

Village of East Dundee  
PRESIDENT AND BOARD OF TRUSTEES  
Regular Village Board Meeting  
Monday, September 28, 2020  
6:00 PM

**This meeting will be conducted via teleconference call by authorization of Gov. Pritzker waiving a portion of the IL Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19**

**Zoom Meeting Link:** <https://us02web.zoom.us/j/87222606878>

If you need to download Zoom, use this link and download "Zoom Client for Meetings": <https://zoom.us/download>

**Computer Audio Only**

Click on the "Join Audio Conference by Computer" link when you join the meeting.

To join by **PHONE ONLY**, use the following dial in number and Meeting ID.

US Dial in: **312-626-6799**

Meeting ID/Access Code: **872 2260 6878**

Passcode: **144553**

***Please....***

**Mute Your Microphone.**

Zoom has a "Mute Microphone" option. Please keep your microphone muted to cut down on feedback. Unmute to speak.

**IF BY PHONE ONLY, press \*6 to mute/unmute**

**Raise your Hand.**

A hand icon will appear beside your username and lets the meeting's managers know you have a question, input, or otherwise need some attention when possible. Click on the icon labeled "Participants" at the bottom of your screen. Click the button labeled "RaiseHand".

**IF BY PHONE ONLY, press \*9 to raise hand**

Refrain from the group chat feature.

Village of East Dundee  
PRESIDENT AND BOARD OF TRUSTEES  
Regular Meeting  
Monday, September 28, 2020  
06:00 PM

Call to Order

Roll Call

Pledge of Allegiance

Public Comment: Agenda items only - Please keep comments to 5 minutes or less

Consent Agenda

[A. Motion to Approve a Reduction in the Required Performance Bond for the Palumbo/Plote Mass-Grading Improvements and a Release of the Original Bond #268010923 Held by Plote Property Management, LLC](#)  
[B. Discussion and consideration of an Ordinance Closing Out and Dissolving Special Service Areas Number 2, 3, and 4](#)

Old Business

New Business

[A. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Designating the Village of East Dundee South IL Route 72 Tax Increment Financing District Redevelopment Project Area](#)  
B. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Approving the South IL Route 72 Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project  
C. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Adopting Tax Increment Financing for the South IL Route 72 Tax Increment Financing District  
[D. Discussion Regarding the Amended Outdoor Dining Regulations Reflecting the Waiver of the Tent Permit Inspection Fee](#)

Financial Reports

[A. July 2020 Monthly Financial Report](#)  
[B. Warrants List \\$526,326.17](#)

Reports: Village President

Reports: Village Trustees

Reports: Village Administrator

Reports: Village Attorney

Reports: Village Engineer

Reports: Chief of Police

Reports: Director of Public Works

Reports: Building Official

Reports: Finance Director

Public Comment - Please keep comments to 5 minutes or less

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, (c)(5) Acquisition of Property and (c)(6) Sale of Property.

Adjournment



# Gerald L. Heinz & Associates, Inc.

*Consulting Engineers and Professional Land Surveyors*

## MEMORANDUM

DATE: September 17, 2020

TO: Jennifer Johnsen, Village Administrator

AT: East Dundee

FROM: Joseph D. Heinz, P.E.

SUBJECT: Palumbo/Plote Mass-Grading Improvements

Job No. ED-2130

As part of the Palumbo/Plote Mass-Grading Improvements project, the owner was required to post a performance bond to guarantee the installation of the proposed grading and stormwater site improvements. Ryan Trottier, with Plote Property Management, LLC, the developer of the site, has contacted us requesting the reduction of the performance bond. The original bond, #268010923, is in the amount of \$704,178.75. The owner would like to split the bonds into two (2) separate bonds to align with the underlying property owners.

The improvements on the Palumbo property have been constructed and the punchlist items have been satisfactorily addressed.

The Village Board will need to approve the bond reduction to a 15 month bond in the amount of 15% of the original estimate or **\$28,736.87**. The owner has provided waivers of lien to the village to confirm that the installed improvements are not encumbered by any suppliers or contractors. The performance bond for the remainder of the work (Plote Property) would be in the amount of **\$582,929.88**. The Village board will need to approve both the two(2) new bonds and then the release of the original performance bond.

Please let me know if you have any questions.

Cc Chris Ranieri, Building Official,  
Phil Cotter, Dir. Of Public Works

STATE OF ILLINOIS  
COUNTY OF KANE

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by

to furnish

for the premises known as

of which Palumbo Management is the owner.

THE undersigned, for and in consideration of Nineteen thousand three hundred three dollars and no cents  
\$19,303.00 ) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es)

and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus, or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises.

Given under my hand and seal this  
9 day of July 2020

Signature and Seal:

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

### CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF KANE

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is  
of

who is the contractor for the building located at  
owned by

That the total amount of the contract including extras is

\$ 19,303.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

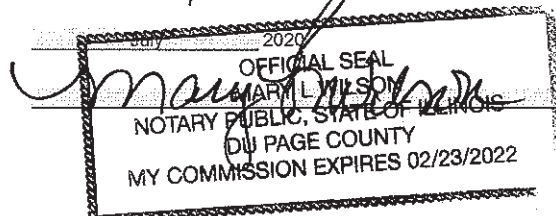
NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Montemayor Construction	Labor/Material	\$ 19,303.00	\$ 19,303.00	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
TOTAL LABOR AND MATERIAL TO COMPLETE		\$ 19,303.00	\$ 19,303.00	\$ -	\$ -

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 9 day of July 2020

Signature:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_



**FINAL WAIVER OF LIEN**STATE OF ILLINOIS }  
COUNTY OF WILL SSGly # \_\_\_\_\_  
Loan # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Plote Construction, Inc.  
to furnish Precast Concrete Structures  
for the premises known as Mass Grading Improvements Rock Road Development, Section 24/25 Township 42 North Range 8 East, Dundee, IL  
of which Palumbo Management is the owner.

THE undersigned, for and in consideration of Twenty Four Thousand Six Hundred Sixteen Dollars and 14/100  
(\$24,616.14) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged do(es) hereby waive and release any and all lien or claim of,  
or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the  
material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures  
apparatus or machinery hereto for furnished, or which may be furnished at any time hereafter by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

DATE June 17, 2020COMPANY NAME StormTrap, LLCADDRESS 1287 Windham Parkway  
Romeoville, IL 60446

SIGNATURE AND TITLE

Radovan Kapusta Chief Financial Officer

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDER, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

**CONTRACTOR'S AFFIDAVIT**STATE OF ILLINOIS }  
COUNTY OF WILL SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Radovan Kapusta BEING DULY SWORN,  
DEPOSES AND SAYS THAT HE OR SHE IS (POSITION) Chief Financial Officer OF (COMPANY NAME) StormTrap, LLC  
Precast Concrete Structures WHO IS THE CONTRACTOR FURNISHING  
AT Mass Grading Improvements Rock Road Development, Section 24/25 Township 42 North Range 8 East, Dundee, IL WORK ON THE BUILDING LOCATED  
Palumbo Management OWNED BY

That the total amount of the contract including extras\* is \$39,016.14 on which he has received partial payment of \$14,400.00 prior to this payment.

That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
StormTrap, LLC	Precast Concrete Structures	\$39,016.14	\$14,400.00	\$24,616.14	\$0.00
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -

All material taken from fully paid stock and delivered to jobsite. No outside rental equipment used.

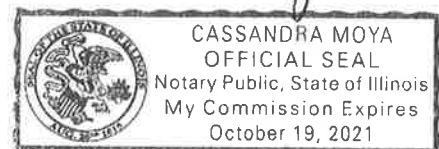
PRINCIPAL SUPPLIERS:

TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE	\$39,016.14	\$14,400.00	\$24,616.14	\$0.00
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That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said

DATE June 17, 2020Signature: SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF June, 2020.Signature: Cassandra Moya Notary Public

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDER, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



# FINAL WAIVER OF LIEN

STATE OF ILLINOIS )  
COUNTY OF KANE )

To Whom It May Concern:

WHEREAS the undersigned has been employed by Plote Construction, Inc.

1100 Brandt Drive, Hoffman Estates, Illinois to furnish

Precast Concrete Structures, Pipe and Miscellaneous Construction Materials

for the premises known as (190320) Rock Road Business Park-Mass Grading

located at Rock Road, East Dundee, Kane County, Illinois

of which Palumbo Development is the owner.

The undersigned, for and in consideration of Sixty-Three Thousand Seven Hundred Sixty-Seven and 82/100ths

\$63,767.82 Dollars, and other good and valuable considerations, the receipt whereof is hereby

acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes

of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises,

and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on

the moneys, funds or other considerations due or to become due from the owner, on account of all labor,

services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any

time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS\*

\*Extras include but are not limited to Change Orders, both oral and written, to the Contract.

DATE: July 13, 2020

COMPANY NAME Welch Bros., Inc.

STREET ADDRESS: 1050 St. Charles St., P. O. Box 749

Elgin, Illinois 60121-0749

SIGNATURE & TITLE:

*Gregory O. Parker*  
MUST BE SIGNED BY AN OFFICER OF THE COMPANY

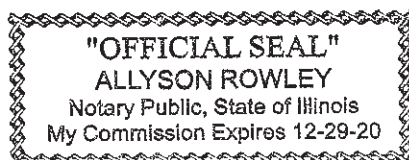
PRINT NAME & TITLE:

Gregory O. Parker, Vice President

ATTEST:

Subscribed and sworn to before me this 13th day of July, 2020.

CTI Supplier Format



*Allyson Rowley*

NOTARY PUBLIC



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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**To:** Village President and Board of Trustees  
**CC:** Brandiss Martin, Finance Director  
**From:** Jennifer Johnsen, Village Administrator  
**Subject:** SSAs 2 – 4 Dissolution – Housekeeping Item  
**Date:** September 28, 2020

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## Background

Special Service Areas (SSAs) 2, 3 and 4 were established by Village Ordinance Numbers 97-25, adopted October 10, 1997, and 97-28, adopted October 22, 1997. The purpose of the SSAs were to fund the Downtown Mainstreet Program in conjunction with the Village of West Dundee. The Dundee Mainstreet Program has long since been dissolved but the SSAs were never officially closed out. Attached, please find an ordinance closing out and dissolving SSAs 2-4. I have confirmed with West Dundee that their SSAs are no longer in place.

