

I select a value of \$225,000 as appropriate in the analysis of the subject property. The following is a summary of the reconciled value by the Sales Comparison Approach.

Reconciled Market Value of the Subject Property

****** Two Hundred Twenty Five Thousand Dollars ******

If you have any questions, please contact my office.

Very truly yours,

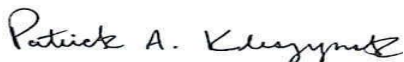


Dale J. Kleszynski, MAI, SRA
President

Associated Property Counselors, Ltd.

IL Certified General Real Estate Appraiser License Number 553.000213

(Expires: September 30, 2023)



Patrick A. Kleszynski, MAI
Vice President

Associated Property Counselors, Ltd.

IL Certified General Real Estate Appraiser License Number 553.002510

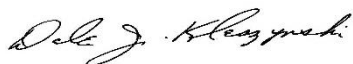
(Expires: September 30, 2023)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I, Dale J. Kleszynski, MAI, SRA, have made a personal inspection of the property that is the subject of this report.
- I, Patrick A. Kleszynski, MAI, provided significant appraisal assistance.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I (Dale J. Kleszynski, MAI, SRA) have completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, I (Patrick A. Kleszynski, MAI) have completed the continuing education program for Designated Members of the Appraisal Institute.
- I have not completed an appraisal or analysis of the subject property during the past three years.

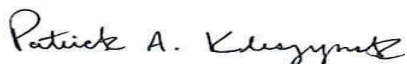
Respectfully submitted,



Dale J. Kleszynski, MAI, SRA
President

Associated Property Counselors, Ltd.

Certified General Real Estate Appraiser (IL License Number 553.000213)



Patrick A. Kleszynski, MAI
Vice President

Associated Property Counselors, Ltd.

Certified General Real Estate Appraiser (IL License Number 553.002510)

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances, supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were not critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.
31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Dale J. Kleszynski, MAI, SRA, is president and principal shareholder of Associated Property Counselors, Ltd. He has served as an expert witness in various areas of litigation and arbitration practice including zoning issues and disputes, legal malpractice, appraisal malpractice, dispute management, mediation, appraisal methodology, damages and eminent domain matters. As part of his service, he has prepared use impact studies, highest and best use studies, feasibility studies, cost estimates, estimates of just compensation, leasehold interests and leased fee interests. In addition to the above services, he has provided documented appraisals for financial institutions, corporations, developers, municipalities, governmental agencies, law firms, school districts and private individuals. Appraisal, arbitration and consulting assignments have been completed on a regional and nationwide basis.

Mr. Kleszynski has taught numerous appraisal and USPAP courses for professional organizations and specialized groups and he served as part of the development team that authored courses for the Appraisal Institute. He serves as a qualified instructor for the Appraisal Institute and is a certified USPAP instructor for the Appraisal Foundation. During the past 25 years, he has served on numerous national and local committees for the State of Illinois and the Appraisal Institute. Mr. Kleszynski is licensed and certified to complete appraisal and consulting assignments in the states of Illinois, Indiana, and Michigan.

Educational Background

Loyola University of Chicago, Bachelor of Arts, 1971

Completed all educational, admissions, demonstration report and comprehensive examination requirements to be awarded the MAI and SRA designations by the Appraisal Institute

Currently certified under the Appraisal Institute Continuing Education Program

Currently certified under the Continuing Education Requirements of the State of Illinois

Currently certified under the Continuing Education Requirements of the State of Indiana

Currently certified under the Continuing Education Requirements of the State of Michigan

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Professional Designations and Certification

Member of the Appraisal Institute - MAI No. 6747

Senior Residential Appraiser - SRA

Illinois State Certified Real Estate Appraiser- License No. 553.000213

Indiana Certified General Appraiser - License No. CG49300022

Michigan State Certified Appraiser - License No. 12-01-004591

Appraisal and Consultation Experience

Since 1979, various types of real estate, including:

- Office and commercial buildings

- Assisted living facilities

- Apartment structures and complexes

 - Including Low Income Housing Tax Credit complexes

- Industrial and warehouse properties

- Single-family and condominium residential properties

- Vacant land

 - Residential, multi-family, commercial, and industrial

- Special purpose properties

 - Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, chemical processing facilities, restaurants, bank facilities and ice arenas

- Eminent domain projects

 - McCormick Place expansion

 - Extension of Interstate 355 in Cook and Will Counties

 - City of Hammond v. Great Lakes Marina

 - Palwaukee Airport expansion

 - Lansing Municipal Airport expansion

 - Little Calumet River and Levee and Flood Abatement Project

 - O'Hare International Airport expansion

 - Various road and municipal projects

- Various zoning and municipal projects

 - Adult use impact study - County of Cook

 - Impact study for group home zoning

 - Impact studies for cell tower development

 - School site selection

 - Commercial development impact studies

 - Real estate tax impact studies

- Arbitration

 - Sole arbitrator to determine just compensation for a fiber optic easement

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Service Offices

President - Chicago Chapter of the Appraisal Institute
Regional Representative - Appraisal Institute
Division of Faculty - Appraisal Institute
Regional Chairman - Ethics Administration
Assistant Regional Representative - Review and Counseling
National Board of Directors - Appraisal Institute
Vice Chairman - General Appraisal Board
Chairman - General Appraisal Board
Executive Committee - Appraisal Institute
National Nominating Committee - Appraisal Institute
General Appraisal Council

Professional Experience

President and Chief Appraiser, Associated Property Counselors, Ltd.
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago
Staff Appraiser, Property Assessment Advisors, Chicago
Staff Appraiser, Central Appraisal Company, Chicago
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

Course and Seminar Development

Course 700 - Introduction to Litigation - Development Team
Course 710 - Eminent Domain - Part A - Development Team
Course 720 - Eminent Domain - Part B - Development Team
Individual seminars for the Cook County State's Attorney

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Qualified Instructor for the Appraisal Institute

Courses:

- Basic Income Capitalization
- General Applications
- 7-Hour National USPAP Update Course
- General Appraiser Sales Comparison Approach
- 15-Hour National USPAP Course
- Business Practices and Ethics
- Advanced Income Capitalization
- Advanced Applications
- The Appraiser as an Expert Witness: Preparation & Testimony
- Litigation Appraising: Specialized Topics and Applications
- Condemnation Appraising: Basic Principles and Applications
- Condemnation Appraising: Advanced Topics and Applications

Seminars:

- Litigation Skills for the Appraiser
- Partial Interest Valuation – Undivided
- Case Studies in Commercial Highest and Best Use
- Understanding and Testing DCF Valuation Models
- Appraisal Review – General
- Supporting Capitalization Rates
- Scope of Work: Expanding Your Range of Services
- The Road Less Traveled: Special Purpose Properties
- Real Estate Finance, Value, and Investment Performance
- Introduction to Income Capitalization

PARTIAL LIST OF CLIENTS

Financial Institutions

American Chartered Bank
Associated Bank
Bank of Choice
Baytree Bank
Centrue Bank
Cole Taylor Bank
Delaware Place Bank
Fifth Third Bank
First Choice Bank
First Financial Bank
First Midwest Bank
First Trust
George Washington Savings Bank

Harris Bank
Heritage Community Bank
LaSalle Bank
MB Financial
Mercantile Bank
Midwest Bank
National City Bank
Peoples Bank
S & T Bank
Standard Bank
State Bank of Countryside
The Private Bank

Government Services Administration

City of Chicago
City of Kankakee
City of Palos Heights
City of Park Ridge
Cook County State's Attorney
Department of Justice
DuPage County State's Attorney
DuPage County Assessor's Office
Federal Aviation Administration
Frankfort Square Park District
Homewood-Flossmoor Park District
Kankakee County State's Attorney
Lake County Parks Department
Lan Oak Park District
Lansing Municipal Airport
Little Calumet River Basin Development
Manteno Township Assessor's Office
McHenry County Conservation District
Office of Banks and Real Estate
Town of Hobart

Town of Munster
University of Illinois
Various School Districts in Cook, DuPage,
Lake, and Will Counties
Village of Bradley
Village of Burr Ridge
Village of Crestwood
Village of Glen Ellyn
Village of Lansing
Village of Lombard
Village of Maywood
Village of Oak Lawn
Village of Orland Park
Village of Riverdale
Village of Rosemont
Village of Western Springs
Village of Wheeling
Waubonsee Community College
Will County State's Attorney
Wisconsin Department of Revenue

Corporations

The Archdiocese of Chicago
AT&T
Attorney's Title Insurance Fund, Inc.
BP International
BP Products – North America
Broadacre Management
Casey's General Store
Commonwealth Edison
FP International
Gallagher Asphalt
Gallagher & Henry
Garvey Marine
Lucent Technologies
McDonald's Corporation

Moser Enterprises
Pasquinelli Development
Peoples Energy
Prairie Material Sales, Inc.
The Pritzker Foundation
Robinson Engineering
RR Donnelley Company
Sherwin-Williams Company
T-Mobile USA, Inc.
Taco Bell
Travelers Insurance
U. S. Steel Corporation
Wiseman-Hughes Enterprises

PARTIAL LIST OF CLIENTS

Professional Law Firms

Antonopoulos & Virtel, P.C.
Arnstein & Lehr, LLP
Azulay Seiden Law Group
Baker & McKenzie
Bell, Boyd & Lloyd, LLP
Blachly, Tabor, Bozik & Hartman
Burke, Burns and Pinelli, Ltd.
Burke, Warren, McKay & Serritella, P.C.
Campion, Curran, Lamb & Cunabaugh, P.C.
Canna and Canna, Ltd.
Casale, Woodward & Buls, LLP
Clifford Law Offices
Defrees & Fisk, LLC
DLA Piper
Dunn Martin Miller & Heathcock, Ltd.
Eiden & O'Donnell, Ltd.
Figliulo & Silverman, P.C.
Fioretti, Lower & Carbona, LLP
Foley & Lardner, LLP
Foran, O'Toole & Burke, LLC
Franczek Radelet P. C.
Goldstine, Skrodzki, Russian, Nemec
& Hoff, Ltd.
Goodman, Katz and Scheele
Gordon & Pikarski
Green, Schoenfeld & Kyle, LLP
Harrison & Held
Helm and Wagner
Hinshaw & Culbertson, LLP
Holland and Knight, LLC
Huck Bouma
Jenner & Block, LLP
Joyce, Edward T. & Associates, P.C.
Klein, Thorpe & Jenkins, Ltd.
Koransky, Bouwer & Poracky, PC
Law Office of Eugene M. Feingold
Law Office of Matthew J. Carmody
Law Office of John K. Kallman
Law Office of Bryan P. Lynch
Law Office of Ronald N. Primack, LLC
Law Office of Randall A. Wolff
Liston & Tsantilis, P.C.
Masters, Charles J., Ltd.
McGuire Woods, LLP
Neal & Leroy, LLC
Newby, Lewis, Kaminski & Jones, LLP
Noonan & Lieberman, Ltd.
Peacock & McFarland, P.C.
Petersen and Houpt
Polsinelli Shughart PC
Pretzel & Stouffer, Chartered
Rathbun, Cservenyak & Kozol, LLC
Righeimer Martin and Cinquino
Robbins Schwartz
Ryan and Ryan
Sandrick Law Firm
Savaiano & Spear
Scariano, Himes and Petrarca
Schain, Burney, Ross & Citron, Ltd.
Schopf & Weiss, LLP
Seyfarth Shaw
Shaw Fishman Glantz & Towbin
Sonnenschein Nath & Rosenthal, LLC
Sosin & Arnold, Ltd.
Sullivan, Hincks & Conway
Sullivan, John P., DDS, JD
Tressler, LLP
Whitt Law

Personal and case references available upon request

AN APPRAISAL OF

The Partially Improved Parcel of Land

LOCATION

309 Jackson Street
East Dundee, Kane County, Illinois 60118

PREPARED FOR

Ms. Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, Illinois 60118

PREPARED BY

Associated Property Counselors, Ltd.
Dale J. Kleszynski, MAI, SRA
Patrick A. Kleszynski, MAI
15028 South Cicero Avenue, Suite L
Oak Forest, Illinois 60452

AS OF

August 3, 2022

ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

ASSOCIATED PROPERTY COUNSELORS, LTD.
Real Estate Appraisers and Consultants

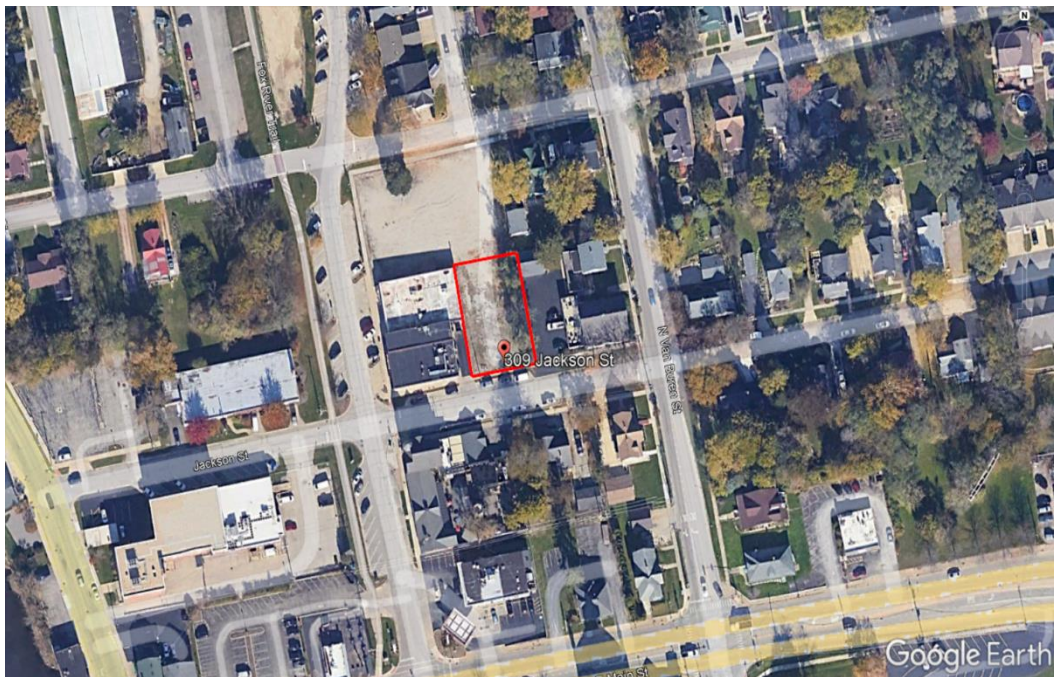
15028 South Cicero Avenue, Suite L
Oak Forest, Illinois, 60452
Phone: 708-535-6900
Fax : 708-535-6969
www.apclimited.com

Dale J. Kleszynski, MAI, SRA, President
dale@apclimited.com
Patrick A. Kleszynski, MAI, Vice President
pat@apclimited.com

August 26, 2022

Ms. Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, Illinois 60118

Re: The Partially Improved Parcel of Land



**309 Jackson Street
East Dundee, Kane County, Illinois 60118
PIN 03-23-320-006**

Dear Ms. Storlie:

At your request, I inspected and appraised the above-referenced property to estimate the current market value of the fee simple estate in the subject property as of August 3, 2022. The analysis is based on an inspection of the property, a review of public records and available database information. The conclusions are communicated in a Restricted Appraisal Report.

Use Restrictions: This opinion of value is to be used by the client only. Additional information is needed for others to understand the conclusion. See file for additional information.

Intended User: The client is the intended user of the appraisal and report. For this appraisal, the client is identified as the Village of East Dundee. Ms. Erika Storlie, Village Administrator, represents the client in this matter. No other user is intended or implied.

Intended Use: The appraisal and report are to be used by the client in an internal decision and possible acquisition of the property. No other use is intended or implied.

Subject Location: The subject property is generally located on the north side of Jackson Street, between North River Street and North Van Buren Street, in East Dundee, Illinois. The common address is 309 Jackson Street, East Dundee, Kane County, Illinois 60118. The property is further identified by Permanent Real Estate Tax Index Number 03-23-320-006 (Kane County).

Property and Listing History: According to public record, the owner is identified as Big Kahuna Corporation. The property is not known to have been transferred or sold in an arms-length transaction during the past three years and is not encumbered by a lease agreement. According to available information, the subject property was not listed for sale or lease during the same three-year period. To the best of my knowledge, the subject property is not currently under contract to be purchased.

Property Interest Appraised: The fee simple estate in the subject property. See file for definition of Fee Simple Estate.

Type and Definition of Value: The purpose of this appraisal is to estimate the current market value of the fee simple estate in the property as of August 3, 2022. See file for definition of Market Value from the 15th Edition of the Appraisal of Real Estate.

Effective Date of the Appraisal: August 3, 2022

Effective Date of the Report: August 26, 2022

Statement of Past Appraisals: Associated Property Counselors, Ltd. has not completed an appraisal of the subject property within the past three years. The appraisal and report were used by the client in an internal decision. This appraisal and report are intended to present the client with an opinion of value based on current market conditions.

Legal Description and Additional Information: A legal description of the subject property was not available for my review. Any information provided by the client and information developed in the completion of this appraisal and report are retained in my file and/or office.

Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions: A formal survey of the property was unavailable for my review. The property description is taken from an inspection of the subject property, public record, provided information and various database sources. I reserve the right to amend this appraisal and report after reviewing a formal survey of the property to verify land area, site dimensions, flood plain, wetland areas and possible encroachments.

This appraisal is based, in part, on the reasonable probability of rezoning the site from the current residential classification to the B-1, "Downtown Business" classification in the Village of East Dundee. I reserve the right to amend this appraisal and report if the zoning classification cannot be amended.

There are no Hypothetical Conditions or Jurisdictional Exceptions that impact the appraisal, report or conclusions. There are no other Extraordinary Assumptions exceptions and/or special limiting conditions that impact the evaluation or the value of the property. See Underlying Assumptions and Limiting Conditions located elsewhere in this report.

Marketing Time: 1 to 3 months

Exposure Time: 1 to 3 months

Scope of Work: As stated previously, the purpose of this appraisal is to estimate the current market value of the fee simple estate in the subject property as of the effective date of value to be used by the client in an internal decision and the possible acquisition of the property. Patrick A. Kleszynski, MAI inspected the property and photographs were taken. Dale J. Kleszynski, MAI, SRA and Patrick A. Kleszynski, MAI reviewed available information on the subject property from public record, the MLS and CoStar databases. The appraisers reviewed zoning information and the applicable land use controls for the subject property. A complete analysis of market conditions has been made. Associated Property Counselors, Ltd. maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis. A Highest and Best Use analysis for the subject property was completed. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded. Dale J. Kleszynski, MAI, SRA and Patrick A. Kleszynski, MAI completed research to develop comparable data used in the analysis of the subject property and the information was verified. The appraisers considered all approaches to value that are applicable. The conclusions of this appraisal are communicated in a Restricted Appraisal Report as defined in the Uniform Standards of Professional Appraisal Practice.

The Sales Comparison Approach to Value is presented and given sole consideration in formulating the final conclusion. Sufficient data is available in the market to complete this analytical technique and the available sales data reflects the interactions of the buyers and sellers for similar properties like the subject. The sales used in this analysis appear to reflect transactions that are typical of the market.

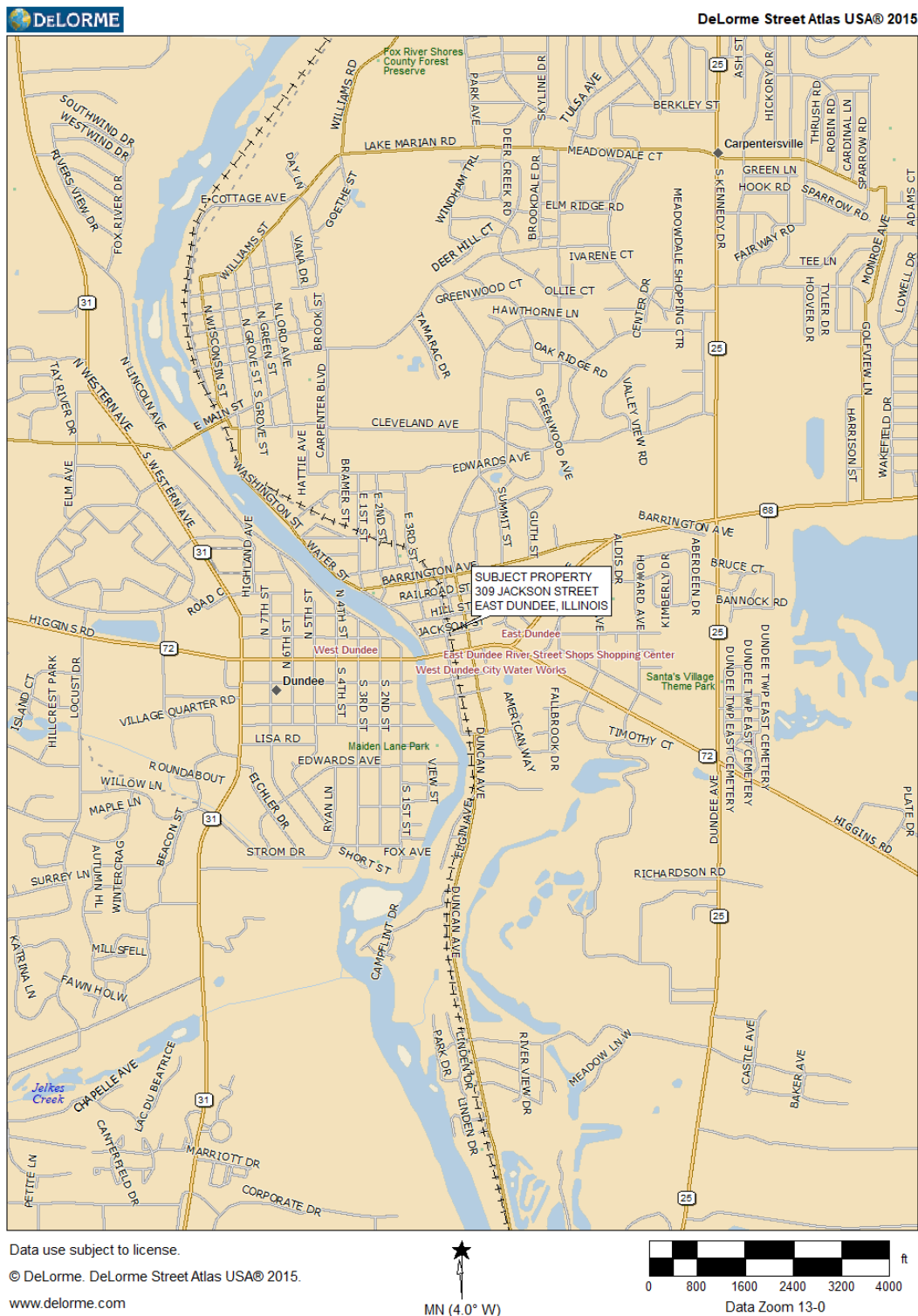
Scope of Work (Continued): While completing this appraisal, I considered (by way of example and not limitation) the physical characteristics of the subject property, the location of the property, comparable data, supplemental data retained in my file and summarized in this report, the USPAP Standards, various text material published by the Appraisal Institute (15th Edition, 7th Edition Dictionary of Terminology, and specialty articles) and documents associated with the verification of the sales transactions. Photocopies of all information considered while completing this analysis are retained in my file and/or office.

Acknowledgment and Statement of Competency: When any portion of the work performed during the completion of this appraisal and report involves "significant appraisal assistance," those individuals must be identified and the extent of their contributions must be described.

In preparing this appraisal assignment, Patrick A. Kleszynski, MAI performed the previously described inspection of the subject property. Dale J. Kleszynski, MAI, SRA and Patrick A. Kleszynski, MAI reviewed available documents and the public record, researched and verified data involving properties comparable to the subject and conducted an analysis using the above mentioned techniques in order to formulate a reconciled value conclusion for the subject property and review of the report. The appraisers collaborated in the report analysis presented here. Both appraisers have completed the appraisal of similar properties in the vicinity of the subject and are competent to complete this analysis. A statement of their professional qualifications is located elsewhere in this report.

In this instance, the final opinions were formulated by Dale J. Kleszynski, MAI, SRA.


LOCATION MAP




KANE COUNTY TAX ASSESSMENT MAP

03-23E




PLOT DATE: 8/30/2019
 The Sidwell Company
 2370 Penfold Road, Suite 100
 St. Charles, Illinois 60174
 Tel: 630 545 1000 Fax: 630 545 1111
 www.sidwellco.com

DUNDEE TWP.
W1/2 SW1/4 SEC. 23 T.42N R.8E
KANE COUNTY, ILLINOIS


 Scale: 1"=200'
 0 200 FT

MAP PAGE LOCATOR

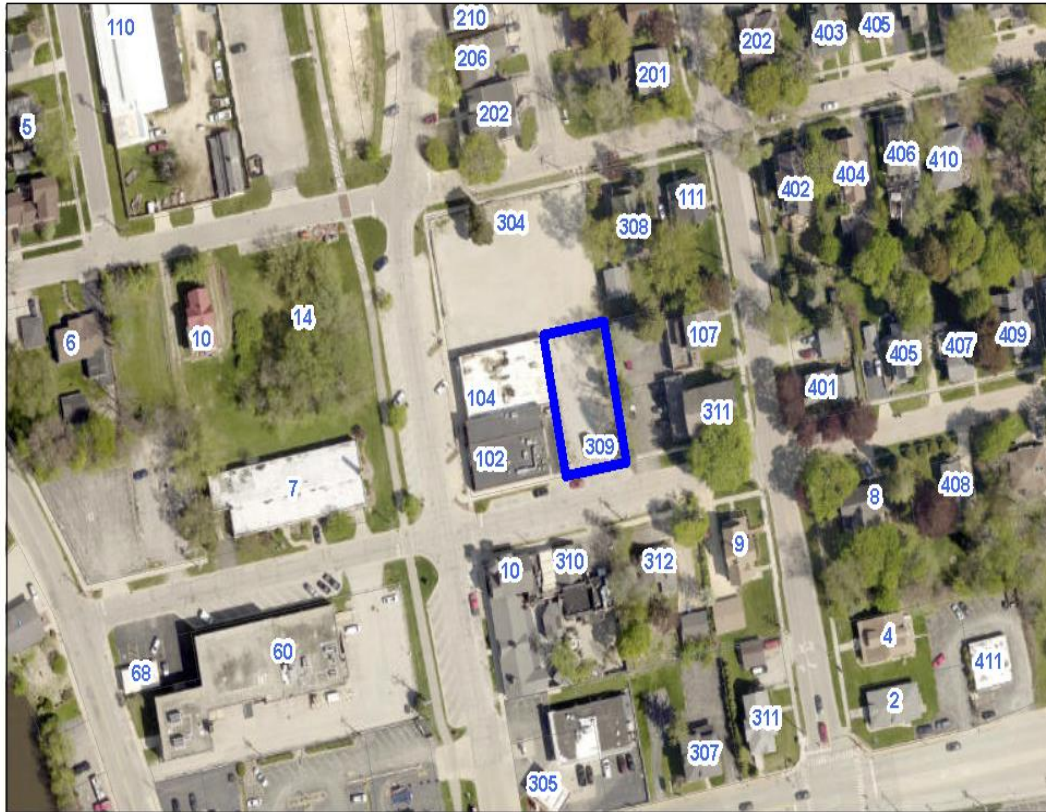
| | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |

 Sheet 23 of 36
 E F G H I J K L M N O P Q R S T U V W X Y Z

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY SAID COUNTY OR ITS EMPLOYEES. THIS MAP IS DERIVED FROM OFFICIAL RECORDS, INCLUDING R.A.T.S. SURVEYS, AND OTHER DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

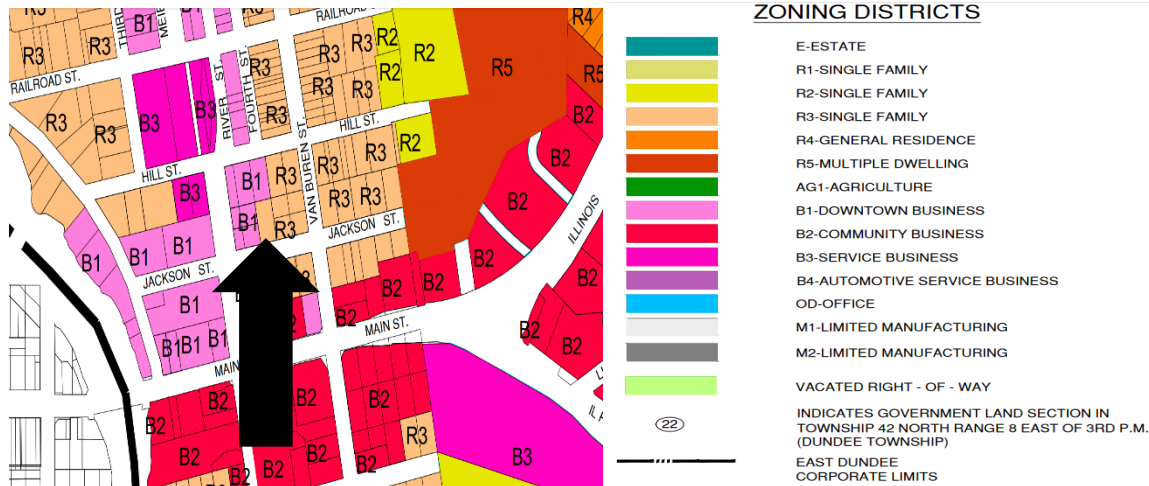
KANE COUNTY GIS MAP

03-23-320-006



Property Type/Description: Briefly described, the subject consists of a rectangular-shaped parcel of partially improved land. The site reportedly measures 0.19 acres or 8,276 square feet. According to the available information, the property features 66 feet of frontage along the north side of Jackson Street. Depth of the site (south to north) is approximately 120 feet. The topography of the site is generally level and slopes gently down from south to north. The subject is at grade with surrounding properties. All utilities are available to the property and the site is not impacted by wetland or flood zone classifications. The subject site is improved with asphalt and gravel paving.