**Action Requested:** Discussion and consideration of an Ordinance Closing Out and Dissolving Special Service Areas Number 2, 3, and 4

**Attachments:** An Ordinance Closing Out and Dissolving Special Service Areas Number 2, 3, and 4  
Ordinance 97-25  
Ordinance 97-28



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE  
COUNTIES, ILLINOIS CLOSING OUT AND DISSOLVING  
EAST DUNDEE SPECIAL SERVICE AREAS NUMBER 2, 3 AND 4**

**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 created East Dundee Special Service Area Numbers 2, 3 and 4 pursuant to authority granted to the Village in the Illinois Constitution and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*; and

**WHEREAS**, it is in the best interests of the Village that East Dundee Special Service Areas Number 2, 3 and 4 be closed out and dissolved, as all special services to be provided by the Village within the Special Service Areas have been completed and as the Special Service Areas are no longer needed;

**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: Findings.** That the President and Board of Trustees of the Village find as follows:

- A. East Dundee Special Service Areas 2, 3 and 4 (together the "Special Service Areas 2, 3 and 4") were established by Village Ordinance Numbers 97-25, adopted October 10, 1997, and 97-28, adopted October 22, 1997.
- B. All special services for Special Service Areas 2, 3 and 4 have been completed.
- C. All expenses and costs have been paid in full relative to Special Service Areas Number 2, 3 and 4.
- D. There are no outstanding bonds in relation to Special Service Areas Number 2, 3 and 4.
- E. There is no longer any tax levy in effect relative to Special Service Areas Number 2, 3 and 4.

- F. A review of the Village's accounts relative to Special Service Areas Number 2, 3 and 4 reveals that there are no excess funds in said accounts.

**SECTION 2: Completion, Closure and Dissolution.** That in light of the findings set forth in Section 1 above, Special Service Areas Number 2, 3 and 4 are hereby declared completed, closed and dissolved, and Village Ordinance Number 97-34, adopted December 15, 1997, which levied a tax in Special Service Areas Number 2, 3 and 4, is repealed.

**SECTION 3: Filing and Recording.** That the Village Clerk is hereby authorized and directed to file a certified copy of this Ordinance with the Kane County Clerk's Office, and to record a certified copy of this Ordinance with the Kane County Recorder of Deeds' Office, with the cover sheet for said recording to reference the recording date and document number for the ordinance that established Special Service Areas Number 2, 3 and 4.

**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 14th day of September, 2020 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 14th day of September, 2020.

\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

\_\_\_\_\_  
Katherine Holt, Village Clerk

Published in pamphlet form this 14th day of September, 2020 under the authority of the Village President and Board of Trustees.

Recorded in the Village records on September \_\_, 2020.

ORDINANCE NUMBER 97 - 25

AN ORDINANCE PROPOSING THE ESTABLISHMENT  
OF SPECIAL SERVICE AREAS IN THE  
VILLAGE OF EAST DUNDEE AND PROVIDING FOR A  
PUBLIC HEARING AND OTHER PROCEDURES  
IN CONNECTION THEREWITH

WHEREAS, the Village of East Dundee as a non-home rule unit has been granted such statutory powers pursuant to the Illinois Constitution either expressly or as may be impliedly necessary to the accomplishment of the intent of the duties expressly conferred on it by law;

WHEREAS, the Village of East Dundee applied to the Illinois Main Street Suburban Program and was accepted into the program and established a Dundee Main Street Program; and

WHEREAS, the Dundee Main Street organization has approached the Village and asked for the establishment for Special Service Areas to meet the private contribution requirements of establishing a Dundee Main Street organization.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, KANE COUNTY, AS FOLLOWS:

SECTION 1. Authority. Special Service Areas Numbers 2, 3, and 4 are established pursuant to the provisions in Part (6) of Section 7 of Article 7 or in Part (2) paragraph L of Section 6 of Article 7 of the Constitution of the State of Illinois, and pursuant to:

An Act to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties, (Public Act 88-455); 35 ILCS 200/27-5 et seq.

SECTION 2: Findings.

- A. The Village Board finds that Special Service Areas Numbers 2, 3, and 4 are zoned for commercial, business, and office purposes and will benefit specifically from the establishment of an overall Dundee Main Street organization. The primary purposes are to increase and improve the economic climate of downtown Dundee and promote downtown Dundee. The proposed services are unique and in addition to the municipal services provided to the East Dundee business community as a whole.
- B. The Village Board has committed \$15,000 of municipal funding towards the public/private partnership to establish the Dundee Main Street organization and the monies generated from Special Service Areas Numbers 2, 3, and 4 be used to meet the private contribution requirements of funding the Dundee Main Street organization.
- C. Said Special Service Areas are compact and contiguous and constitute the principal areas of commerce of downtown East Dundee.
- D. That it is in the best interest of said Special Service Areas that the Dundee Main Street organization be established for the common interests of said areas.
- E. That it is in the public interest that the areas hereinafter described as Special Service Areas for the purposes set forth herein be established.

SECTION 3. Village of East Dundee Special Service Areas Numbers 2, 3, and 4 Established. The Special Service Areas to be known and designated as "Village of East Dundee Special Service Areas Numbers 2, 3, and 4" are hereby proposed to be established and shall consist of the territory described in Exhibit "A" attached hereto and made a part hereof.

SECTION 4: Purpose of Areas.

- A. Village of East Dundee Special Service Areas Numbers 2, 3, and 4 are established to provide funding to meet the private contribution requirements of the Dundee Main Street organization, and said organization is in addition to the services provided to the Village generally. The monies which are generated from the Special Service Areas will be used specifically to further the goals, efforts, and programs of the Dundee Main Street organization as defined by the Dundee Main Street Board of Directors.

B. The Village of East Dundee Service Areas Numbers 2, 3, and 4 are also created with the following stipulations that:

1. After the period of three (3) years, said Special Service Areas can be removed by the submittal of the petition by 51 percent of the electors and property owners located within each Special Service Area as defined.
2. That after a period of five (5) years, Special Service Areas Numbers 2, 3, and 4 will require renewal submitted by a petition of 51 percent of the electors and property owners located within each such Special Service Areas as defined.

SECTION 5. Public Hearing - Tax Rate. A Public Hearing shall be held on the 22nd day of October, 1997, at 6:30 p.m., at the East Dundee Village Hall, 120 Barrington Avenue, East Dundee, Illinois, to consider the creation of Special Service Areas Numbers 2, 3, and 4 of the Village of East Dundee as described in Section 3 hereof. At the hearing there will be considered a levy of an annual tax of not to exceed an annual rate of .3% (or \$.30 per \$100.00) of the assessed value, as equalized, of the taxable real property in each proposed Special Service Area. Said tax shall be in addition to all other taxes provided by law, and shall be levied pursuant to the provisions set forth in Section 1 hereof.

SECTION 6. Notice of Hearing. Notice of hearing shall be published at least once not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the Village of East Dundee. In addition, notice by mailing shall be given by depositing the notice into the United States Mail addressed to the person or persons in whose names the general taxes for the last preceding year were paid on each property lying within each proposed Special Service Area. A notice shall be mailed not less than ten (10) days prior to the time set for public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person or persons last listed on the tax rolls prior to that year as the owner(s) of the property. Said notice shall conform in all respects to the requirements of Section 27-30 of Public Act 88-455, aforesaid, and substantially in the form of Exhibit "B" attached hereto and made a part hereof.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law, providing no petition is filed opposing the creation of the special service area pursuant to Chapter 35 ILCS, Illinois Compiled Statutes, Section 200/27-5 et seq.

SECTION 8. **Severability.** 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 9. **Repeal.** All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 10. **Publication.** This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.


Adopted this 29th day of September, 1997, pursuant to a roll call vote as follows:

AYES: Bartels, Albrecht, Szalla, Zaeske, Ahrens, Arnone.

NYES: None.

ABSENT: None.

Approved by me this 29th day of September, 1997.

  
JILL YUCUIS, President

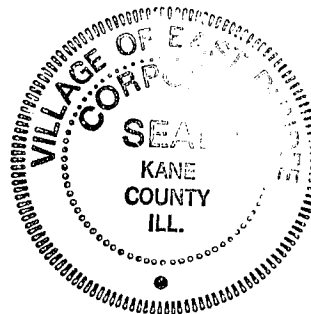
Published in pamphlet form this 10th day of October, 1997, under the authority of the President and Board of Trustees.

ATTEST:

  
JANE THEIS, Village Clerk

Recorded in the Village Records on October 10th, 1997.

C:\WP51\EASTDUND\SPCLSRV.ORD



ORDINANCE NUMBER 97 - 28

AN ORDINANCE RATIFYING THE ESTABLISHMENT  
OF SPECIAL SERVICE AREAS WITHIN THE  
VILLAGE OF EAST DUNDEE TO PROVIDE  
SPECIAL MUNICIPAL SERVICES

WHEREAS, the Village of East Dundee as a non-home rule unit has been granted such statutory powers pursuant to the Illinois Constitution either expressly or as may be impliedly necessary to the accomplishment of the intent of the duties expressly conferred on it by law;

WHEREAS, the Village of East Dundee Board of Trustees found that it was in the best interest of the Village that Special Service Areas No's. 2, 3, and 4 be formed to provide special municipal services to certain property described in Section 1 herein, including but not limited to:

1. Funding to meet the private contribution requirements of the Dundee Main Street organization;
2. Further the goals, efforts, and programs of the Dundee Main Street organization as defined by the Dundee Main Street Board of Directors; and
3. All legal, administration, and professional fees related to the operation of Special Service Areas No's. 2, 3, and 4; and

WHEREAS, the areas of Special Service Areas No's. 2, 3, and 4 are compact and contiguous, and constitutes a separate distinct subdivision of the Village; that the said areas will benefit specially from the municipal services to be provided; that the proposed municipal services are in addition to municipal services provided to the Village as a whole; and it is, therefore, in the best interests of the Village that the levy of special taxes against said areas for services to be provided be considered; and



**WHEREAS**, said services will be funded by the levy of an annual tax not to exceed the annual rate of .3 percent of the assessed value, as equalized, of the property in the Special Service Areas; and

**WHEREAS**, a public hearing was held on October 22, 1997, at the hour of 6:30 p.m., at 120 Barrington Avenue, East Dundee, Illinois, to consider the creation of Special Service Areas No's. 2, 3, and 4 of the Village of East Dundee within 60 days of the passage of Ordinance No. 97-25, proposing the establishment of Special Service Areas No's. 2, 3, and 4, and due notice of said hearing was given as required by 35 ILCS 200/27-30 et seq..