Zoning Map and Classification:



The subject property is zoned R3, “Single Family” district. The property, however, is located adjacent to and bounded on two sides by the B-1, “Downtown Business” classification. Based on the goals of the community, a zoning change to accommodate uses allowed in the “Downtown Business” district is reasonable and probable. Development in accordance with the B-1, “Downtown Business” classification is assumed to be permissible.

I reserve the right to amend this appraisal and report upon review of any documentation that restricts the zoning and/or development of the property in the “Downtown Business” district. See assumptions located elsewhere.

Assessment and Real Estate Tax Summary: The property is identified by Permanent Real Estate Tax Index Number 03-23-320-006. The combined 2021 real estate tax assessment is reported to be \$14,250. The subject is assessed and taxed as an unimproved homesite. The subject level of assessment is reported to be 33.3%. This level of assessment is presented below to calculate the Kane County Assessor’s opinion of market value (\$42,754.00). According to information taken from the Kane County Treasurer’s Office, the combined 2021 real estate tax for the subject property, payable in 2022, is reported to be \$1,248.14.

Photographs of the Subject Property:



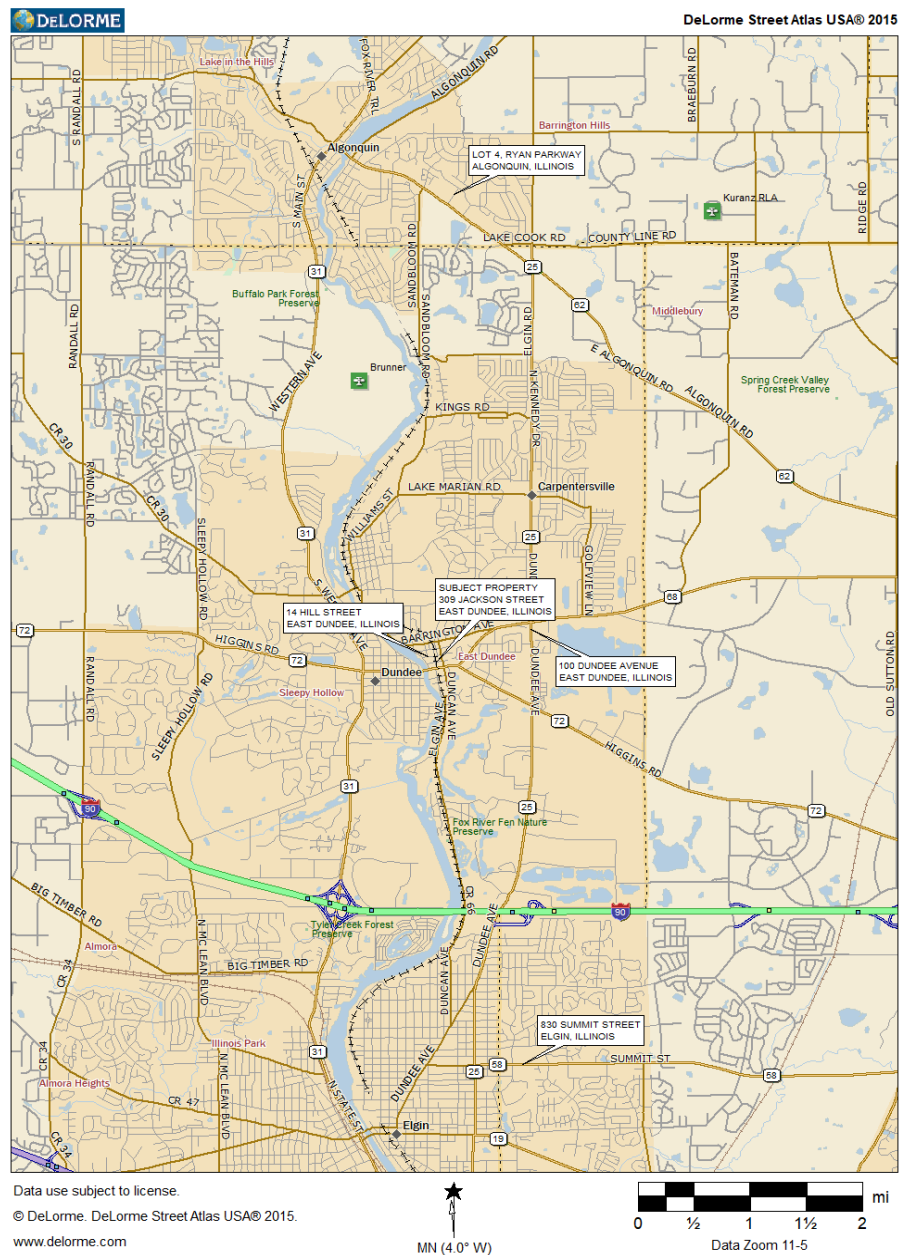
Highest and Best Use: See file for definition of Highest and Best Use from The Dictionary of Real Estate Appraisal, Seventh Edition.

Based on the inspection and the data that is retained in the file, I conclude that the Highest and Best Use of the subject property, is for acquisition by a developer and/or owner-user for development based on the reasonable probability of rezoning the site within the B-1, "Downtown Business" zoning classification and surrounding area development patterns.

ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Valuation Concept: In the Sales Comparison Approach, sales and offerings of similar type properties are analyzed and adjusted for a value indication of the property being appraised. This approach reflects the actions of buyers and sellers in the market and is based upon the principle of substitution. In this analysis, the Sales Comparison Approach to Value is presented and given the greatest consideration in formulating the final conclusion. Sufficient data is available to complete this analysis.

Land Sales Data



ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Summary of Sales:

| | | | | |
|------------------------------|-------------------------------------|--|-------------------------------------|-------------------------------------|
| Location: | 830 Summit Street Elgin, IL | 110 Dundee Avenue East Dundee, IL | 14 Hill Street East Dundee, IL | Lot 4B, Ryan Pkwy Algonquin, IL |
| Sale Date: | October 2018 | September 2019 | October 2021 | Active Listing |
| Sale Price: | \$355,000 | \$275,000 | \$170,000 | \$125,000 |
| Sale Conditions: | Arm's Length | Arm's Length | Arm's Length | N/A |
| Financing: | Cash | Cash | Cash | N/A |
| Zoning: | AB | B2 | B3 | C2 |
| Land Area: | 29,664 SF | 31,363 SF | 16,117 SF | 15,244 SF |
| Price PSF: | \$11.97 | \$8.77 | \$10.55 | \$8.20 |
| HBU: | Commercial | Commercial | Commercial | Commercial |
| Shape: | Rectangular | Irregular | Square | Rectangular |
| Frontage: | Interior | Interior | Corner | Interior |
| Site Improvements: | None | None | None | None |
| MLS Number: | N/A | N/A | N/A | 10505747 |
| PIN: | 06-07-302-054-0000 | 03-24-301-043 | 03-23-319-004 | 19-35-330-008 |
| Recorder Document No: | 1828518031 | 2019K045466 | 2021K081946 | N/A |
| Grantor: | Sammy Invest Inc | American Bank and Trust Company, NA | DeLoris Doederlein | N/A |
| Grantee: | Shree Kaira LLC | MAT Real Estate LLC | Frank Tomasello | N/A |
| Comments | This is a vacant parcel of land. | This is a vacant parcel of land. | This is a vacant parcel of land. | This is a vacant parcel of land. |

ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Discussion of Adjustments

Adjustments to the market data are considered for property rights conveyed, financing, condition of sale, expenditures after sale, changes in market conditions or market trends over elapsed time, location, size (land SF) and any difference in the physical variations or improvements to the site as of the date of sale (current use). The following is a summary of the applied adjustments.

All of the data used reflects the listing or sale of the fee simple estate. These sales are considered to be similar when compared to the subject property. A substantial adjustment for property rights conveyed is not required.

It is reported that the sales used were listed for sale or acquired on a cash basis or at terms that are reflective of the market. The data used is similar to the subject. A substantial adjustment for financing is not required.

To the best of my knowledge, the sales and listing used in this analysis were not impacted by any special or adverse conditions and each is an arms-length transaction. The sales used do not require a substantial adjustment.

To the best of my knowledge, the listing and sales used in this analysis were not known to have required substantial expenditures after purchase and none were reported during the verification process. The sales used are similar to the subject with respect to expenditures after sale and do not require a substantial adjustment.

Each of the sales used are zoned for commercial applications and have a similar highest and best use as the subject property. A substantial adjustment for zoning is not required.

The sales used in this analysis occurred between October 2018 and October 2021. Data retained in my office/file indicates that demand for commercial parcels has been moderate over the same time in East Dundee and nearby municipalities. The prices paid for this type of property has generally increased since 2018. **Comparable Number 1 and 2** require an upward adjustment for changes in market conditions over elapsed time. **Comparable Number 3** is a recent transaction as of the date of value and does not require a substantial adjustment. **Comparable Number 4** is an active listing that requires a downward adjustment for the decrease between list price and sale price.

The sales and listing used in this analysis are located in East Dundee and nearby Elgin and/or Algonquin. **Comparable Number 1** is superior to the subject with respect to proximity to primary roadways, visibility, access and surrounding area development. This comparable requires a downward adjustment for location. **Comparable Number 2** is similar to the subject with respect to surrounding area development and proximity to primary roadways while being inferior with respect to visibility and access. This comparable requires an upward adjustment for location. **Comparable Number 3** is similar to the subject with respect to surrounding area development, primary roadways, visibility and/or access. This comparable does not require a substantial adjustment for location. **Comparable Number 4** is superior with respect to surrounding area development while being inferior with respect to access and visibility. This comparable is similar to the subject with respect to proximity to primary roadways. A substantial adjustment for location is not required.

ESTIMATE OF VALUE BY THE SALES COMPARISON APPROACH

Discussion of Adjustments (Continued): The subject property has a land area of 8,276 square feet or 0.19 acres. The comparables presented have land areas that range from 15,244 square feet to 31,363 square feet. A comparison of the data indicates that smaller sites tend to sell for higher unit prices. Each sale used in this analysis is larger in size when compared to the subject property and each requires a downward adjustment for land area.

Value Conclusions: Before adjustments, the price range for the comparable data used is \$125,000 to \$355,000 or \$8.20 to \$11.97 per square foot of land area. After adjustments to the market data were considered for property rights conveyed, financing, conditions of sale, changes in market conditions or market trends, expenditures after sale, zoning, location, size (land SF) and any difference in the physical variations or improvements to the site as of the date of sale (current use);

I select a value of \$90,000 as appropriate in the analysis of the subject property. The following is a summary of the reconciled value by the Sales Comparison Approach.

| |
|--|
| Reconciled Market Value of the Subject Property |
|--|

****** Ninety Thousand Dollars ******

If you have any questions, please contact my office.

Very truly yours,



Dale J. Kleszynski, MAI, SRA
President

Associated Property Counselors, Ltd.

IL Certified General Real Estate Appraiser License Number 553.000213

(Expires: September 30, 2023)



Patrick A. Kleszynski, MAI

Vice President

Associated Property Counselors, Ltd.

IL Certified General Real Estate Appraiser License Number 553.002510

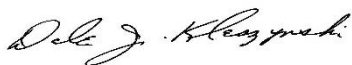
(Expires: September 30, 2023)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I, Dale J. Kleszynski, MAI, SRA, have made a personal inspection of the property that is the subject of this report.
- I, Patrick A. Kleszynski, MAI, provided significant appraisal assistance.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I (Dale J. Kleszynski, MAI, SRA) have completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, I (Patrick A. Kleszynski, MAI) have completed the continuing education program for Designated Members of the Appraisal Institute.
- I have not completed an appraisal or analysis of the subject property during the past three years.

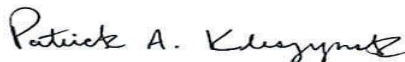
Respectfully submitted,



Dale J. Kleszynski, MAI, SRA
President

Associated Property Counselors, Ltd.

Certified General Real Estate Appraiser (IL License Number 553.000213)



Patrick A. Kleszynski, MAI
Vice President

Associated Property Counselors, Ltd.

Certified General Real Estate Appraiser (IL License Number 553.002510)

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances, supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were not critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.
31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Dale J. Kleszynski, MAI, SRA, is president and principal shareholder of Associated Property Counselors, Ltd. He has served as an expert witness in various areas of litigation and arbitration practice including zoning issues and disputes, legal malpractice, appraisal malpractice, dispute management, mediation, appraisal methodology, damages and eminent domain matters. As part of his service, he has prepared use impact studies, highest and best use studies, feasibility studies, cost estimates, estimates of just compensation, leasehold interests and leased fee interests. In addition to the above services, he has provided documented appraisals for financial institutions, corporations, developers, municipalities, governmental agencies, law firms, school districts and private individuals. Appraisal, arbitration and consulting assignments have been completed on a regional and nationwide basis.

Mr. Kleszynski has taught numerous appraisal and USPAP courses for professional organizations and specialized groups and he served as part of the development team that authored courses for the Appraisal Institute. He serves as a qualified instructor for the Appraisal Institute and is a certified USPAP instructor for the Appraisal Foundation. During the past 25 years, he has served on numerous national and local committees for the State of Illinois and the Appraisal Institute. Mr. Kleszynski is licensed and certified to complete appraisal and consulting assignments in the states of Illinois, Indiana, and Michigan.

Educational Background

Loyola University of Chicago, Bachelor of Arts, 1971

Completed all educational, admissions, demonstration report and comprehensive examination requirements to be awarded the MAI and SRA designations by the Appraisal Institute

Currently certified under the Appraisal Institute Continuing Education Program

Currently certified under the Continuing Education Requirements of the State of Illinois

Currently certified under the Continuing Education Requirements of the State of Indiana

Currently certified under the Continuing Education Requirements of the State of Michigan

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DALE J. KLESZYNSKI, MAI, SRA

Professional Designations and Certification

Member of the Appraisal Institute - MAI No. 6747

Senior Residential Appraiser - SRA

Illinois State Certified Real Estate Appraiser- License No. 553.000213

Indiana Certified General Appraiser - License No. CG49300022

Michigan State Certified Appraiser - License No. 12-01-004591

Appraisal and Consultation Experience

Since 1979, various types of real estate, including:

- Office and commercial buildings

- Assisted living facilities

- Apartment structures and complexes

 - Including Low Income Housing Tax Credit complexes

- Industrial and warehouse properties

- Single-family and condominium residential properties

- Vacant land

 - Residential, multi-family, commercial, and industrial

- Special purpose properties

 - Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, chemical processing facilities, restaurants, bank facilities and ice arenas

- Eminent domain projects

 - McCormick Place expansion

 - Extension of Interstate 355 in Cook and Will Counties

 - City of Hammond v. Great Lakes Marina

 - Palwaukee Airport expansion

 - Lansing Municipal Airport expansion

 - Little Calumet River and Levee and Flood Abatement Project

 - O'Hare International Airport expansion

 - Various road and municipal projects

- Various zoning and municipal projects

 - Adult use impact study - County of Cook

 - Impact study for group home zoning

 - Impact studies for cell tower development

 - School site selection

 - Commercial development impact studies

 - Real estate tax impact studies

- Arbitration

 - Sole arbitrator to determine just compensation for a fiber optic easement

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Service Offices

President - Chicago Chapter of the Appraisal Institute
Regional Representative - Appraisal Institute
Division of Faculty - Appraisal Institute
Regional Chairman - Ethics Administration
Assistant Regional Representative - Review and Counseling
National Board of Directors - Appraisal Institute
Vice Chairman - General Appraisal Board
Chairman - General Appraisal Board
Executive Committee - Appraisal Institute
National Nominating Committee - Appraisal Institute
General Appraisal Council

Professional Experience

President and Chief Appraiser, Associated Property Counselors, Ltd.
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago
Staff Appraiser, Property Assessment Advisors, Chicago
Staff Appraiser, Central Appraisal Company, Chicago
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

Course and Seminar Development

Course 700 - Introduction to Litigation - Development Team
Course 710 - Eminent Domain - Part A - Development Team
Course 720 - Eminent Domain - Part B - Development Team
Individual seminars for the Cook County State's Attorney

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Qualified Instructor for the Appraisal Institute

Courses:

- Basic Income Capitalization
- General Applications
- 7-Hour National USPAP Update Course
- General Appraiser Sales Comparison Approach
- 15-Hour National USPAP Course
- Business Practices and Ethics
- Advanced Income Capitalization
- Advanced Applications
- The Appraiser as an Expert Witness: Preparation & Testimony
- Litigation Appraising: Specialized Topics and Applications
- Condemnation Appraising: Basic Principles and Applications
- Condemnation Appraising: Advanced Topics and Applications

Seminars:

- Litigation Skills for the Appraiser
- Partial Interest Valuation – Undivided
- Case Studies in Commercial Highest and Best Use
- Understanding and Testing DCF Valuation Models
- Appraisal Review – General
- Supporting Capitalization Rates
- Scope of Work: Expanding Your Range of Services
- The Road Less Traveled: Special Purpose Properties
- Real Estate Finance, Value, and Investment Performance
- Introduction to Income Capitalization

PARTIAL LIST OF CLIENTS

Financial Institutions

American Chartered Bank
Associated Bank
Bank of Choice
Baytree Bank
Centrue Bank
Cole Taylor Bank
Delaware Place Bank
Fifth Third Bank
First Choice Bank
First Financial Bank
First Midwest Bank
First Trust
George Washington Savings Bank

Harris Bank
Heritage Community Bank
LaSalle Bank
MB Financial
Mercantile Bank
Midwest Bank
National City Bank
Peoples Bank
S & T Bank
Standard Bank
State Bank of Countryside
The Private Bank

Government Services Administration

City of Chicago
City of Kankakee
City of Palos Heights
City of Park Ridge
Cook County State's Attorney
Department of Justice
DuPage County State's Attorney
DuPage County Assessor's Office
Federal Aviation Administration
Frankfort Square Park District
Homewood-Flossmoor Park District
Kankakee County State's Attorney
Lake County Parks Department
Lan Oak Park District
Lansing Municipal Airport
Little Calumet River Basin Development
Manteno Township Assessor's Office
McHenry County Conservation District
Office of Banks and Real Estate
Town of Hobart

Town of Munster
University of Illinois
Various School Districts in Cook, DuPage,
Lake, and Will Counties
Village of Bradley
Village of Burr Ridge
Village of Crestwood
Village of Glen Ellyn
Village of Lansing
Village of Lombard
Village of Maywood
Village of Oak Lawn
Village of Orland Park
Village of Riverdale
Village of Rosemont
Village of Western Springs
Village of Wheeling
Waubonsee Community College
Will County State's Attorney
Wisconsin Department of Revenue

Corporations

The Archdiocese of Chicago
AT&T
Attorney's Title Insurance Fund, Inc.
BP International
BP Products – North America
Broadacre Management
Casey's General Store
Commonwealth Edison
FP International
Gallagher Asphalt
Gallagher & Henry
Garvey Marine
Lucent Technologies
McDonald's Corporation

Moser Enterprises
Pasquinelli Development
Peoples Energy
Prairie Material Sales, Inc.
The Pritzker Foundation
Robinson Engineering
RR Donnelley Company
Sherwin-Williams Company
T-Mobile USA, Inc.
Taco Bell
Travelers Insurance
U. S. Steel Corporation
Wiseman-Hughes Enterprises

PARTIAL LIST OF CLIENTS

Professional Law Firms

Antonopoulos & Virtel, P.C.
Arnstein & Lehr, LLP
Azulay Seiden Law Group
Baker & McKenzie
Bell, Boyd & Lloyd, LLP
Blachly, Tabor, Bozik & Hartman
Burke, Burns and Pinelli, Ltd.
Burke, Warren, McKay & Serritella, P.C.
Campion, Curran, Lamb & Cunabaugh, P.C.
Canna and Canna, Ltd.
Casale, Woodward & Buls, LLP
Clifford Law Offices
Defrees & Fisk, LLC
DLA Piper
Dunn Martin Miller & Heathcock, Ltd.
Eiden & O'Donnell, Ltd.
Figliulo & Silverman, P.C.
Fioretti, Lower & Carbona, LLP
Foley & Lardner, LLP
Foran, O'Toole & Burke, LLC
Franczek Radelet P. C.
Goldstine, Skrodzki, Russian, Nemec
& Hoff, Ltd.
Goodman, Katz and Scheele
Gordon & Pikarski
Green, Schoenfeld & Kyle, LLP
Harrison & Held
Helm and Wagner
Hinshaw & Culbertson, LLP
Holland and Knight, LLC
Huck Bouma
Jenner & Block, LLP
Joyce, Edward T. & Associates, P.C.
Klein, Thorpe & Jenkins, Ltd.
Koransky, Bouwer & Poracky, PC
Law Office of Eugene M. Feingold
Law Office of Matthew J. Carmody
Law Office of John K. Kallman
Law Office of Bryan P. Lynch
Law Office of Ronald N. Primack, LLC
Law Office of Randall A. Wolff
Liston & Tsantilis, P.C.
Masters, Charles J., Ltd.
McGuire Woods, LLP
Neal & Leroy, LLC
Newby, Lewis, Kaminski & Jones, LLP
Noonan & Lieberman, Ltd.
Peacock & McFarland, P.C.
Petersen and Houpt
Polsinelli Shughart PC
Pretzel & Stouffer, Chartered
Rathbun, Cservenyak & Kozol, LLC
Righeimer Martin and Cinquino
Robbins Schwartz
Ryan and Ryan
Sandrick Law Firm
Savaiano & Spear
Scariano, Himes and Petrarca
Schain, Burney, Ross & Citron, Ltd.
Schopf & Weiss, LLP
Seyfarth Shaw
Shaw Fishman Glantz & Towbin
Sonnenschein Nath & Rosenthal, LLC
Sosin & Arnold, Ltd.
Sullivan, Hincks & Conway
Sullivan, John P., DDS, JD
Tressler, LLP
Whitt Law

Personal and case references available upon request

Memorandum



To: Village President and Board of Trustees

From: Kelley A. Gandurski, Village Counsel

Subject: Illinois Paid Leave for All Workers Act

Date: December 4, 2023

Action Requested:

Staff recommends Village Board approval of an ordinance establishing for the Village's paid leave benefits in lieu of the requirements under the Illinois Paid Leave for All Workers Act.

Summary:

On March 13, 2023, Governor J.B. Pritzker signed into law Public Act 102-1143 (the "Act"), establishing a mandatory paid leave standard for all workers in Illinois. Effective January 1, 2024, the Act will apply to all Illinois employers – including municipalities - unless the employer is subject to an existing municipal or county ordinance "that requires employers to give any form of paid leave to their employees."

Many municipalities are adopting their own versions of paid leave benefits and staff is recommending the Village Board do the same for East Dundee. The Village recognizes the importance of paid leave and provides all Village employees with benefits, including paid leave, that are more generous than those required under the Act.

This ordinance would codify the benefits currently provided in the Village's personnel manual and related union contracts.

Relevant requirements under the Act are as follows:

- Illinois employees are entitled to earn, and use, up to a minimum of 40 hours of paid leave during a 12-month period for any purpose in accordance with the Act.
- Paid leave accrues at the rate of one hour for every 40 hours worked, maxing out at 40 hours in a 12-month period, unless the employer provides more than 40 hours of paid leave, in which case the employee is entitled to the greater amount of leave.
- Exempt employees (as defined by the Fair Labor Standards Act) are considered to work 40-hour weeks unless their regular workweek is less than 40 hours. If an exempt

employee's workweek is less than 40 hours, the employee will accrue paid leave based upon their regular workweek hours. For instance, exempt employees who regularly work 35-hour weeks will accrue paid leave on a pro rata basis; in this example, at the rate of .0875 days per workweek.

- Employers may set a reasonable minimum increment for the use of paid leave not to exceed two hours per day. In other words, employers may require employees using leave under the Act to take at least two hours of leave at a given time, unless the employee's shift length is less than two hours.
- An employer may "frontload" the paid leave under the Act on the first day of the 12-month period or on the first day of employment. For those employers choosing to frontload the minimum leave, employees are not entitled to carry-over time to the next year, and employers may require the employee to use the time within a 12-month period. If employers choose not to frontload the time off, then employees may carry-over the time to the next 12-month period, but employees are not entitled to more than 40 hours of paid leave in a given 12-month period (unless the employer agrees otherwise).
- Employers are not required to pay out employees under the Act for unused time upon termination, resignation, retirement or other separation of employment.
- Employers must pay employees their hourly rate of pay for paid leave.
- Paid leave under the Act begins to accrue at the commencement of employment, or on the effective date of the Act, whichever is later.
- Employees are not entitled to use paid leave under the Act until 90 days following commencement of employment, or the effective date of the Act, whichever is later.
- Employees do not have to provide written notice of their intent to use leave under the Act; however, if leave is foreseeable, an employer may require the employee to provide seven calendar days' notice prior to beginning leave.
- For notice that is unforeseeable, employers may require notice be provided as long as they have a written policy for such procedures.

How does the Act affect municipalities?

The Act does not apply to employees covered under collective bargaining agreements in effect on January 1, 2024, school district, or park district employees. Further, it is our opinion that the Act does not preempt home rule municipalities from passing their own ordinances, or opting

out of the Act. Section 15(p) of the Act implies that home rule municipalities adopting an ordinance providing for any mandatory paid leave for their employees prior to the effective date of the Act (before January 1, 2024) are not subject to the provisions of the Act. An exemption also applies to municipalities located within a county that has adopted a paid leave ordinance enacted prior to January 1, 2024. A municipality otherwise subject to the Act that has, prior to January 1, 2024, opted out of a mandatory paid leave ordinance adopted by the county in which it is situated, is subject to the Act's provisions unless that municipality adopts a mandatory paid leave ordinance prior to the January effective date (or opts out of this Act). If a municipality does not adopt an ordinance for mandatory paid leave for its employees prior to January 1, 2024, then any ordinance adopted after that date must, at a minimum, conform to the Act's provisions. Any amendments made to a local ordinance on or after January 1, 2024 must also conform to the Act's provisions.

Home rule municipalities may adopt or opt-out with an ordinance requiring all employers in their communities to comply (or opt-out) with mandatory paid leave requirements. This is an unfunded mandate. There is no language in the Act exempting the Mandates Act (30 ILCS 805/6).