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, KANE COUNTY, AS FOLLOWS:**

**Section One.** That Special Service Areas No's. 2, 3, and 4 are hereby established and consist of the territory legally described in the attached exhibit subject to the provisions of Section Two below. Special Service Areas No's. 2, 3, and 4 are considered the "downtown" areas of the Village, east of the Fox River.

**Section Two.** If, within 60 days of the final adjournment of the aforesaid public hearing held on October 22, 1997, the Village does not receive a petition as provided by statute objecting to the formation of Special Service Areas No's. 2, 3, and 4, this ordinance shall take full force and effect.

**Section Three.** After its effective date, a certified copy of this Ordinance shall be filed with the Kane County Clerk and recorded in the Office of the Kane County Recorder of Deeds.

VILLAGE OF EAST DUNDEE  
SPECIAL SERVICE AREA NO. 2, 3 AND 4

EXHIBIT "A"

LEGAL DESCRIPTION FOR SPECIAL SERVICE AREA NO. 2:

That part of the West half of Section 23, Township 42 North, Range 8 East of the Third Principal Meridian described as follows:

Beginning at the intersection of the easterly line of Block 3 of Edwards Addition to the Village of East Dundee, Kane County, Illinois with the northerly line of Barrington Avenue; thence northerly along the easterly line of said Block 3, 100.0 feet; thence easterly along a line which is perpendicular to the easterly line of Block 3 aforesaid 49.0 feet, more or less, to a curved line, concave to the southwest, being concentric with and 25.0 feet southwesterly, measured radially, from the center line of the now abandoned Chicago and Northwestern Company's main track; thence southeasterly along said curved line to the northerly line of Barrington Avenue; thence easterly along said northerly line of Barrington Avenue to a curved line, concave to the southwest, being concentric with and 33.0 feet northeasterly, measured radially from the said center line of the now abandoned Chicago and Northwestern Company's main track; thence northwesterly along said curved line to a point in a line that is parallel with and 50.0 feet westerly, measured at right angles, from the northerly extension of the center line of the tangent portion of the main track of the Chicago and Northwestern Company's, as said main track (now removed) was originally located and established over and across said Section 23 and as it existed southeasterly of Railroad Street; thence northerly along said parallel line for a distance of 42.0 feet, more or less, to a point on the easterly extension of the northerly line of North Street; thence northwesterly parallel with said original main track centerline extended, a distance of 469.97 feet; thence southeasterly along a line which forms an angle of 107 degrees 10 minutes 29 seconds to the right with the prolongation of the last described line at the last described point, a distance of 238.11 feet; thence southwesterly along a line which forms an angle of 100 21' 01" to the right with the prolongation of that last described line at the last described point, a distance of 288.16 feet to a point in the easterly line of the Chicago and Northwestern right-of-way, being a line parallel with and 50.0 feet easterly, measured at right angles, from the said northerly extension of the centerline of the tangent portion of the main track (now removed) as originally located and established over and across said Section 23 and as it existed southeasterly of Railroad Street; thence southerly along said easterly right-of-way line 149.51 feet to the easterly extension of the northerly line of North Street; thence easterly 80.47 feet along said easterly extension of the northerly line of North Street to the westerly line of Block 4 of Edwards Addition aforesaid; thence southeasterly 15.0 feet, more or less, along said westerly line of Block 4 to a point in the northerly line of the southerly 10 feet of Lot 11 in said Block 4; thence northeasterly along said northerly line of the southerly 10 feet of Lot 11, 60 feet to the easterly line of said Block 4 of

Third Street, for a record distance of 610 feet to the northwest corner of Block 2 of Edwards Addition to Dundee aforesaid; thence northeasterly 130 feet along the northerly line of said Block 2 to the northeast corner thereof; thence northwesterly 60.0 feet along the northerly extension of the easterly line of said Block 2, being also the southerly extension of the easterly line of Block 3 of Edwards Addition aforesaid to the point of beginning; **except** therefrom dedicated, deeded or used for public highways and streets, **except** the easterly 3.5 feet of Lot 7, and Lots 8 and 9 in Block 4 in the Plat of East Dundee; **except** that portion of Railroad North in Edwards Addition to Dundee bounded on the west by a line that is parallel with and 87.5 feet easterly, measured at right angles, of the easterly line of Block 2 in the Plat of East Dundee, bounded on the north by the southerly line of Barrington Avenue, bounded on the south by the northerly line of Railroad Street, and bounded on the east by a line that is parallel with and 50 feet westerly, measured at right angles, of the westerly line of Block 5 in the Plat of East Dundee; **except** that part of the Northwest quarter of the Southwest quarter of Section 23, Township 43 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the point of intersection of the south line of Railroad Street with a line that is parallel with and 50.0 feet southwesterly, as measured at right angles, from the southwesterly line of Block 6, in Edward's Addition to the Village of East Dundee, Kane County, Illinois; thence southeasterly along the line that is parallel with and 50.0 feet southwesterly, as measured at right angles, from the southwesterly line of said Block 6 for a distance of 118.81 feet to a point of curvature; thence southerly along a curve to the right, having a radius of 344.06 feet, and being tangent to the last described line at the last described point for an arc distance of 157.72 feet to a point of tangency; thence southwesterly along a line that is tangent with the last described point for a distance of 4.22 feet, said line herein after referred to as Line "A", to a point in the north line of Hill Street (formerly known as South Street); thence southwesterly along the said northerly line of Hill Street for a distance of 17.62 feet to a point in a line that is parallel with and 25.0 feet easterly, as measured at right angles, from the center line of the main track (now removed) of the Chicago and Northwestern Transportation Company; thence northwesterly along said line that is parallel with and 25.0 feet easterly, as measured at right angles, from the center line of the Chicago and Northwestern Transportation Company's main track for a distance of 8.82 feet to a point in a line that is parallel with and 20.0 feet northwesterly, as measured at right angles, from Line "A" aforesaid; thence northeasterly along the said line that is parallel with and 20.0 feet northwesterly as measured at right angles, from Line "A" aforesaid, for a distance of 3.49 feet to a point of curvature; thence northerly along a curve to the left, having a radius of 324.06 feet, and being tangent to the last described line at the last described point for an arc distance of 148.55 feet to a point of tangency; thence northwesterly along a line that is tangent with the last described curve at the last described point, said line being also parallel with and 70.0 feet southwesterly, as measured at right angles, from the southwesterly line of Block 6 in Edwards Addition to the Village of East Dundee aforesaid, for a distance of 119.70 feet to a point in the south line of Railroad Street; thence northeasterly along the said south line of Railroad Street for a distance of 20.0 feet to the point of beginning, all in the Village of East Dundee, Kane County, Illinois; and **except** the westerly 14 feet of the following described property: That part of the Northwest quarter of the Southwest quarter of Section 23, Township 43 North, Range 8 East of the Third Principal Meridian lying between the northerly line of Railroad Street and the southerly line of Barrington Avenue, and lying between lines parallel with and distant 25 feet easterly and 22.5 feet westerly, measured at right angles and radially, from the centerline of the main track (now removed) of said Chicago and

Edwards Addition; thence southeasterly along said easterly line of Block 4 and of Block 5 of Edwards Addition to the westerly extension of the north line of Lot 9 in Block 11 of Edwards Addition; thence northeasterly along said extension of the north line and along said north line of Lot 9 in Block 11 to the northeast corner of said Lot 9; thence southeasterly 50 feet along the easterly line of said Lot 9 and Lot 8 to the southeast corner of Lot 8 in Block 11 of Edwards Addition; thence southwesterly along the south line of said Lot 8 and the southwesterly extension thereof to the easterly line of Block 5 of Edwards Addition aforesaid; thence southeasterly along said easterly line of Block 5 and Block 6 of said Edwards Addition to the southeasterly corner of said Block 6; thence southwesterly 60 feet along the southerly line of said Block 6 to the southwesterly corner thereof; thence southwesterly to the northwest corner of the easterly 36 feet of Lot 5 in Block 2 in the Plat of East Dundee, being also the easterly line of River Street; thence southeasterly 120 feet, more or less, along the westerly line of the easterly 36 feet of said Lot 5 to the southerly line thereof; thence northeasterly 102 feet, more or less, along the southerly line of Lot 5 and Lot 4 in said Block 2 to the northeast corner of Lot 7 in Block 2 aforesaid; thence southeasterly 120 feet along the easterly line of said Lot 7 to the southeast corner thereof; thence southwesterly to the northeast corner of the westerly 39 feet of Lot 4 in Block 5 in the Plat of East Dundee; thence southeasterly 120 feet along the easterly line of the westerly 39 feet of Lot 4 in Block 5 aforesaid to the southerly line thereof; thence northeasterly along said southerly line of Lot 4 and Lot 3, being also the northerly line of Lot 7 and Lot 8 in said Block 5, for a distance of 60 feet, more or less, to the northeast corner of the westerly half of Lot 8 in Block 5 aforesaid; thence southeasterly 120 feet along the easterly line of the westerly half of said Lot 8 to the southeast corner thereof; thence westerly along the southerly line of Block 5 in the Plat of East Dundee and the westerly extension thereof 225 feet, more or less, to the southeast corner of Block 4 in the Plat of East Dundee, aforesaid, being also in the westerly right-of-way line of River Street; thence southeasterly 146 feet, more or less, along said westerly line of River Street and along the easterly line of Block 9 in the Plat of East Dundee to a point in the northerly line of the southerly 40 feet of Lots 1 and 2 and the easterly 6 feet of Lot 3, all in Block 9 aforesaid; thence southwesterly along said northerly line 138 feet to a point in the westerly line of the said easterly 6 feet of Lot 3; thence southeasterly 40 feet along said westerly line of the easterly 6 feet of Lot 3 to the southerly line of Lots 3, 2 and 1 in Block 9 aforesaid; thence northeasterly 138 feet along said southerly line of Lots 3, 2 and 1 to a point in the easterly line of Block 9 aforesaid; thence southeasterly 120 feet along said easterly line of Block 9 to the southeast corner of Lot 10 thereof; thence westerly along the southerly line of Lots 10, 9, 8, 7 and 6 of Block 9 aforesaid and the westerly extension thereof to the easterly bank of the Fox River; thence northerly along the easterly bank of the Fox River to the northerly line of the southerly 63 feet of Lot 3, as measured along the westerly line of Water Street, in Haertel's Subdivision; thence northeasterly along said northerly line and the northeasterly extension thereof to a point in the easterly line of Water Street; thence northwesterly along said easterly line of Water Street to a point in the westerly extension of the southerly line of Lots 3, 4 and 5 of Block 3 in the Plat of East Dundee; thence northeasterly along said westerly extension and of the southerly line of Lots 5, 4 and 3 to the southeast corner of Lot 3; thence northwesterly 170 feet, more or less, along the easterly line of said Lot 3 and the northwesterly extension thereof to a point in the southerly line of Block 1 of Edwards Addition to Dundee aforesaid; thence southwesterly along said southerly line to the southwest corner of Block 1 aforesaid; thence northwesterly along the westerly line of Block 1 and Block 2 of said Edwards Addition to Dundee, being also the easterly right-of-way line of

Northwestern Transportation Company, as located prior to its removal.

LEGAL DESCRIPTION FOR SPECIAL SERVICE AREA NO. 3:

Lots 6, 7, 8, 9 and 10 in Block 11 in the Plat of East Dundee, in the Village of East Dundee, Kane County, Illinois.

LEGAL DESCRIPTION FOR SPECIAL SERVICE AREA NO. 4:

That part of the Northwest quarter of Section 26, Township 42 North, Range 8 East of the Third Principal Meridian bounded on the north by the southerly line of Block 14 in the Plat of East Dundee and the westerly extension thereof, bounded on the east by the westerly line of Van Buren Street, bounded on the south by the northerly line of Williams Place, and bounded on the west by the easterly line of River Street, all in the Village of Est Dundee, Kane County, Illinois.

# SUBDIVISION REFERENCE

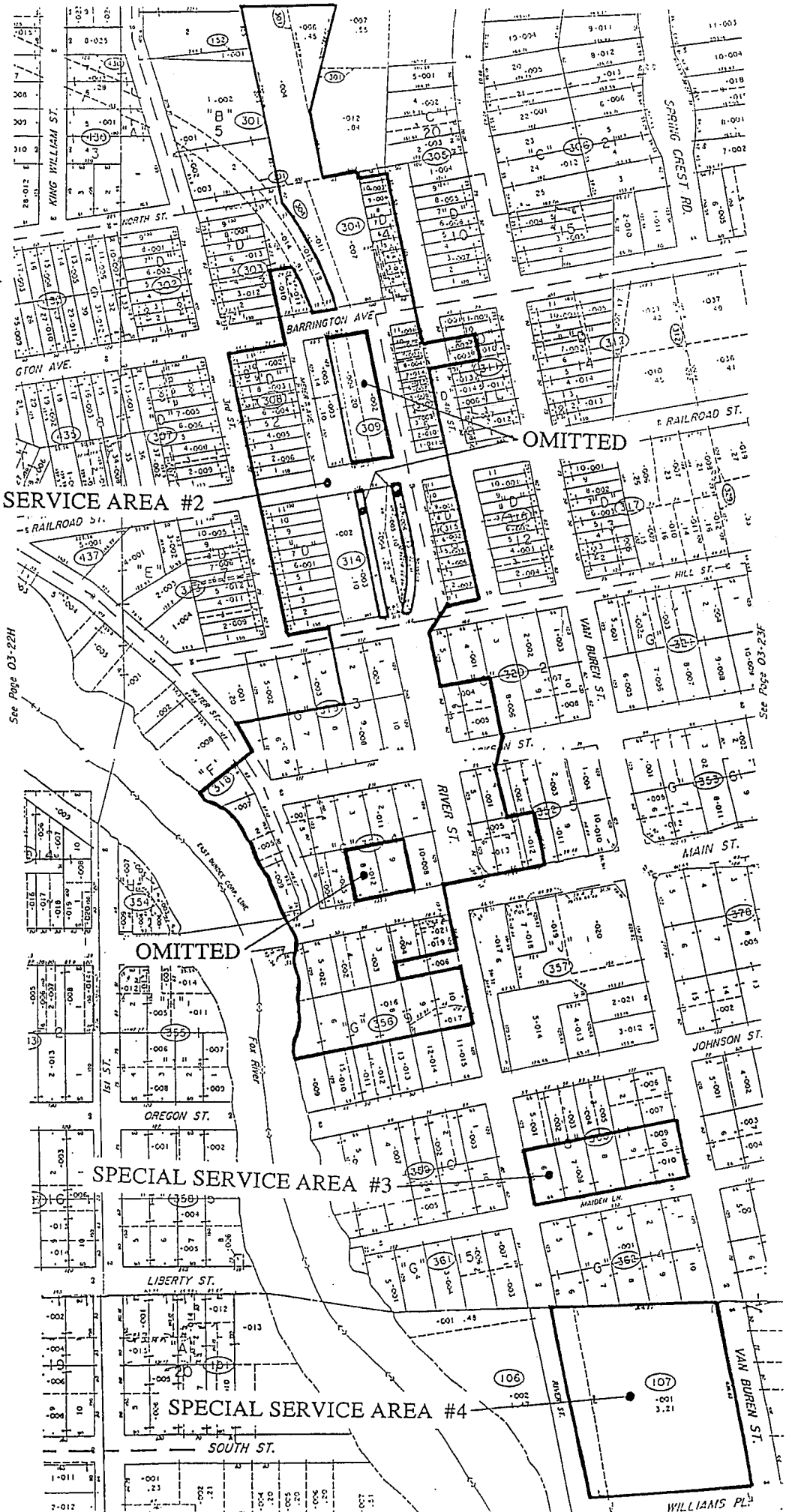
WALKER'S, EATON, ADD.  
EDWARDS, ALPHEA, SUB.  
LAKEWOOD LODGE ESTATES  
EDWARD'S ADD. TO DUNDÉE  
OWNER'S SUB. OF PT. BLK. 7  
EDWARD'S ADD. & BLK. 1 OF  
ASSASSIN'S EXT. OF EDWARD'S ADD.  
HARTILL'S SUB.  
EAST DUNDÉE ORIGINAL TOWN  
WEST DUNDÉE ORIGINAL TOWN  
RUSSELL'S, JOSEPH, ADD  
EAST DUNDÉE, VILLAGE OF, RESUB. OF  
BLK. 8

## SPECIAL SERVICE AREA #2

## SPECIAL SERVICE AREA #3

## SPECIAL SERVICE AREA #4

RIVERVIEW ADD. TO DUNDÉE  
RIVERVIEW & RIVER BARPOCKS ADD.



See Page 03-22H

See Page 03-23F

Section Four. Severability. 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 Five. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Six. Publication and Effective Date. This ordinance shall be in full force and effect on the date first following the passage of 60 days after the final adjournment of the public hearing aforesaid; but only if no petition conforming to statute has been filed with the Village objecting to said Special Service Areas. This ordinance shall be published in pamphlet form as provided by law.

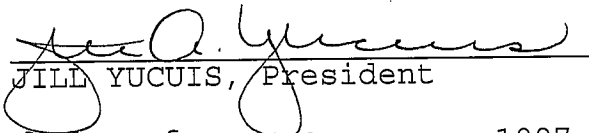
Adopted this 22nd day of October, 1997, pursuant to a roll call vote as follows:

AYES: Bartels, Albrecht, Szalla, Zaeske, Ahrens, Arnone.

NYES: None

ABSENT: None.

Approved by me this 22nd day of October, 1997.

  
JILL YUCUIS, President

Published in pamphlet form this 23rd day of October, 1997, under the authority of the President and Board of Trustees.

ATTEST:

  
JANE THEIS, Village Clerk

Recorded in the Village Records on October 23rd, 1997.  
C:\WP51\EASTDUND\SPCLSRV2.ORD





# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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**To:** South Route 72 TIF JRB  
**CC:** Village President and Board of Trustees  
Greg Smith, Village Attorney  
Brandiss Martin, Finance Director  
**From:** Jennifer Johnsen, Village Administrator  
**Subject:** South IL Route 72 TIF District  
**Date:** September 28, 2020

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## For September 28, 2020 Village Board Meeting

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At the September 14, 2020 Village Board Meeting, the Village did not receive any public comments during the public hearing portion of the meeting pertaining to the creation of the South IL Route 72 TIF District.

### **Actions Requested:**

1. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Designating the Village of East Dundee South IL Route 72 Tax Increment Financing District Redevelopment Project Area.
2. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Approving the South IL Route 72 Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project.
3. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Adopting Tax Increment Financing for the South IL Route 72 Tax Increment Financing District.

### **Attachments:**

1. JRB Recommendation
2. Public Hearing Notice
3. An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Designating the Village of East Dundee South IL Route 72 Tax Increment Financing District Redevelopment Project Area
4. An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Approving the South IL Route 72 Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project
5. An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Adopting Tax Increment Financing for the South IL Route 72 Tax Increment Financing District



# Previously Distributed Information

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## JRB Recommendation

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The following information was provided to the Joint Review Board on July 29, 2020. After careful consideration, the JRB voted to recommend that the Village President and Board of Trustees the creation of the South IL Route 72 Tax Increment Financing District. Attached, please find the JRB's recommendation.