Attachments:

Ordinance

Paid Leave for All Workers Act (820 ILCS 192)

ORDINANCE NUMBER. __-23

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE,
COOK AND KANE COUNTIES, ILLINOIS ADOPTING THE
VILLAGE OF EAST DUNDEE’S CURRENT PAID LEAVE
AND BENEFITS POLICY AND OPTING OUT OF THE
ILLINOIS PAID LEAVE FOR ALL WORKERS ACT (820
ILCS 192/1 et seq.) FOR ALL VILLAGE OF EAST DUNDEE
EMPLOYEES**

WHEREAS, the Village of East Dundee (“*Village*”) is an Illinois home rule municipality pursuant to Article VII, § 6 of the Illinois Constitution, 1970, and may, pursuant to said authority, undertake any action and adopt any ordinance relating to its government and affairs; and

WHEREAS, on March 13, 2023, Public Act 102-1143, the Illinois Paid Leave for All Workers Act (820 ILCS 192/1 *et seq.*) (“*Act*”) was signed into law by Governor J.B. Pritzker; and

WHEREAS, the Act establishes a mandatory paid leave standard for all employees in Illinois, with limited exceptions; and

WHEREAS, effective January 1, 2024, the Act will apply to all Illinois employers, including municipalities, unless the employer is subject to an existing municipal or county ordinance that requires the employer to provide any form of paid leave to their employees or unless a specific exemption applies; and

WHEREAS, the Village recognizes the importance of paid leave and provides all municipal employees of the Village with benefits, including paid leave, that are more generous than those required under the Act; and

WHEREAS, the mandatory paid leave standard required by the Act constitutes an unfunded mandate on the Village under the State Mandates Act, 30 ILCS 805/1, *et seq.*; and

WHEREAS, Article VII, § 6(i) of the Illinois Constitution of 1970 provides that home rule units of local government may exercise and perform concurrently with the State any power or function to the extent that the General Assembly by law does not specifically limit the concurrent exercise or specifically declare the State’s exercise to be exclusive; and

WHEREAS, the Act does not preempt the Village of East Dundee’s home rule authority; and

WHEREAS, the Village Board has determined that supplementing the Village’s generous existing benefits and leave policy for its employees with the Act’s mandatory paid leave standard would place undue financial and operational burdens on the Village its vital operations, and, ultimately, its residents; and

WHEREAS, pursuant to 820 ILCS 192/15(p), the provisions of the Act do not apply to any

employer that is covered by a municipal or county ordinance that: (i) requires employers to provide any form of paid leave to their employees, including paid sick leave; and (ii) is in effect on the effective date of the Act; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village and its residents to affirm the Village's commitment to providing leave benefits to all of its employees in the manner set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village President and Board of Trustees.

SECTION 2. AFFIRMATION AND ADOPTION OF PAID LEAVE POLICY.

A. Pursuant to its authority as a home-rule municipality, the Village hereby affirms and adopts its current leave policy and benefits package for all Village employees as set forth in the Village's Code of Ordinances, personnel rules and any collective bargaining agreements to which the Village is a party, and other binding legislative actions governing paid leave adopted by the Village Board, as the same may be amended from time-to-time.

B. This Ordinance governs over and supersedes all provisions of the Act impacting the employment relationship between the Village of East Dundee and its employees.

C. This Ordinance, once adopted, shall apply to all employees of the Village; provided, however, that nothing in this Ordinance shall be deemed to affect the validity or change the terms of currently-existing collective bargaining agreements to which the Village is a party.

D. No additional obligations with regard to mandatory paid leave, including, without limitation, any obligations adopted under the Act by the State of Illinois, shall apply to the Village in its capacity as an employer, except those required by federal or State of Illinois laws and regulations preempting the Village's home rule authority.

SECTION 3. SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 4. REPEALER. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, to the extent of such conflict, are hereby changed and amended to comply with this Ordinance; and to the extent the same cannot be so amended, are hereby repealed to the extent of such inconsistency.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of _____ 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this _____ of _____ 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as [Public Acts](#) soon after they become law. For information concerning the relationship between statutes and Public Acts, refer to the [Guide](#).

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

EMPLOYMENT

(820 ILCS 192/) Paid Leave for All Workers Act.

(820 ILCS 192/1)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 1. Short title. This Act may be cited as the Paid Leave for All Workers Act.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/5)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 5. Findings; legislative intent; construction.

(a) The General Assembly finds that it is in the public policy interests of the State for all working Illinoisans to have some paid leave from work to maintain their health and well-being, care for their families, or use for any other reason of their choosing.

(b) It is the intent of the General Assembly by enacting this Act:

(1) To establish a minimum paid leave standard for all workers in Illinois.

(2) To provide employment security and economic security for employees who need to use paid time off from work for any reason.

(3) To safeguard the welfare, health, safety, and prosperity of the people of Illinois.

(4) To ensure that an employee not be denied use of leave for noncompliance with leave notification policies if the employer has not provided a written copy of its notification policy to the employee.

In order to effectuate this intent, the provisions of this Act shall be liberally construed in favor of providing workers with the greatest amount of paid time off from work and employment security.

(c) Nothing in this Act shall be construed to discourage employers from adopting or retaining paid sick leave, paid vacation, paid holidays, or any other paid time off or paid leave policy more generous than policies that comply with the requirements of this Act. Nothing in this Act shall be construed to discourage or prohibit an employer from allowing the use of paid leave at an earlier date than this Act requires.

Unless otherwise provided in a collective bargaining agreement, nothing in this Act shall be construed to waive or otherwise limit an employee's right to final compensation for any type of leave promised to be paid under a contract of employment or employment policy and earned by the employee pursuant to the Illinois Wage Payment and Collection Act.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/10)

(This Section may contain text from a Public Act with a

delayed effective date)

Sec. 10. Definitions. As used in this Act:

"Construction industry" means any constructing, altering, reconstructing, repairing, rehabilitating, refinishing, refurbishing, remodeling, remediating, renovating, custom fabricating, maintenance, landscaping, improving, wrecking, painting, decorating, demolishing, or adding to or subtracting from any building, structure, highway, roadway, street, bridge, alley, sewer, ditch, sewage disposal plant, waterworks, parking facility, railroad, excavation or other structure, project, development, real property, or improvement, or to do any part thereof, whether or not the performance of the work herein described involves the addition to or fabrication into, any structure, project, development, real property, or improvement herein described of any material or article of merchandise.

"Construction industry" also includes moving construction related materials on the job site or to or from the job site, snow plowing, snow removal, and refuse collection.

"Department" means the Illinois Department of Labor.

"Domestic work" and "domestic worker" have the same meanings as defined in Section 10 of the Domestic Workers' Bill of Rights Act, except that "domestic worker" also includes independent contractors, sole proprietors, and partnerships.

"Employee" has the same application and meaning as that provided in Sections 1 and 2 of the Illinois Wage Payment and Collection Act. "Employee" also includes all domestic workers, and, for the purposes of this Act, domestic workers shall not be excluded as employees under the provisions of item (1), (2), or (3) of Section 2 of the Illinois Wage Payment and Collection Act. "Employee" does not include:

(1) an employee as defined in the federal Railroad Unemployment Insurance Act (45 U.S.C. 351 et seq.) or the Railway Labor Act;

(2) a student enrolled in and regularly attending classes in a college or university that is also the student's employer, and who is employed on a temporary basis at less than full time at the college or university, but this exclusion applies only to work performed for that college or university; or

(3) a short-term employee who is employed by an institution of higher education for less than 2 consecutive calendar quarters during a calendar year and who does not have a reasonable expectation that they will be rehired by the same employer of the same service in a subsequent calendar year.

"Employer" has the same application and meaning as that provided in Sections 1 and 2 of the Illinois Wage Payment and Collection Act, except that for purposes of this Act, "employer" also means the State and units of local government, any political subdivision of the State or units of local government, or any State or local government agency.

"Employer" does not include school districts organized under the School Code or park districts organized under the Park District Code.

"Writing" or "written" means a printed or printable communication in physical or electronic format, including a communication that is transmitted through electronic mail, text message, or a computer system or is otherwise sent or stored electronically.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/15)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 15. Provision of paid leave.

(a) An employee who works in Illinois is entitled to earn and use up to a minimum of 40 hours of paid leave during a 12-month period or a pro rata number of hours of paid leave under the provisions of subsection (b). The paid leave may be used by the employee for any purpose as long as the paid leave is taken in accordance with the provisions of this Act.

(b) Paid leave under this Act shall accrue at the rate of one hour of paid leave for every 40 hours worked up to a minimum of 40 hours of paid leave or such greater amount if the employer provides more than 40 hours. Employees who are exempt from the overtime requirements of the federal Fair Labor Standards Act (29 U.S.C. 213(a)(1)) shall be deemed to work 40 hours in each workweek for purposes of paid leave accrual unless their regular workweek is less than 40 hours, in which case paid leave accrues based on that regular workweek. Employees shall determine how much paid leave they need to use, however employers may set a reasonable minimum increment for the use of paid leave not to exceed 2 hours per day. If an employee's scheduled workday is less than 2 hours day, the employee's scheduled workday shall be used to determine the amount of paid leave.

(c) An employer may make available the minimum number of hours of paid leave, subject to pro rata requirements provided in subsection (b), to an employee on the first day of employment or the first day of the 12-month period. Employers that provide the minimum number of hours of paid leave to an employee on the first day of employment or the first day of the 12-month period are not required to carryover paid leave from 12-month period to 12-month period and may require employees to use all paid leave prior to the end of the benefit period or forfeit the unused paid leave. However, under no circumstances shall an employee be credited with paid leave that is less than what the employee would have accrued under subsections (a) and (g) of this Section.

(d) The 12-month period may be any consecutive 12-month period designated by the employer in writing at the time of hire. Changes to the 12-month period may be made by the employer if notice is given to employees in writing prior to the change and the change does not reduce the eligible accrual rate and paid leave available to the employee. If the employer changes the designated 12-month period, the employer shall provide the employee with documentation of the balance of hours worked, paid leave accrued and taken, and the remaining paid leave balance.

(e) Paid leave under this Act may be taken by an employee for any reason of the employee's choosing. An employee is not required to provide an employer a reason for the leave and may not be required to provide documentation or certification as proof or in support of the leave. An employee may choose whether to use paid leave provided under this Act prior to using any other leave provided by the employer or State law.

(f) Employees shall be paid their hourly rate of pay for paid leave. However, employees engaged in an occupation in which gratuities or commissions have customarily and usually constituted and have been recognized as part of the remuneration for hire purposes shall be paid by their employer at least the full minimum wage in the jurisdiction in which they are employed when paid leave is taken. This wage shall be treated as the employee's regular rate of pay for purposes of this Act.

(g) Paid leave under this Act shall begin to accrue at the commencement of employment or on the effective date of this Act, whichever is later. Employees shall be entitled to begin using paid leave 90 days following commencement of their employment or 90 days following the effective date of this Act, whichever is later.

(h) Paid leave under this Act shall be provided upon the oral or written request of an employee in accordance with the employer's reasonable paid leave policy notification requirements which may include the following:

(1) If use of paid leave under this Act is foreseeable, the employer may require the employee to provide 7 calendar days' notice before the date the leave is to begin.

(2) If paid leave under this Act is not foreseeable, the employee shall provide such notice as soon as is practicable after the employee is aware of the necessity of the leave. An employer that requires notice of paid leave under this Act when the leave is not foreseeable shall provide a written policy that contains procedures for the employee to provide notice.

(3) Employers shall provide employees with written notice of the paid leave policy notification requirements in this Section in the manner provided in Section 20 for notice and posting and within 5 calendar days of any change to the employer's reasonable paid leave policy notification requirements.

(4) An employer may not require, as a condition of providing paid leave under this Act, that the employee search for or find a replacement worker to cover the hours during which the employee takes paid leave.

(i) Except as provided in subsection (c), paid leave under this Act shall carry over annually to the extent not used by the employee, provided that nothing in this Act shall be construed to require an employer to provide more than 40 hours of paid leave for an employee in the 12-month period unless the employer agrees to do so.

(j) Nothing in this Section or any other Illinois law or rule shall be construed as requiring financial or other payment to an employee from an employer upon the employee's termination, resignation, retirement, or other separation from employment for paid leave accrued under this Act that has not been used. Nothing in this Section or any other Illinois law or rule shall be construed as requiring financial or other reimbursements to an employee from an employer for unused paid leave under this Act at the end of the benefit year or any other time.

(k) If an employee is transferred to a separate division, entity, or location, but remains employed by the same employer, the employee is entitled to all paid leave accrued at the prior division, entity, or location and is entitled to use all paid leave as provided in this Section. If there is a separation from employment and the employee is rehired within 12 months of separation by the same employer, previously accrued paid leave that had not been used by the employee shall be reinstated. The employee shall be entitled to use accrued paid leave at the commencement of employment following a separation from employment of 12 months or less.

(l) Paid leave under this Act shall not be charged or otherwise credited to an employee's paid time off bank or employee account unless the employer's policy permits such a credit. If the paid leave under this Act is credited to an employee's paid time off bank or employee vacation account then any unused paid leave shall be paid to the employee upon the employee's termination, resignation, retirement, or other separation to the same extent as vacation time under existing Illinois law or rule. Nothing in this Act shall be construed to waive or otherwise limit an employee's right to final compensation for promised and earned, but unpaid vacation time or paid time off, as provided under the Illinois Wage Payment and Collection Act and rules. Employers shall provide employees

with written notice of changes to the employer's vacation time, paid time off, or other paid leave policies that affect an employee's right to final compensation for such leave.

(m) During any period an employee takes leave under this Act, the employer shall maintain coverage for the employee and any family member under any group health plan for the duration of such leave at no less than the level and conditions of coverage that would have been provided if the employee had not taken the leave. The employer shall notify the employee that the employee is still responsible for paying the employee's share of the cost of the health care coverage, if any.

(n) Nothing in this Act shall be deemed to interfere with, impede, or in any way diminish the right of employees to bargain collectively with their employers through representatives of their own choosing in order to establish wages or other conditions of work in excess of the applicable minimum standards established in this Act. The paid leave requirements of this Act may be waived in a bona fide collective bargaining agreement, but only if the waiver is set forth explicitly in such agreement in clear and unambiguous terms.

Nothing in this Act shall be deemed to affect the validity or change the terms of bona fide collective bargaining agreements in effect on January 1, 2024. After that date, requirements of this Act may be waived in a bona fide collective bargaining agreement, but only if the waiver is set forth explicitly in such agreement in clear and unambiguous terms.