On September 14, 2020, it is being requested that the Village Board conduct a public hearing in conjunction with the creation of the TIF District. The attached draft ordinances required to create the TIF District will be on the September 28, 2020 agenda for your consideration.

On September 14, 2020, the Village Board is also being asked to consider and approve an ordinance approving necessary technical changes that were made to the TIF Eligibility Report and Plan. The technical changes are required to provide the most current unemployment numbers and to reflect the new PINs and legal descriptions for the subject properties.

## Information Provided to the JRB on 7.29.2020

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### Background

For the past several months, the Village has been working with Altorfer Cat regarding the development of approximately 23 acres of property that was until recently owned by Plote and unincorporated. The property is located on the south side of the Route 72 and Christina Drive intersection. The proposed development includes the sale and repair of Caterpillar equipment. Altorfer is in need of vacating their current Elmhurst location and is moving portions of that operation to four different locations, of which East Dundee is one of those locations. Below, please find a rendering and site plan of the proposed development and a map of the existing land.

### *Altorfer Cat Development Project*





## Development Facts

Below, please find some of the highlights of the Altorfer Cat Development Project.

- Altorfer Cat will invest approximately 15 million into the property.
- The Dundee Township Assessor has reviewed the proposed development project and has determined that the fair market value of the property following the development will be approximately \$9 million.
- The proposed project will complete the southern leg of the Route 72 and Christina Drive intersection.
- The Development would not occur and would continue to remain vacant and undeveloped but for TIF and BDD incentives. These incentives are required in order to facilitate the development due to extraordinary infrastructure and site improvements required to convert the undeveloped farm land into usable land. Below, please find an estimate of the off-site improvements (only) which would be required to provide access to the site. As noted above, there are significant on-site improvements required as well.
  - \$512,334 Rt. 72 Left Turn Lane – Required for site access
  - \$467,686 Rt. 72 Deceleration Lane - Required for site access
  - \$949,708 Christina Drive – Required for site access
  - \$251,925 Temporary Access – Required due to IDOT timing
- The development agreement approved by the Village as part of this project calls for the reimbursement of approximately \$2 million in TIF and BDD incentives.
- Altorfer is on a strict timeline for vacating their Elmhurst location and is seeking to be operating in East Dundee in approximately one year.
- An additional 12 acres of property owned by Plote has been annexed into the Village as a result of the Alorfer Cat Development Project. As noted below, this property will be incorporated into the proposed TIF for the purpose of incentivizing a future development project.

## Development Processes

In order to move forward with the proposed development, the following is required:

- Approval of an annexation agreement needed to annex the property into the Village - **COMPLETED**
- Approval of a development agreement incentivizing the development with portions of TIF and BDD revenue projected to be generated by the development on the subject property - **COMPLETED**
- Rezoning of the subject property from R-1 to M-1 - **COMPLETED**
- Approval of variances and waivers - **COMPLETED**
- Expansion of the Downtown and Dundee Crossing BDD – **IN PROGRESS**
- Creation of the South IL Route 72 TIF – **IN PROGRESS**

## South IL Route 72 TIF District

*See attached Redevelopment Project Area Plan*

The Village began working with Vanderwalle and Associates to perform an eligibility study to incorporate the property into the Route 72 and 25 TIF (Dundee Crossing) District. Although the property has been undeveloped and will remain undeveloped but for incorporation into a TIF District, State Statute contains strict requirements for amending a TIF District to include vacant farm land. As such, Vanderwalle and Associates determined that the Village would not be able to expand the existing TIF but would rather need to create a new TIF in order provide the developer with the necessary TIF funding needed to incentivize the development. The proposed TIF would be known as the South IL Route 72 Redevelopment Project Area (TIF District). As noted above, the TIF would consist of the following two parcels which are depicted on the map below.

- Altorfer Cat Development Project – 23 acres
- Vacant Plote Property – 12 acres



The attached Eligibility Report for the South IL Route 72 Redevelopment Project Area (RPA) can be used to support the establishment of a 42-acre area as an Industrial Park Conservation Area. The Act states that an Industrial Park Conservation Area is one that:

- Is located in or within 1 1/2 miles of the territorial limits of a municipality that is a labor surplus municipality.
- Is zoned as industrial.
- Is both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

A Labor Surplus Municipality is “a municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate.”

According to the United States Department of Labor Bureau of Labor Statistics, the unemployment rate for Kane County in April 2020 was 16.9%, and the national employment rate for that same period of time was 14.4%. The following chart illustrates the unemployment rates for Kane County, the State of Illinois, and the U.S. over a 17 month period. As shown, the employment rate in Kane County has exceeded the State and U.S. during most of this time period. With the onset of the COVID-19 pandemic, this trend has only worsened and further jeopardized the health of our local economy.

Village of East Dundee  
Proposed South Illinois Route 72 Tax Increment Finance District  
Qualification as a Labor Surplus Municipality

Unemp. Rate	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20
Illinois	5.3	4.7	4.4	3.6	3.5	4.1	4.2	4.0	3.5	3.5	3.4	3.5	4.0	3.5	4.2	16.8	14.7				
Kane Co.	6.4	5.8	5.7	3.9	3.5	4.0	4.2	4.1	3.7	3.7	3.7	4.5	4.7	4.1	3.7	16.8	15.0				
U.S.	4.0	3.8	3.8	3.6	3.6	3.7	3.7	3.7	3.5	3.6	3.5	3.5	3.6	3.5	4.4	14.7	13.3				
Exceeds U.S. Rate	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓				
Exceeds 6.0%	✓																✓	✓			
Qualifies as LSM*	✓																✓	✓			

\* Per 65 ILCS 5/11-74.4-(e), a "Labor Surplus Municipality" is one in which the unemployment rate exceeds 6% and is equal to or greater than the U.S. rate at any time within 6 months prior to the adoption of an Industrial Park Conservation Area Tax Increment Finance District. If the unemployment rate for a municipality is not available, the rate of the principal county in which the municipality is located shall be used.

Source: Local Area Unemployment Statistics (LAUS), U.S. Bureau of Labor Statistics. Accessed July 20, 2020 from Illinois Department of Employment Security (state and county rates) and BLS (national rates)  
[https://www2.illinois.gov/ides/im/Pages/Local\\_Area\\_Unemployment\\_Statistics.aspx](https://www2.illinois.gov/ides/im/Pages/Local_Area_Unemployment_Statistics.aspx)  
<https://www.bls.gov/news.release/laus.toc.htm>

As such, the proposed RPA meets the requirements set forth in the Act to be designated as an Industrial Park Conservation Area for the following reasons. Attached, please find the draft ordinances needed to create the South IL Route 72 TIF District.

- With regard to area unemployment, five months prior to the designation of this RPA the April 2020 unemployment rate for Kane County was 16.9%, and the national employment rate for that same period of time was 14.4%, thus qualifying East Dundee as a Labor Surplus Municipality.
- Prior to the adoption of the designation of this Redevelopment Project Area, all of the property within the RPA was zoned industrial.
- The RPA includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.
- The area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being for the Village.
- The decline of areas in need of redevelopment "impairs the value of private investment and threatens the sound growth and the tax base of the taxing districts in such areas
- The area is not likely to be appropriately redeveloped without public assistance.

Scott Harrington from Vanderwalle and Associates will be present at the JRB meeting to answer any further questions you may have regarding the creation of the proposed TIF District.

**NOTICE OF  
JOINT REVIEW BOARD RECOMMENDATION**

**EAST DUNDEE SOUTH IL ROUTE 72 TAX INCREMENT FINANCING DISTRICT**

To:   Members of the Joint Review Board

Per the direction of the Joint Review Board at its July 29, 2020 meeting, attached please find a copy of the Joint Review Board's written Recommendation to the Village of East Dundee Village President and Board of Trustees in regard to the East Dundee South IL Route 72 Tax Increment Financing District, as executed by the Chairperson of the Joint Review Board, Jennifer Johnsen.

VILLAGE OF EAST DUNDEE

By:   Katherine Holt  
Village Clerk



**JOINT REVIEW BOARD RECOMMENDATION  
IN REGARD TO THE PROPOSED DESIGNATION  
OF THE REDEVELOPMENT PROJECT AREA FOR  
THE EAST DUNDEE SOUTH IL ROUTE 72 TAX INCREMENT FINANCING  
DISTRICT AND THE APPROVAL OF THE REDEVELOPMENT PLAN  
AND PROJECT IN RELATION THERETO**

To: Village President and Board of Trustees  
Village of East Dundee, Illinois

Pursuant to Village of East Dundee Ordinance No. 20-28, adopted on July 6, 2020, and the notices sent to all taxing districts impacted by the proposed designation of the Redevelopment Project Area for the East Dundee South IL Route 72 Tax Increment Financing District on July 8, 2020, the East Dundee South IL Route 72 Tax Increment Financing District Joint Review Board ("Joint Review Board") met on July 29, 2020 at 10:00 a.m.

On July 29, 2020, no one was present to be appointed as the Public Member of the Joint Review Board and the Joint Review Board appointed the Village of East Dundee's Village Administrator, Jennifer Johnsen, as the Chairperson of the Joint Review Board. On July 29, 2020, the Joint Review Board heard presentations by the Village of East Dundee's Village Attorney, Gregory T. Smith, the Village of East Dundee's Village Administrator, Jennifer Johnsen, the Village of East Dundee's TIF consultant, Scott Harrington, AICP, took public comment, and discussed the proposed designation of the Redevelopment Project Area for the East Dundee South IL Route 72 Tax Increment Financing District.

On July 29, 2020, the Joint Review Board reviewed public records, planning documents, the proposed ordinances approving the designation of the Redevelopment Project Area, the Eligibility Study and the Redevelopment Plan and Project, relative to the East Dundee South IL Route 72 Tax Increment Financing District, and heard comments and questions regarding the proposed designation of the Redevelopment Project Area for the East Dundee South IL Route 72 Tax Increment Financing District.

After careful consideration, the Joint Review Board, on July 29, 2020, by a vote of six (6) in favor and none (0) against of those members present and voting [Village of East Dundee (Jennifer Johnsen) – aye; Kane County (Mark Armstrong) – aye; Elgin Community College District No. 509 (Heather Scholl) – aye; Dundee Township Park District (David Peterson) – aye; East Dundee and Countryside Fire Protection District (Jason Parthun) – aye; Fox River Valley Public Library District (Lauren Rosenthal) – aye; with Community Unit School District No. 300 and Dundee Township being absent, and with there being no Public Member] voted to recommend that the Village President and Board of Trustees of the Village of East Dundee move forward with the designation of the Redevelopment Project Area for the East Dundee South IL Route 72 Tax

Increment Financing District and approve the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: July 29, 2020

By:  \_\_\_\_\_

Jennifer Johnsen  
Chairperson of the Joint Review Board



NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA  
FOR THE PROPOSED EAST DUNDEE SOUTH IL ROUTE 72 TAX INCREMENT FINANCING DISTRICT  
AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO

Notice is hereby given that a public hearing will be held on Monday, September 14, 2020, at 6:00 p.m. at either the East Dundee Police Station 2nd Floor Meeting Room, 115 East 3rd, East Dundee, Illinois 60118 or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, with the location thereof to be posted at East Dundee Village Hall, 120 Barrington Avenue, East Dundee, Illinois 60118 and on the Village's website (www.eastdundee.net) no less than forty-eight (48) hours before the public hearing ("Public Hearing"). In regard to the proposed designation of a redevelopment project area ("Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project ("Redevelopment Plan and Project") in relation thereto, for the proposed East Dundee South IL Route 72 Tax Increment Financing District ("South IL Route 72 TIF District"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.4), et seq., as amended ("TIF Act"). The boundaries of the Redevelopment Project Area for the proposed South IL Route 72 TIF District are more fully set forth on the legal description attached hereto as EXHIBIT 1 and made part hereof and the street location map attached hereto as EXHIBIT 2 and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly and improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village of East Dundee ("Village") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the cleanup of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where those are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the South IL Route 72 TIF District. The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the Redevelopment Plan and Project have been on file with the Village since June 14, 2020, and are currently on file and available for public inspection between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, at the office of the Village Clerk for the Village of East Dundee, at 120 Barrington Avenue, East Dundee, Illinois 60118. Copies of the Eligibility Report and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. The Village Clerk for the Village of East Dundee may be contacted for further information at the address above or by telephone at (647) 526-2822.

Pursuant to the TIF Act, the Joint Review Board for the proposed South IL Route 72 TIF District ("JRB") is being convened to review the public review plan and recommendations, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed South IL Route 72 TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: Kane County, Elgin Community College District No. 509, Dundee Township, Dundee Township Park District, Community Unit School District No. 300, East Dundee and Countywide Fire Protection District, Fox River Valley Public Library District and the Village of East Dundee.

Pursuant to the TIF Act, the meeting of the JRB will be held on Wednesday, July 29, 2020, at 10:00 a.m. at either the East Dundee Police Station 2nd Floor Meeting Room, 115 East 3rd, East Dundee, Illinois 60118 or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, with the location thereof to be posted at East Dundee Village Hall, 120 Barrington Avenue, East Dundee, Illinois 60118 and on the Village's website (www.eastdundee.net) no less than forty-eight (48) hours before the meeting ("Meeting"). Those taxing districts with representatives on the JRB are hereby notified of the Meeting. The JRB's recommendations relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed South IL Route 72 TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village within thirty (30) days after the closing of the Meeting. The failure of the JRB to submit a timely report shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed South IL Route 72 TIF District.

Prior to and at the Public Hearing, all interested persons may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed South IL Route 72 TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the East Dundee Village Clerk, 120 Barrington Avenue, East Dundee, Illinois 60118. The Public Hearing may be adjourned by the Village President and Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the Corporate Authorities  
of the Village of East Dundee, Illinois, Katherine Holt, Village Clerk

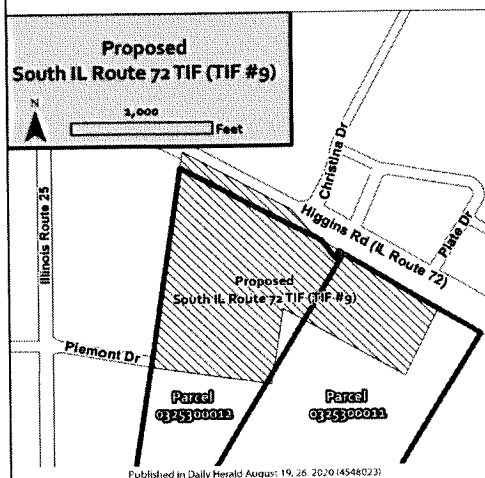
EXHIBIT 1

LEGAL DESCRIPTION, PINS AND GENERAL LOCATION FOR THE  
SOUTH IL ROUTE 72 TAX INCREMENT FINANCING DISTRICT

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002, ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE 10 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 98K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 55 MINUTES 22 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 65.445 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 65.443 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 613.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.06 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 54 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE, 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 51 SECONDS WEST 822.06 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 123.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 563.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.06 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 68 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, Illinois 60118  
General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois.  
Property Identification Numbers ("PINs"): part of 03-25-300-011 and part of 03-25-300-012

EXHIBIT 2



## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# 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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **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 08/19/2020, 08/26/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, INC.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY

Authorized Agent

Control # 4548023

**ORDINANCE NUMBER 20 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS DESIGNATING THE VILLAGE OF EAST DUNDEE  
SOUTH IL ROUTE 72 TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA**

**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**, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"), the Village authorized a study in regard to designating a redevelopment project area for the Village's South IL Route 72 Tax Increment Financing District ("TIF District"); and

**WHEREAS**, on June 15, 2020, the Village announced the availability of the redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District ("Redevelopment Project Area"); and

**WHEREAS**, a public hearing was held on September 14, 2020, in regard to the TIF Plan; and

**WHEREAS**, the Village President and Board of Trustees of the Village have adopted and approved the TIF Plan, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

**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: Designation of Redevelopment Project Area.** That the area described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the Village's South IL Route 72 Tax Increment Financing District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

**SECTION 3: 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 4: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

**SECTION 5: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 28th day of September, 2020 pursuant to a roll call vote as follows:

AYES:\_\_\_\_\_

NAYES:\_\_\_\_\_

ABSENT:\_\_\_\_\_

**APPROVED** by me this 28th day of September, 2020.

\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

\_\_\_\_\_  
Katherine Holt, Village Clerk

Published in pamphlet form this 28th day of September, 2020 under the authority of the Village President and Board of Trustees.

Recorded in the Village records on September 28, 2020.

## **EXHIBIT A-1**

### **REDEVELOPMENT PROJECT AREA DESCRIPTION**

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, Illinois 60118

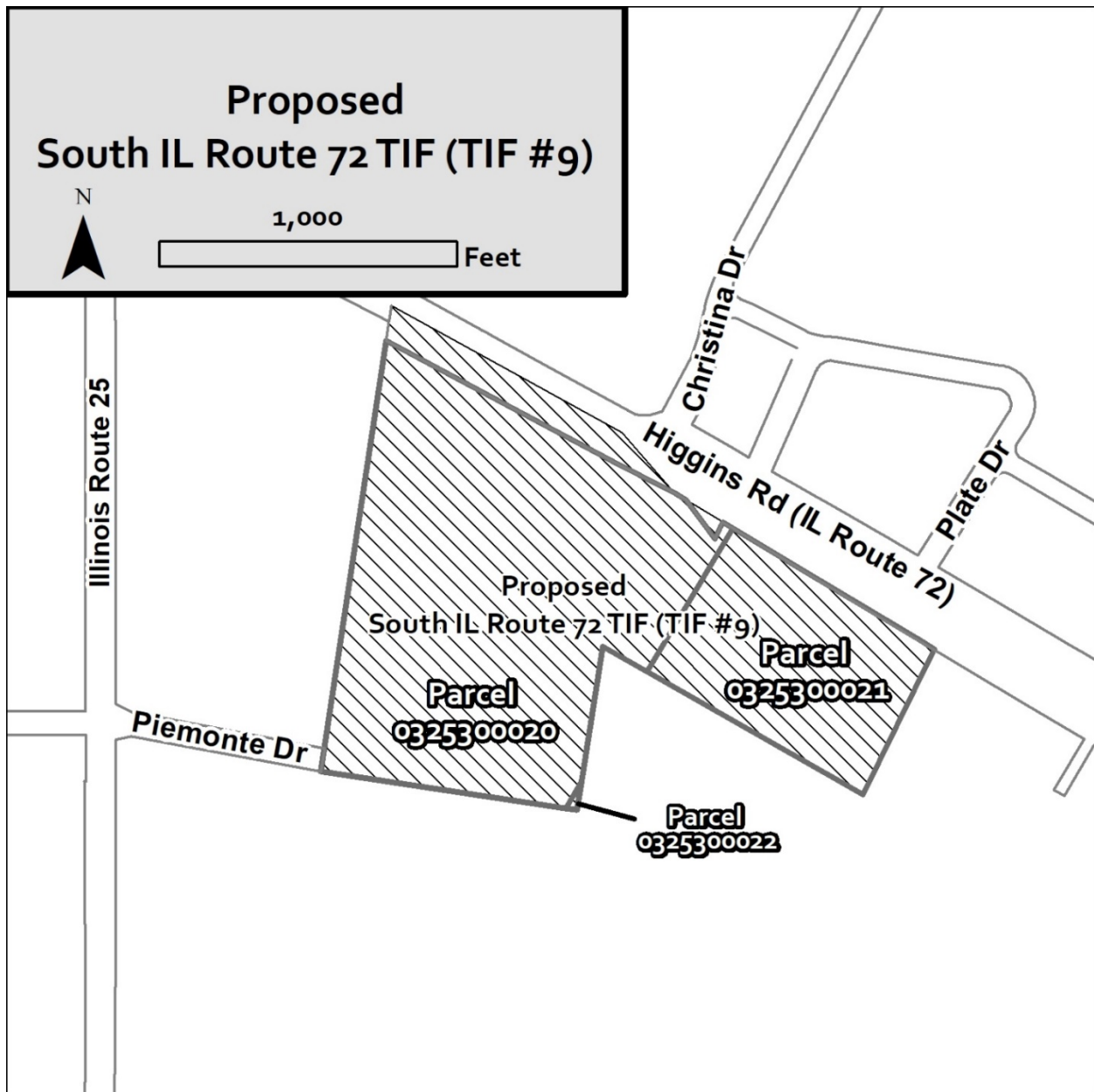
General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022