In no event shall this Act apply to any employee working in the construction industry who is covered by a bona fide collective bargaining agreement, nor shall this Act apply to any employee who is covered by a bona fide collective bargaining agreement with an employer that provides services nationally and internationally of delivery, pickup, and transportation of parcels, documents, and freight.

Notwithstanding the provisions of this subsection, nothing in this Act shall be deemed to affect the validity or change the terms of a bona fide collective bargaining agreement applying to an employee who is employed by a State agency that is in effect on July 1, 2024. After that date, requirements of this Act may be waived in a bona fide collective bargaining agreement, but only if the waiver is set forth explicitly in such agreement in clear and unambiguous terms. As used in this subsection, "State agency" has the same meaning as set forth in Section 4 of the Forms Notice Act.

(o) An agreement by an employee to waive his or her rights under this Act is void as against public policy.

(p) The provisions of this Act shall not apply to any employer that is covered by a municipal or county ordinance that is in effect on the effective date of this Act that requires employers to give any form of paid leave to their employees, including paid sick leave or paid leave. Notwithstanding the provisions of this subsection, any employer that is not required to provide paid leave to its employees, including paid sick leave or paid leave, under a municipal or county ordinance that is in effect on the effective date of this Act shall be subject to the provisions of this Act if the employer would be required to provide paid leave under this Act to its employees.

Any local ordinance that provides paid leave, including paid sick leave or paid leave, enacted or amended after the effective date of this Act must comply with the requirements of this Act or provide benefits, rights, and remedies that are greater than or equal to the benefits, rights, and remedies afforded under this Act.

An employer in a municipality or county that enacts or amends a local ordinance that provides paid leave, including

paid sick leave or paid leave, after the effective date of this Act shall only comply with the local ordinance or ordinances so long as the benefits, rights, and remedies are greater than or equal to the benefits, rights, and remedies afforded under this Act.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/20)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 20. Related employer responsibilities.

(a) An employer subject to this Act shall make and preserve records documenting hours worked, paid leave accrued and taken, and remaining paid leave balance for each employee for a period of not less than 3 years and shall allow the Department access to such records, at reasonable times during business hours, to monitor compliance with the requirements of this Act. In addition, the records shall be preserved for the duration of any claim pending pursuant to Section 35. An employer that provides paid leave on an accrual basis pursuant to subsection (b) of Section 15 shall provide notice of the amount of paid leave accrued or used by an employee upon request by the employee in accordance with the employer's reasonable paid leave policy notification provisions. An employer that fails to comply with this subsection is in violation of the Act and subject to the civil penalties established in Section 35.

(b) An employer who provides any type of paid leave policy that satisfies the minimum amount of leave required by subsection (a) of Section 15 is not required to modify the policy if the policy offers an employee the option, at the employee's discretion, to take paid leave for any reason. Nothing in this Act shall be construed as requiring financial or other reimbursements to an employee from an employer for unused paid leave under this Act. Nothing in this Act shall be construed to discourage an employer from adopting a paid leave policy more generous than the requirements of this Act.

(c) For domestic workers, if an employer requires evidence of hours worked for other employers to confirm that the domestic worker has worked or is scheduled to work 8 or more hours in the aggregate for any relevant workweek, a signed statement by the domestic worker stating that he or she has performed or is scheduled to perform domestic work for 8 or more hours in the aggregate for any relevant workweek shall satisfy any documentation requirements of hours worked under the Domestic Workers' Bill of Rights Act and this Act. Such employer shall not require more than one signed statement in a calendar quarter if the hours the domestic worker has performed or is scheduled to perform domestic work have not decreased to less than 8 hours in the aggregate in any relevant workweek in that calendar quarter. An employer that requires evidence of hours worked must give the domestic worker written notice of such request and allow no fewer than 7 days or until the next scheduled workday, whichever is greater, for the domestic worker to comply with the request. The employer may not deny paid leave pending submission of the signed statement.

(d) An employer shall post and keep posted in a conspicuous place on the premises of the employer where notices to employees are customarily posted, and include it in a written document, or written employee manual or policy if the employer has one, a notice, to be prepared by the Department, summarizing the requirements of this Act and information pertaining to the filing of a charge upon commencement of an employee's employment or 90 days following the effective date of this Act, whichever is later. If an employer's workforce is comprised of a

significant portion of workers who are not literate in English, the employer shall notify the Department and a notice in the appropriate language shall be prepared by the Department. Employees may also request that the Department provide a notice in languages other than English, which the employer must post in accordance with this subsection. An employer who violates this subsection shall be fined a civil penalty of \$500 for the first audit violation and \$1,000 for any subsequent audit violation.

(e) No employer shall interfere with, deny, or change an employee's work days or hours to avoid providing eligible paid leave time to an employee.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/25)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 25. Retaliation. It is unlawful for any employer to threaten to take or to take any adverse action against an employee because the employee (1) exercises rights or attempts to exercise rights under this Act, (2) opposes practices which the employee believes to be in violation of this Act, or (3) supports the exercise of rights of another under this Act. It is unlawful for any employer to consider the use of paid leave by an employee as a negative factor in any employment action that involves evaluating, promoting, disciplining, or counting paid leave under a no-fault attendance policy. Such retaliation shall subject an employer to civil penalties pursuant to this Act.

An employee who has been unlawfully retaliated against shall also be entitled to recover through a claim filed with the Department, all legal and equitable relief as may be appropriate.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/30)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 30. Department responsibilities.

(a) The Department shall administer and enforce this Act. The Department has the powers and the parties have the rights provided in the Illinois Administrative Procedure Act for contested cases.

(b) An employee may file a complaint with the Department alleging violations of the Act within 3 years after the alleged violation. An employer that violates this Act is liable to any affected employee for damages in the form of the actual underpayment, compensatory damages, and a penalty of not less than \$500 and no more than \$1,000. Employees shall also be entitled to such equitable relief as may be appropriate, in addition to reasonable attorney's fees; reasonable expert witness fees, and other costs of the action, which shall be paid by the employer to the employee.

(c) The Department has the power to conduct investigations in connection with the administration and enforcement of this Act, including the power to conduct depositions and discovery and to issue subpoenas. If the Department finds cause to believe that this Act has been violated, the Department shall notify the parties in writing, and the matter shall be referred to an Administrative Law Judge to schedule a formal hearing in accordance with hearing procedures established by rule. Administrative decisions shall be reviewed under the Administrative Review Law.

(d) The Department is authorized to impose civil penalties prescribed in Section 35 for any violation of this Act.

(e) The Department is authorized to collect and supervise

the payment of any damages awarded pursuant to Section 25 and subsection (b) of this Section to an employee or employees under this Act. Any sums recovered by the Department on behalf of an employee or employees under this Act shall be paid to the employee or employees affected. The Department is not authorized to collect and supervise the payment of any awarded attorney's fees. Those fees shall be subject to collection by the attorney awarded such fees.

(f) The Attorney General may bring an action to enforce the collection of any awards made under this Act.

(g) The Department shall adopt rules necessary to administer and enforce this Act.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/35)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 35. Penalties and enforcement. An employer that violates this Act or any rule adopted under this Act shall be subject to a civil penalty of \$2,500 for each separate offense. An offense means any violation of this Act with the exception of a violation of the notice requirement in subsection (c) of Section 20. Any penalties collected from an employer under this Section or under subsection (d) of Section 20 for violations of this Act shall be deposited into the Paid Leave for All Workers Fund, a special fund created in the State treasury that is dedicated to enforcing this Act.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/95)

Sec. 95. (Amendatory provisions; text omitted).

(Source: P.A. 102-1143, eff. 1-1-24; text omitted.)

(820 ILCS 192/97)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 97. Severability. The provisions of this Act are severable under Section 1.31 of the Statute on Statutes.

(Source: P.A. 102-1143, eff. 1-1-24.)

(820 ILCS 192/99)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 99. Effective date. This Act takes effect January 1, 2024.

(Source: P.A. 102-1143, eff. 1-1-24.)

Memorandum



To: Village President and Board of Trustees

From: Franco Bottalico, Assistant to the Village Administrator

Subject: 325 Meier Ave. (Diamond Jims) Live Entertainment Special Use Permit

Date: December 4, 2023

Action Requested

The Planning and Zoning & Historic Commission ("PZHC") and staff recommend Village Board approval of an ordinance granting a special use permit for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, for Diamond Jims located at 325 Meier Ave., East Dundee, IL, 60118 (PIN 03-23-308-002) located in the B-1 Downtown Business District ("Property").

Summary

At the May 15, 2023 Village Board meeting, the Board passed [Ordinance #23-23](#) at the recommendation of the PZHC. This ordinance creates a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use per zoning district. As you can see from Ordinance #23-23, a restaurant with live entertainment in the B1, B2, and B3 zoning districts have always been required to obtain a special use permit prior to the May 15, 2023 Board meeting amendment. At the direction of the Board, staff has been tasked with ensuring certain existing businesses that meet this criteria come into compliance with the Village Code.

Staff has received an application from Jeff Lambert, owner/president of C&F Investment Inc. d/b/a Diamond Jims ("Applicant") for a special use permit to allow live entertainment at the Property. On November 2, 2023 the PZHC held a public hearing regarding this application and the PZHC made the following motion:

Motion to recommend approval of the special use request with the following conditions:

- Conform to Section 93.11(D) of the village code, unless granted approval from village administrator and/or village board for permission to end at midnight on Friday and Saturday only no more than one time per month per establishment.
- No more than 3 noise ordinance citations within a 12-month period per establishment.
- Conform to fire and building codes and standards.

The Village Board may choose to approve all, or some, of the recommended conditions and may also amend the ordinance to add additional conditions as it sees fit.

Attachments

Ordinance With Conditions

Findings of Fact

Redacted Application and Certificate of Publications

ORDINANCE NUMBER 23 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A
RESTAURANT WITH LIVE ENTERTAINMENT FOR THE PROPERTY LOCATED AT
325 MEIER AVENUE, EAST DUNDEE, IL 60118 PIN 03-23-308-002,
LOCATED IN THE B-1 DOWNTOWN BUSINESS DISTRICT
(C&F INVESTMENT INC. - DIAMOND JIMS)**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning districts; and

WHEREAS, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

WHEREAS, Jeff Lambert ("Applicant") operates the restaurant C&F Investment Inc. D/B/A/ Diamond Jims on the property located at 325 Meier Avenue, East Dundee, IL 60118 ("Property"); and

WHEREAS, Applicant filed an application ("Application") with the Village seeking a special use permit to operate a restaurant with live entertainment at the Property, as more fully described in the Application; and

WHEREAS, public notice of a public hearing was published in the Northwest Suburbs and Fox Valley Daily Herald on October 18, 2023 regarding the Application before the Village's Planning and Zoning Commission was duly given, and a public hearing was held on the Application on November 2, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a restaurant with live entertainment on the Property, subject to the conditions contained within Section 3 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval of Special Use Permit. The Corporate Authorities hereby approve the Application and grant a special use permit for the Property (as depicted in Exhibit A) legally described as:

PIN 03-23-308-002

LEGAL DESCRIPTION –The legal description for the Property is attached hereto and incorporated herewith as **Exhibit A**;

Commonly known as 325 Meier Avenue, Illinois 60118 for a restaurant with live entertainment.

SECTION 3: Conditions of Approval. That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Property must comply with the requirements of Section 93.11(D) of the Village Code, unless granted approval from village administrator or village board for permission to end the live entertainment at midnight on Friday and Saturday no more than one time per month.
2. The Property must not receive more than three noise ordinance citations within a 12-month period.
3. The Property must comply with all applicable requirements of the Village Code, including without limitation all fire and building codes and standards.

SECTION 4: Failure to Comply with Conditions. The failure of Applicant, or its successors or assigns, to comply with one or more of the conditions listed in Section 3 above shall be grounds for the potential revocation of the Special Use Permit. Upon notice, a hearing will be held. The notice will provide Applicant 14 days in which to respond and answer. A hearing will be held no sooner than 30 days after the service of the notice.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this _____ day of _____ 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2023.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____

Applicant

Date: __, 2023

EXHIBIT A

LEGAL DESCRIPTION

THE EASTERLY 74.7 FEET OF LOTS 9, 10 AND 11 IN BLOCK 2 OF EDWARD'S ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 325 Meier Ave. (Diamond Jim's) PIN 03-23-308-002

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village? The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.**

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

6 ayes ____ nays ____ absent ____ abstain

Date: 11-2-2023

Signature: 
Chair, Planning and Zoning & Historic Commission



P&Z File # _____

10/5/23
Public Hearing

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: JEFF LAUBERT
2. Project Location: _____
3. Brief Project Description:

4. Project Property Legal Description:

5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: _____
7. Current Use Status: _____
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: JEFF LAUBERT
2. _____

Email: _____

Information (Name and address all bills should be sent to)

1. Name/Company: _____
2. Address: _____
3. Phone Number: _____ Fax: _____ Email: _____

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

NP

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

NP

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

YES

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

NP

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

LIVE MUSIC ENTERTAINMENT, WILL ABIDE BY THE LPISE
ORDINANCE



Affidavit of Ownership & Control

I (We), _____ do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: SPZL

Owner: JEFF LANDRETT

Address: _____

Phone: _____

SUBSCRIBED AND SWORN TO before me this _____ day of _____, _____.

(NOTARY SIGNATURE)

(NOTARY STAMP)



Affidavit & Disclosure Agreement

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: _____

Print Name: _____

Project Address: _____

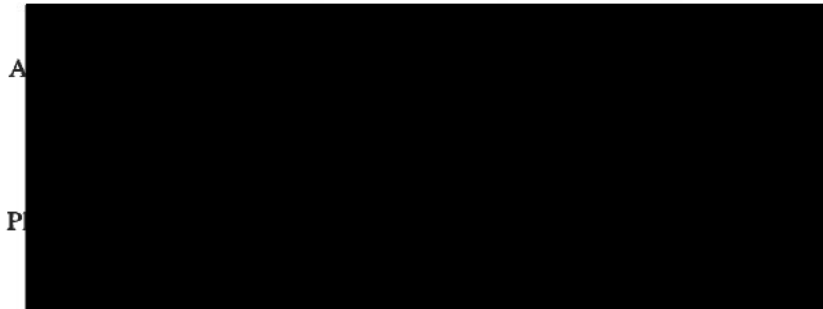


Affidavit of Ownership & Control

I (We), _____ do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: Jeff Lambert

Owner: Jeff Lambert



SUBSCRIBED AND SWORN TO before me this
7 day of Aug, 2023.