**EXHIBIT A-2**

**STREET LOCATION MAP**

(attached)



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS APPROVING THE SOUTH IL ROUTE 72 TAX  
INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT**

**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**, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, the Village President and Board of Trustees of the Village desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act") for the Village's South IL Route 72 Tax Increment Financing District ("TIF District") redevelopment plan and project ("TIF Plan"), and designate the tax increment redevelopment project area ("Redevelopment Project Area") relative to the TIF District; and

**WHEREAS**, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the TIF District and the adoption of the TIF Plan in relation thereto; and

**WHEREAS**, on June 15, 2020, the Village announced the availability of the TIF Plan, with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the Redevelopment Project Area ("Eligibility Report"); and

**WHEREAS**, a public hearing regarding the TIF Plan was held on September 14, 2020; and

**WHEREAS**, the Village President and Board of Trustees of the Village desire to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2**, both being attached hereto and made part hereof; and

**WHEREAS**, the Village has complied with the specific notice, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the TIF District, in that the Village has taken the following actions:



	<b><u>ACTION</u></b>	<b><u>DATE TAKEN</u></b>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	June 1, 2020
2.	Published the TIF Interested Parties Registry notice in the newspaper	June 14, 2020
3.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	June 15, 2020
4.	Approved Ordinance calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	July 6, 2020
5.	Mailed a copy of the Eligibility Report and the TIF Plan, a notice of the Joint Review Board meeting and the Public Hearing, and the Ordinance setting the date of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	July 8, 2020
6.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area, to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	July 8, 2020
7.	Held the Joint Review Board meeting	July 29, 2020
8.	Published notice of the Public Hearing in the newspaper twice	August 19 and 26, 2020
9.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	August 19, 2020
10.	Held a Public Hearing	September 14, 2020
11.	Approved Ordinance making minor technical changes to the TIF Plan	September 14, 2020
12.	Mailed notices relative to the Ordinance making minor technical changes to the TIF Plan and published notice of the same in the newspaper	September 21, 2020

; and

**WHEREAS**, on July 29, 2020, the Joint Review Board, relative to the TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

**WHEREAS**, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the TIF Plan; and

**WHEREAS**, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as an "industrial park conservation

area,” and the Village President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as an “industrial park conservation area,” as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

**WHEREAS**, the Village President and Board of Trustees of the Village have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

**WHEREAS**, it is the intent of the Village President and Board of Trustees of the Village to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs); and

**WHEREAS**, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

**WHEREAS**, the Village President and Board of Trustees of the Village have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

**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: Findings.** That the Village President and Board of Trustees of the Village hereby make the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached **EXHIBIT A-1** and **EXHIBIT A-2**;

B. The Village is a “labor surplus municipality,” as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3), and that the implementation of the TIF Plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the Redevelopment Project Area;

C. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as an “industrial park conservation area,” as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);

D. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

E. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs);

F. The TIF Plan conforms to the Village’s Comprehensive Plan for the development of the Village as a whole;

G. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

H. The estimated date for final completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2044; and

I. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2044.

**SECTION 3: TIF Plan Approval.** That the TIF Plan is hereby adopted and approved. A copy of said TIF Plan is attached hereto as **EXHIBIT B** and made a part hereof.

**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.

**ADOPTED** this 28th day of September, 2020 pursuant to a roll call vote as follows:

AYES:\_\_\_\_\_

NAYES:\_\_\_\_\_

ABSENT:\_\_\_\_\_

**APPROVED** by me this 28th day of September, 2020.

\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

\_\_\_\_\_  
Katherine Holt, Village Clerk

Published in pamphlet form this 28th day of September, 2020 under the authority of the Village President and Board of Trustees.

Recorded in the Village records on September 28, 2020.

## **EXHIBIT A-1**

### **REDEVELOPMENT PROJECT AREA DESCRIPTION**

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, Illinois 60118

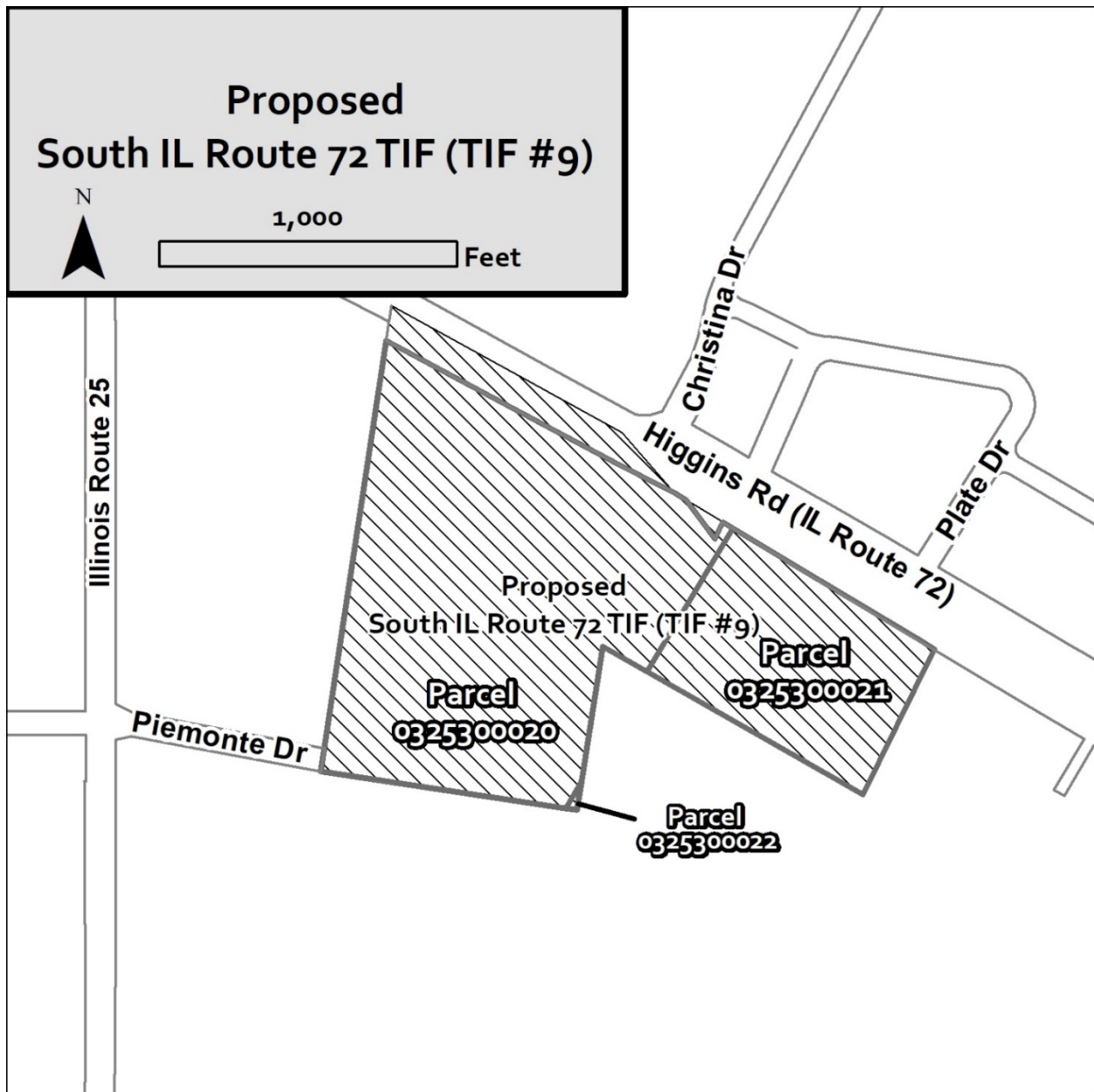
General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022

**EXHIBIT A-2**

**STREET LOCATION MAP**

(attached)





**EXHIBIT B**

**EAST DUNDEE SOUTH IL ROUTE 72 TAX INCREMENT FINANCING DISTRICT  
TIF PLAN**

(attached)

REDEVELOPMENT PROJECT AND PLAN & ELIGIBILITY REPORT FOR:  
SOUTH IL ROUTE 72 REDEVELOPMENT PROJECT AREA (TIF #9)



September 9, 2020



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# EXECUTIVE SUMMARY

The purpose of the Redevelopment Project and Plan (the “Plan”) discussed in Part I of this document is to provide a comprehensive program for the Village of East Dundee (the “Village”) to promote sound growth and development in an area established as a Redevelopment Project Area (“RPA”) as defined by the Tax Increment Allocation Redevelopment Act (the “Act”) (65 ILCS 5/11-74.4-1, et seq.).

The Act has been established to assist Illinois municipalities “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas”. (65 ILCS 5/11-74.4-2(b)).

The Eligibility Report for the South IL Route 72 RPA included in Part II of this document can be used to support the establishment of a 42-acre RPA as an Industrial Park Conservation Area. The Act states that an Industrial Park Conservation Area, “means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 1/2 miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.” (65 ILCS 5/11-74.4-3(d))

The Act further defines a Labor Surplus Municipality as, “a municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. For the purpose of this subsection, if unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal county in which the municipality is located.” (65 ILCS 5/11-74.4-3(e))

Unemployment rate statistics are not available for the Village of East Dundee, so those for Kane County have been used. As detailed in the Eligibility Report in Part II of this document, in three of the six months preceding adoption of this RPA and creation of an industrial park conservation district, the Kane County unemployment rate was both higher than 6% and exceeded the national rate.