[Signature]
(NOTARY SIGNATURE)

(NOTARY STAMP)







**APPLICATION AGREEMENT
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

JEFF LAUREN

Individually and for the Applicant

8/7/23

Date

Project Description:



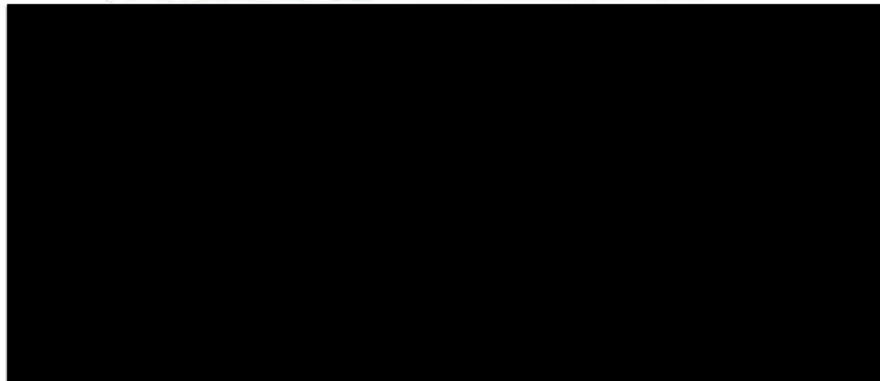
PZHC File # _____

Affidavit of Property Ownership & Control

I (We), CARL MIZAK do hereby certify or affirm that I am the legal property owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: Carl Mizak

Owner: PROP OWNER



SUBSCRIBED AND SWORN TO before me this
5 day of Oct., 2023.

[Signature]

(NOTARY SIGNATURE)



(NOTARY STAMP)

State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on November 2, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

A request for a special use to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 325 Meier Ave, East Dundee, IL, 60118 in the B-1 Downtown Business District.

PIN: 03-23-308-002

Legal Description: THE EASTERLY 74.7 FEET OF LOTS 9, 10 AND 11 IN BLOCK 2 OF EDWARD'S ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBottalico@eastdundee.net, or by phone at 224-293-7102. Published in Daily Herald October 18, 2023 (4606814)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Fox Valley
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/18/2023

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4606814



State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

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**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/18/2023

in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4606814



Memorandum



To: Village President and Board of Trustees

From: Franco Bottalico, Assistant to the Village Administrator

Subject: 311 Barrington Ave. (DC Cobb's) Live Entertainment Special Use Permit

Date: December 4, 2023

Action Requested

The Planning and Zoning & Historic Commission ("PZHC") and staff recommend Village Board approval of an ordinance granting a special use permit for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, for Dundee Cobbs Inc., d/b/a DC Cobb's located at 311 Barrington Ave., East Dundee, IL, 60118 (PIN 03-23-304-015) located in the B-1 Downtown Business District ("Property").

Summary

At the May 15, 2023 Village Board meeting, the Board passed [Ordinance #23-23](#) at the recommendation of the PZHC. This ordinance creates a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use per zoning district. As you can see from Ordinance #23-23, a restaurant with live entertainment in the B1, B2, and B3 zoning districts have always been required to obtain a special use permit prior to the May 15, 2023 Board meeting amendment. At the direction of the Board, staff has been tasked with ensuring certain existing businesses that meet this criteria come into compliance with the Village Code.

Staff has received an application from Daniel Hart, owner of Dundee Cobbs, Inc. d/b/a DC Cobb's ("Applicant") for a special use permit to allow live entertainment at the Property. On November 2, 2023 the PZHC held a public hearing regarding this application and the PZHC made the following motion:

Motion to recommend approval of the special use request with the following conditions:

- Conform to Section 93.11(D) of the village code, unless granted approval from village administrator and/or village board for permission to end at midnight on Friday and Saturday only no more than one time per month per establishment.
- No more than 3 noise ordinance citations within a 12-month period per establishment.
- Conform to fire and building codes and standards.

The Village Board may choose to approve all, or some, of the recommended conditions and may also amend the ordinance to add additional conditions as it sees fit.

Attachments

Ordinance With Conditions

Findings of Fact

Redacted Application and Certificate of Publications

ORDINANCE NUMBER 23 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A
RESTAURANT WITH LIVE ENTERTAINMENT FOR THE PROPERTY LOCATED AT
311 BARRINGTON AVENUE, EAST DUNDEE, IL 60118 PIN 03-23-304-015,
LOCATED IN THE B-1 DOWNTOWN BUSINESS DISTRICT
(DUNDEE COBBS, INC. - DC COBB'S)**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning districts; and

WHEREAS, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

WHEREAS, Dundee Cobbs, Inc./McHenry Cobbs, Inc. ("Applicant") operates the restaurant D.C. Cobb's East Dundee on the property located at 311 Barrington Avenue, East Dundee, IL 60118 ("Property"); and

WHEREAS, Applicant filed an application ("Application") with the Village seeking a special use permit to operate a restaurant with live entertainment at the Property, as more fully described in the Application; and

WHEREAS, public notice of a public hearing was published in the Northwest Suburbs and Fox Valley Daily Herald on October 18, 2023 regarding the Application before the Village's Planning and Zoning Commission was duly given, and a public hearing was held on the Application on November 2, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a restaurant with live entertainment on the Property, subject to the conditions contained within Section 3 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval of Special Use Permit. The Corporate Authorities hereby approve the Application and grant a special use permit for the Property (as depicted in Exhibit A) legally described as:

PIN 03-23-304-015

LEGAL DESCRIPTION –The legal description for the Property is attached hereto and incorporated herewith as **Exhibit A**;

Commonly known as 311 Barrington Avenue, East Dundee, Illinois 60118 for a restaurant with live entertainment.

SECTION 3: Conditions of Approval. That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Property must comply with the requirements of Section 93.11(D) of the Village Code, unless granted approval from village administrator or village board for permission to end the live entertainment at midnight on Friday and Saturday no more than one time per month.
2. The Property must not receive more than three noise ordinance citations within a 12-month period.
3. The Property must comply with all applicable requirements of the Village Code, including without limitation all fire and building codes and standards.

SECTION 4: Failure to Comply with Conditions. The failure of Applicant, or its successors or assigns, to comply with one or more of the conditions listed in Section 3 above shall be grounds for the potential revocation of the Special Use Permit. Upon notice, a hearing will be held. The notice will provide Applicant 14 days in which to respond and answer. A hearing will be held no sooner than 30 days after the service of the notice.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this _____ day of _____ 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2023.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____

Applicant

Date: __, 2023

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 OF PLAT OF SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 27, 2017 AS DOCUMENT NUMBER 2017K015223, IN KANE COUNTY, EAST DUNDEE, ILLINOIS



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 311 Barrington Ave. (DC Cobbs) PIN 03-23-304-016

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

1. **The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
2. **The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
3. **Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
5. **How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village? The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.**

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

6 ayes ____ nays ____ absent ____ abstain

Date: 11-2-2023

Signature: 
Chair, Planning and Zoning & Historic Commission



P&Z File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

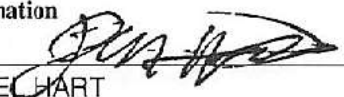
This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: DUNDEE COBB'S INC / DC COBB'S MCHENRY
2. Project Location: 311 BARRINGTON AVE, EAST DUNDEE, IL 60118
3. Brief Project Description:
SPECIAL USE PERMIT FOR LIVE MUSIC
4. Project Property Legal Description:
RESTAURANT/BAR
5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: _____
7. Current Use Status: _____
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: 
2. Name: DANIEL HART
3. Address: [REDACTED]
4. Phone Number: [REDACTED]

C. Billing Information (Name and address all bills should be sent to)

1. Name/Company: DC COBBS EAST DUNDEE
2. Address: 222 MAIN ST, WOODSTOCK, IL 60098
3. Phone Number: [REDACTED]

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

NO

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

NO

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

YES

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

YES

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

TO PROVIDE LOCAL ENTERTAINMENT & EVENTS TO AND FOR THE COMMUNITY.

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

2. For this site, what does the Code require?

3. What is proposed?

4. What unique circumstances have caused the need for a variance?

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

8. Other than financial return, what other purposes is the variance request based on?

9. Has the alleged difficulty been created by any person presently having an interest in the property?

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

| | | | |
|--------------------------|-----|--------------------------|----|
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE
MEETING TIME 7:00PM
***THURSDAY EVENING UNLESS DENOTED**

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

Historic Commission Meetings (as needed)

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be fully considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



**APPLICATION AGREEMENT
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

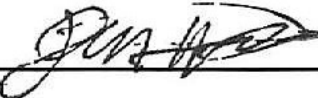
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

Daniel Hart 

8/8/2023

Individually and for the Applicant


Date

Project Description:
SPECIAL USE PERMIT FOR LIVE MUSIC



Affidavit of Ownership & Control

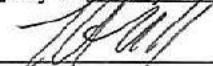
I (We), DUNDEE COBB'S INC / DANIEL HART do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: 

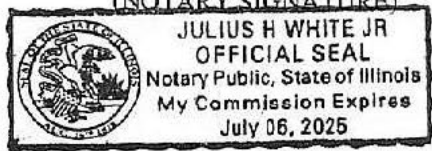
Owner: DANIEL HART



SUBSCRIBED AND SWORN TO before me this
8th day of August, 23.



(NOTARY SIGNATURE)



(NOTARY STAMP)



Affidavit & Disclosure Agreement

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: _____

Print Name: _____

DANIEL HART

Project Address: _____

311 BARRINGTON AVE, EAST DUNDEE, IL 60118



PZHC File # _____

Affidavit of Property Ownership & Control

I (We), 311 Barrington Ave LLC do hereby certify or affirm that I am the legal property owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: _____

Owner: Ian C. Lamp, Member



SUBSCRIBED AND SWORN TO before me this

3rd day of October, 2023

Maureen Dillon Weeks

(NOTARY SIGNATURE)



State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on November 2, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

A request for a special use to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 311 Barrington Ave. East Dundee, IL, 60118 in the B-1 Downtown Business District.

PIN: 03-23-304-016

Legal Description: LOT 1 OF PLAT OF SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIA, ACCORDING TO PLAT THEREOF RECORDED MARCH 27, 2017 AS DOCUMENT NUMBER 2017K015223, IN KANE COUNTY, EAST DUNDEE, ILLINOIS

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBottalico@eastdundee.net, or by phone at 224-293-7102. Published in Daily Herald October 18, 2023 (4606815)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/18/2023

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 4606815



State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

NOTICE OF PUBLIC HEARING

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PIN: 03-23-304-016

Legal Description: LOT 1 OF PLAT OF SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 27, 2017 AS DOCUMENT NUMBER 2017K015223, IN KANE COUNTY, EAST DUNDEE, ILLINOIS

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in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4606815



Memorandum



To: Village President and Board of Trustees

From: Franco Bottalico, Assistant to the Village Administrator

Subject: 314 N. River St. (The Distance Social) Live Entertainment Special Use Permit

Date: December 4, 2023

Action Requested

The Planning and Zoning & Historic Commission ("PZHC") and staff recommend Village Board approval of an ordinance granting a special use permit for a tavern with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, for The Distance Social located at 314 N. River St., East Dundee, IL, 60118 (PIN 03-23-310-015) located in the B-1 Downtown Business District ("Property").

Summary

At the May 15, 2023 Village Board meeting, the Board passed [Ordinance #23-23](#) at the recommendation of the PZHC. This ordinance creates a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use per zoning district. As you can see from Ordinance #23-23, a restaurant with live entertainment in the B1, B2, and B3 zoning districts have always been required to obtain a special use permit prior to the May 15, 2023 Board meeting amendment. At the direction of the Board, staff has been tasked with ensuring certain existing businesses that meet this criteria come into compliance with the Village Code.

Staff has received an application from Joe Zeller, owner of The Distance Social ("Applicant") for a special use permit to allow live entertainment at the Property. This property has not had live entertainment in the past as part of their regular offerings and this would be a new part of their business.

On November 2, 2023 the PZHC held a public hearing regarding this application and the PZHC made the following motion:

Motion to recommend approval of the special use request with the following conditions:

- Conform to Section 93.11(D) of the village code, unless granted approval from village administrator and/or village board for permission to end at midnight on Friday and Saturday only no more than one time per month per establishment.
- No more than 3 noise ordinance citations within a 12-month period per establishment.
- Conform to fire and building codes and standards.

The Village Board may choose to approve all, or some, of the recommended conditions and may also amend the ordinance to add additional conditions as it sees fit.

Attachments

Ordinance With Conditions

Findings of Fact

Redacted Application and Certificate of Publications

ORDINANCE NUMBER 23 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A
TAVERN WITH LIVE ENTERTAINMENT FOR THE PROPERTY LOCATED AT 314 N.
RIVER STREET, EAST DUNDEE, IL 60118 PIN 03-23-310-015,
LOCATED IN THE B-1 DOWNTOWN BUSINESS DISTRICT
(THE DISTANCE SOCIAL LLC)**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning districts; and

WHEREAS, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

WHEREAS, Joe Zeller ("Applicant") operates the tavern The Distance Social on the property located at 314 N. River Street, East Dundee, IL 60118 ("Property"); and

WHEREAS, Applicant filed an application ("Application") with the Village seeking a special use permit to operate a tavern with live entertainment at the Property, as more fully described in the Application; and

WHEREAS, public notice of a public hearing was published in the Northwest Suburbs and Fox Valley Daily Herald on October 18, 2023 regarding the Application before the Village's Planning and Zoning Commission was duly given, and a public hearing was held on the Application on November 2, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a tavern with live entertainment on the Property, subject to the conditions contained within Section 3 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval of Special Use Permit. The Corporate Authorities hereby approve the Application and grant a special use permit for the Property (as depicted in Exhibit A) legally described as:

PIN 03-23-310-015

LEGAL DESCRIPTION –The legal description for the Property is attached hereto and incorporated herewith as **Exhibit A**;

Commonly known as 314 N. River Street, Illinois 60118 for a Tavern with live entertainment.

SECTION 3: Conditions of Approval. That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Property must comply with the requirements of Section 93.11(D) of the Village Code, unless granted approval from village administrator or village board for permission to end the live entertainment at midnight on Friday and Saturday no more than one time per month.
2. The Property must not receive more than three noise ordinance citations within a 12-month period.
3. The Property must comply with all applicable requirements of the Village Code, including without limitation all fire and building codes and standards.

SECTION 4: Failure to Comply with Conditions. The failure of Applicant, or its successors or assigns, to comply with one or more of the conditions listed in Section 3 above shall be grounds for the potential revocation of the Special Use Permit. Upon notice, a hearing will be held. The notice will provide Applicant 14 days in which to respond and answer. A hearing will be held no sooner than 30 days after the service of the notice.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this _____ day of _____ 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2023.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____

Applicant

Date: __, 2023

EXHIBIT A

LEGAL DESCRIPTION

LOT 6 (EXCEPT THE SOUTH 14 FEET THEREOF) TOGETHER WITH THE SOUTH 5 FEET OF LOT 7, ALL IN BLOCK 5 IN EDWARDS ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 314 N. River St. (The Distance Social) PIN 03-23-310-015

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village? The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.**

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

6 ayes ____ nays ____ absent ____ abstain

Date: 11-2-2023

Signature: 
Chair, Planning and Zoning & Historic Commission

SUN - THURS 10:30
FRI - SAT 11:00



P&Z File # _____

Live Entertainment
157,050(F)(1)

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Joe Zeller
2. Project Location: The Distance Social - 314 N. River Street
3. Brief Project Description:

4. Project Property Legal Description:

5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: _____
7. Current Use Status: _____
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: _____
2. Name: Joe Zeller
3. _____
4. _____ Email: _____

C. Billing Information (Name and address all bills should be sent to)

1. Name/Company: The Distance Social
2. Address: 314 N. River Street East Dundee IL 60118
3. Phone Number: _____ Fax: _____ Email: _____

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

2. For this site, what does the Code require?

3. What is proposed?

NA

4. What unique circumstances have caused the need for a variance?

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

8. Other than financial return, what other purposes is the variance request based on?

9. Has the alleged difficulty been created by any person presently having an interest in the property?

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

| | | | |
|--------------------------|-----|--------------------------|----|
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |



**APPLICATION AGREEMENT
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

08/31/2023

Individually and for the Applicant

Date

314 N. River Street

Address

Project Description:

Live music at our establishment



Affidavit of Ownership & Control

I (We), The Distance Social / Joe Zeller do hereby certify or affirm that I am the owner(s), contract purchaser, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: [Signature]

Owner: JOE ZELLER

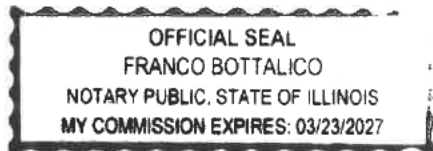
Address: 314 N. RIVER ST.
EAST DUNDEE, IL 60118

Phone

SUBSCRIBED AND SWORN TO before me this
31 day of August, 2023.

[Signature]

(NOTARY SIGNATURE)



(NOTARY STAMP)



Affidavit & Disclosure Agreement

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: _____

Print Name: _____

Project Address: _____

State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on November 2, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

A request for a special use to allow for a tavern with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 314 N. River St. East Dundee, IL, 60118 in the B-1 Downtown Business District.

PIN: 03-23-319-015

Legal Description: LOT 6 (EXCEPT THE SOUTH 14 FEET THEREOF) TOGETHER WITH THE SOUTH 5 FEET OF LOT 7, ALL IN BLOCK 5 IN EDWARDS ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBottalico@eastdundee.net, or by phone at 224-293-7102. Published in Daily Herald October 18, 2023 (4606816)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Fox Valley
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/18/2023

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4606816



State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

NOTICE OF PUBLIC HEARING

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PIN: 03-23-310-015

Legal Description: LOT 6 (EXCEPT THE SOUTH 14 FEET THEREOF) TOGETHER WITH THE SOUTH 5 FEET OF LOT 7, ALL IN BLOCK 5 IN EDWARDS ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBottalico@eastdundee.net, or by phone at 224-293-7102. Published in Daily Herald October 18, 2023 (4606816)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.


**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/18/2023

in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4606816



Memorandum



To: Village President and Board of Trustees

From: Franco Bottalico, Assistant to the Village Administrator

Subject: 501 – 503 Dundee Ave. (La Mariskera) Live Entertainment Special Use Permit

Date: December 4, 2023

Action Requested

The Planning and Zoning & Historic Commission ("PZHC") and staff recommend Village Board approval of an ordinance granting a special use permit for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, for Bravado Enterprises LLC d/b/a La Mariskera Kitchen & Bar located at 501-503 Dundee Ave., East Dundee, IL, 60118 (PIN 03-23-479-007) located in the B-3 Service Business District ("Property").

Summary

At the May 15, 2023 Village Board meeting, the Board passed [Ordinance #23-23](#) at the recommendation of the PZHC. This ordinance creates a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use per zoning district. As you can see from Ordinance #23-23, a restaurant with live entertainment in the B1, B2, and B3 zoning districts have always been required to obtain a special use permit prior to the May 15, 2023 Board meeting amendment. At the direction of the Board, staff has been tasked with ensuring certain existing businesses that meet this criteria come into compliance with the Village Code.

Staff has received an application from Sonia and Alma D. Carranza, owners of Bravado Enterprises LLC d/b/a La Mariskera Kitchen & Bar ("Applicant") for a special use permit to allow live entertainment at the Property. This property has not had live entertainment in the past as part of their regular offerings and this would be a new part of their business.

On November 2, 2023 the PZHC held a public hearing regarding this application and the PZHC made the following motion:

Motion to recommend approval of the special use request with the following conditions:

- Conform to Section 93.11(D) of the village code, unless granted approval from village administrator and/or village board for permission to end at midnight on Friday and Saturday only no more than one time per month per establishment.
- No more than 3 noise ordinance citations within a 12-month period per establishment.
- Conform to fire and building codes and standards.

Staff also recommends the following for the Board to consider due to ongoing loud noise complaints from their neighbor who shares a wall with their Property. Although it was determined at the public hearing that this was a civil matter, staff would encourage the Applicant to make reasonable efforts with their landlord to soften the noise, if possible.

- Applicant should attempt to produce/create reasonable sound dampening at this location with their landlord.

The Village Board may choose to approve all, or some, of the recommended conditions and may also amend the ordinance to add additional conditions as it sees fit.

Attachments

Ordinance With Conditions

Findings of Fact

Redacted Application and Certificate of Publications

ORDINANCE NUMBER 23 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A
RESTAURANT WITH LIVE ENTERTAINMENT FOR THE PROPERTY LOCATED AT
501-503 DUNDEE AVE., EAST DUNDEE, IL, 60118 PIN 03-23-479-007,
LOCATED IN THE B-3 SERVICE BUSINESS DISTRICT
(BRAVADO ENTERPRISES LLC - LA MARISKERA KITCHEN & BAR)**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning districts; and

WHEREAS, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

WHEREAS, Sonia and Alma D. Carranza ("Applicants") owners of Bravado Enterprises LLC d/b/a the restaurant La Mariskera Kitchen & Bar on the property located at 501-503 Dundee Avenue, East Dundee, IL 60118 ("Property"); and

WHEREAS, Applicants filed an application ("Application") with the Village seeking a special use permit to operate a restaurant with live entertainment at the Property, as more fully described in the Application; and

WHEREAS, public notice of a public hearing was published in the Northwest Suburbs and Fox Valley Daily Herald on October 18, 2023 regarding the Application before the Village's Planning and Zoning Commission was duly given, and a public hearing was held on the Application on November 2, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a restaurant with live entertainment on the Property, subject to the conditions contained within Section 3 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval of Special Use Permit. The Corporate Authorities hereby approve the Application and grant a special use permit for the Property (as depicted in Exhibit A) legally described as:

PIN 03-23-479-007

LEGAL DESCRIPTION –The legal description for the Property is attached hereto and incorporated herewith as **Exhibit A**;

Commonly known as 501-503 Dundee Avenue, East Dundee, Illinois 60118 for a restaurant with live entertainment.

SECTION 3: Conditions of Approval. That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Property must comply with the requirements of Section 93.11(D) of the Village Code, unless granted approval from village administrator or village board for permission to end the live entertainment at midnight on Friday and Saturday no more than one time per month.
2. The Property must not receive more than three noise ordinance citations within a 12-month period.
3. The Property must comply with all applicable requirements of the Village Code, including without limitation all fire and building codes and standards.
4. Applicants must make reasonable attempts to produce/create reasonable sound dampening at the Property.

SECTION 4: Failure to Comply with Conditions. The failure of Applicants, or their successors or assigns, to comply with one or more of the conditions listed in Section 3 above shall be grounds for the potential revocation of the Special Use Permit. Upon notice, a hearing will be held. The notice will provide Applicants 14 days in which to respond and answer. A hearing will be held no sooner than 30 days after the service of the notice.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2023 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2023.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this _____ day of _____ 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2023.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____

Applicant

Date: __, 2023

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

LOT 6 OF LPC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1984 AS DOCUMENT NO 1674491, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING CREATED AND GRANTED BY AGREEMENT FOR CROSS AND RECIPROCAL EASEMENTS AND RESTRICTIONS DATED DECEMBER 12, 1983 AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON DECEMBER 29, 1983 AS DOCUMENT NUMBER 1664955 IN TO UPON AND OVER THE PARKING AREAS, ACCESSWAYS AND ROADWAYS AND COMMON AREAS OF THE ADJOINING PROPERTY DESCRIBED IN SAID AGREEMENT.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR VEHICULAR AND PEDESTRIAN PASSAGE, INGRESS AND EGRESS CREATED AND GRANTED BY AGREEMENT DATED FEBRUARY 26TH, 1985 AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON JUNE 21, 1985 AS DOCUMENT NUMBER 1726508, IN, TO, UPON AND OVER THE ADJOINING PROPERTY DESCRIBED IN SAID AGREEMENT



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 501-503 Dundee Ave. (La Mariskera) Partial of PIN 03-23-479-007

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?** The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

6 ayes ____ nays ____ absent ____ abstain

Date: 11-2-2023

Signature: 
Chair, Planning and Zoning & Historic Commission



PZ 23-09-09

P&Z File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Sonia Carranza La Mariskera Kitchen & Bar
2. Project Location: 501-503 Dundee Ave
3. Brief Project Description:

4. Project Property Legal Description:

5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: B-3
7. Current Use Status: RESTAURANT
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: SONIA CARRANZA, ALMA CARRANZA Sonia Carranza
2. Name: SONIA CARRANZA, ALMA CARRANZA
3. Address: [REDACTED]
4. Phone: [REDACTED]

C. Billing Information (Name and address all bills should be sent to)

1. Name/Company: BRAVADO ENTERPRISES LLC, DIBIA LA MARISKERA
2. Address: 501-503 DUNDEE AVE, EAST DUNDEE IL 60118
3. Phone: [REDACTED]

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

NO, there will be noise cancellation within walls.

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

NO, the area is fully developed.

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

Yes, the area is fully developed.

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

Yes, the area is fully improved.

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

The comprehensive plan will not be impacted because we have an existing restaurant and are requesting a special use for live entertainment.

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

2. For this site, what does the Code require?

3. What is proposed?

4. What unique circumstances have caused the need for a variance?

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

8. Other than financial return, what other purposes is the variance request based on?

9. Has the alleged difficulty been created by any person presently having an interest in the property?

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

| | | | |
|--------------------------|-----|--------------------------|----|
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE
MEETING TIME 7:00PM

***THURSDAY EVENING UNLESS DENOTED**

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

Historic Commission Meetings (as needed)

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be dully considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



**APPLICATION AGREEMENT
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

La Mankera Kitchen & Bar 09/13/2023
Individually and for the Applicant Date
501-503 Dundee Ave East Dundee IL [REDACTED]
Address Phone Number

Project Description:

SPECIAL PERMIT for live Entertainment



Affidavit of Ownership & Control

I (We), East Dundee Properties, L.L.C do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: _____

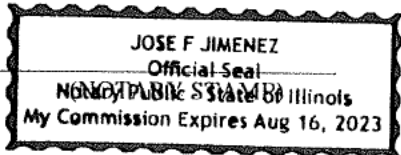
Owner: East Dundee Properties, L.L.C

Address: 501-505 Dundee Ave
East Dundee, IL 60118

Phone: _____

SUBSCRIBED AND SWORN TO before me this
12th day of July, _____.

(NOTARY SIGNATURE)





Affidavit & Disclosure Agreement

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: Sonia Carranza

Print Name: SONIA CARRANZA

Project Address: 501-503 Dundee Ave

State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on November 2, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

A request for a special use to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 501-503 Dundee Ave., East Dundee, IL, 60118 in the B-3 Service Business District.
PIN: 03-23-479-007

Legal Description:

Parcel 1: LOT 4 OF LPC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 23, AND PART OF THE NORTHEAST ¼ OF SECTION 26, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1984 AS DOCUMENT NO 1674491, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING CREATED AND GRANTED BY AGREEMENT FOR CROSS AND RECIPROCAL EASEMENTS AND RESTRICTIONS DATED DECEMBER 12, 1983 AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON DECEMBER 29, 1983 AS DOCUMENT NUMBER 1664955 IN TO UPON AND OVER THE PARKING AREAS, ACCESSWAYS AND ROADWAYS AND COMMON AREAS OF THE ADJOINING PROPERTY DESCRIBED IN SAID AGREEMENT.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR VEHICULAR AND PEDESTRIAN PASSAGE, INGRESS AND EGRESS CREATED AND GRANTED BY AGREEMENT DATED FEBRUARY 26TH, 1985 AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON JUNE 21, 1985 AS DOCUMENT NUMBER 1726508, IN, TO, UPON AND OVER THE ADJOINING PROPERTY DESCRIBED IN SAID AGREEMENT

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBottalico@eastdundee.net, or by phone at 224-293-7102.
Published in Daily Herald October 18, 2023 (4606817)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Fox Valley
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/18/2023

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4606817



State of Illinois }
Counties of Cook and Kane } SS
Village of East Dundee }

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Northwest Suburbs Daily Herald

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in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4606817