The Eligibility Report and the Redevelopment Project and Plan (the “Designation Reports”) were prepared in conjunction with each other and will outline the following:

- The proposed RPA meets the requirements set forth in the Act to be designated as an Industrial Park Conservation Area. (65 ILCS 5/11-74.4-1, et seq.).
  - With regard to area unemployment, in three of the six months prior to the designation of this RPA the unemployment rate for Kane County exceeded both 6% and the national employment rate, thus qualifying East Dundee as a Labor Surplus Municipality.
  - Prior to the adoption of the designation of this Redevelopment Project Area, all of the property within the RPA was zoned industrial.
  - The RPA includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.
- The area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being for the Village.
- The decline of areas in need of redevelopment “impairs the value of private investment and threatens the sound growth and the tax base of the taxing districts in such areas”. (65 ILCS 5/11-74.4-2(a)).
- The area is not likely to be appropriately redeveloped without public assistance.

As defined in the Act “no redevelopment plan shall be adopted unless a municipality complies with all of the following requirements: (65 ILCS 5/11-74.4-3(n)(J))

1. “The municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan”. (65 ILCS 5/11-74.4-3(n)(J)(1)
2. “The municipality finds that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole . . .” (65 ILCS 5/11-74.4-3(n)(J)(2)
3. “The redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted if the ordinance was adopted on or after January 15, 1981...”. (65 ILCS 5/11-74.4-3(n)(J)(3))

In addition to outlining the criteria needed to implement the Plan as defined by the Act, (65 ILCS 5/11-74.4-3(n)(J) et seq.) the Plan also includes the following:

- Provisions for amending the Plan
- Scheduling of the Plan

The following resources are included in the Appendices of this report:

Appendix I: Legal Description of RPA

Appendix II: RPA Parcel Listing and EAVs

Appendix III: Proposed RPA Boundary and Parcel Identification Map

Appendix IV: Current Land Use Map

Appendix V: Proposed Land Use: Comprehensive Plan Land Use Plan

Appendix VI: Annexation Agreement

# **PART I: REDEVELOPMENT PROJECT AND PLAN**

## A. Project Background

The Plan as defined, “means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area”. (65 ILCS 5/11-74.4-3(n) et seq.) *(Note: This report focuses on the establishment of an RPA as defined only for an Industrial Park Conservation Area)*

The South IL Route 72 Redevelopment Project Area is approximately 42 acres of land located in an area generally along the south side of Route 72 approximately 980 feet east of the Route 25 intersection and extending to the eastern boundary of the Village. Land uses in the area consist solely of commercial agriculture, vacant land and Route 72 right-of-way.

Although the property has direct access to and excellent visibility from Route 72 (27,300 Average Daily Traffic in 2017 according to IDOT), the lack of infrastructure in the area and other issues pose unique challenges for potential developers. For reasons hereinafter described, the Village Board concluded that appropriate development of the area would not occur without the creation of a Tax Increment Financing (TIF) district. Accordingly, the Village Board has proposed the creation of the Redevelopment Project Area (RPA).

The public assistance necessary to bring about redevelopment of the proposed RPA could include any form of assistance authorized by the TIF Statute including, without limitation, the assembly and sale of developable parcels, demolition and clearance of improvements, installation and repair of streets, and the installation and repair of utilities.

The proposed RPA is intended to provide a mechanism to finance needed public improvements that will help spur redevelopment and private investment in the redevelopment project area and to create a physical and economic relationship between the redeveloped South IL Route 72 RPA and the rest of the Village and region. The Village intends to use this “Redevelopment Project and Plan and Eligibility Report for the South IL Route 72 Redevelopment Project Area” to demonstrate that future private investments would not occur but for the creation of this proposed RPA and the associated public benefits it can provide.

The Eligibility Report documents the conditions that qualify the TIF for designation as a redevelopment project area within the meaning of the TIF Statute and the Redevelopment and Project Plan will serve as a guide to eliminate the conditions that qualify the area for such designation.

### 1. Redevelopment Project Objectives

The objectives for implementing the Plan include:

- Preparing the South IL Route 72 Area for redevelopment through preparation activities including, but not limited to, site assembly and preparation, extension of public utilities and infrastructure, and enhancement of public infrastructure;
- Encouraging redevelopment of existing vacant parcels throughout the district;
- Promoting and protecting the health, safety, morals, and welfare of the public by establishing sustainable land uses;
- Establishing economic growth and development in the Village by working within the guidelines of the business attraction and retention strategies as developed by the Village;
- Restoring and enhancing the Village’s tax base;



- Enhancing the value of the proposed RPA;
- Improving the environmental quality of the proposed RPA;
- Establishing a physical and economic relationship between the redeveloped RPA and the surrounding area;
- Retaining and attracting employment opportunities within the proposed RPA.

## **2. Redevelopment Project Activities**

To achieve the objectives of the Plan, the Village proposes to assist with redevelopment of the proposed RPA by pledging future annual property tax increments to pay for eligible redevelopment project costs.

Several actions are needed to implement activities of the Plan:

- Approval of the Plan and determination of qualifications as outlined in the Eligibility Report;
- Designation of a proposed RPA and use of incremental property tax revenues to provide reimbursement of eligible costs associated with private investment;
- Issuance of obligations to provide up-front funding of eligible costs; and
- Use of excess revenues exceeding debt service requirements to pay for additional eligible costs.

As defined in the Act (65 ILCS 5/11-74.4-3(n)(A)-(J)) “each redevelopment plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:”

- A. An itemized list of estimated redevelopment project costs;
- B. Evidence indicating that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise;
- C. An assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand;
- D. The sources of funds to pay costs;
- E. The nature and term of the obligations to be issued;
- F. The most recent equalized assessed valuation of the redevelopment project area;
- G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the redevelopment project area;
- H. A commitment to fair employment practices and an affirmative action plan;
- I. If it concerns an industrial park conservation area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of new employees to be employed in the operation of the facilities to be developed; and
- J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.

## **B. Itemized List of Estimated Redevelopment Project Costs**

To stimulate public and private investment in the proposed RPA, the Village may reimburse for eligible redevelopment project costs (“Project Costs”).

Project Costs may include:

Description of Activity	Estimated Cost
A. Construction of public works projects or improvements including but not limited to streets, sidewalks, paths, trails, streetscaping, utilities, and public space	\$4,600,000
B. Site preparation, acquisition, and relocation including but not limited to land and buildings or interests therein, clearing, grading, demolition, and site preparation	\$5,110,000
C. Project administration, planning, engineering, and marketing	\$330,000
D. Interest and finance charges	\$500,000
<b>Total Estimated Redevelopment Project Costs**</b>	<b>\$10,540,000</b>
<p>**This is only an estimate of the eligible redevelopment project costs associated with the proposed investment. The Village may reallocate the estimated line item costs above among various line items without amendment to the Plan, to the extent permitted by law. This budget of eligible costs does not obligate the Village to fund specific improvements.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. All costs are in 2020 dollars. Amounts can be adjusted annually to reflect the general rate of inflation as measured by the United States Department of Labor.</li> <li>2. Certain costs may include fees of consulting engineers, architects, planning consultants, attorneys, and other professionals.</li> <li>3. Estimated costs may be shifted among line items to reflect actual experience in the implementation of the Plan.</li> <li>4. Cost estimate includes proceeds of bonded indebtedness and other indebtedness incurred to finance the payment of eligible redevelopment project costs.</li> <li>5. Cost of acquired property includes unrecovered cost of property acquired by the Village and subsequently sold for less than the cost of acquisition.</li> <li>6. Certain costs may represent estimated local match requirements for projects whose full costs may be defrayed, in part, by other sources of funding including, but not limited to, grants through the state and federal government. As a consequence, actual project costs may be higher.</li> <li>7. Incremental revenues generated from this proposed RPA may also be spent on eligible redevelopment project costs in adjacent RPAs.</li> </ol>	

### C. Eligible Project Costs

“Redevelopment project costs” mean and include “the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:” (65 ILCS 5/11-74.4-3(q) et seq)

- (1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, “redevelopment project costs” shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied

by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor.

- (1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan.
- (1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors.
- (2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
- (3) Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
- (4) Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
- (5) Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the redevelopment project area.
- (6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
- (7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
- (7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by

multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5): (i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity; (ii) the amount reimbursable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and (iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes, or other funding instruments, or the terms of any redevelopment agreement. Any school district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects.

- (7.7) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005 (the

effective date of Public Act 93-961), a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (7.7) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum. The amount paid to a library district under this paragraph (7.7) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (7.7) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund. A library district is not eligible for any payment under this paragraph (7.7) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area. Any library district seeking payment under this paragraph (7.7) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.7). By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects.

- (8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n); of the Act.
- (9) Payment in lieu of taxes.
- (10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public

Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code.

- (11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11). (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.
- (11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and

municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

- (12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- (13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman. If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act.

#### **D. Lack of Growth and Development through Private Enterprise**

As defined by the Act “the municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan”. (65 ILCS 5/11-74.4-3(n)(j)(1)

Without implementation of the Plan and the establishment of a RPA, it is expected that the properties identified in the proposed RPA will not receive the required private investment to redevelop the properties within the boundaries of the proposed RPA and eradicate the factors that support the findings of an Industrial Park Conservation Area.

The lack of private investment is evidenced by the lack of any development in the RPA despite its access to and visibility from Route 72, which carries 27,300 cars per day – the second highest traffic count area in the Village. The entire RPA suffers from a lack of street and utility infrastructure that has impeded economic growth and development. This is further confirmed in an Annexation Agreement (see Appendix VII) wherein the primary developer of the RPA has affirmed that but for the economic assistance being made available through the TIF district and/or other programs their project would not forward in this location.

In summary, it anticipated that through implementation of the Plan and establishment of an RPA the Village will encourage public and private investment and development in the proposed RPA; however, without the implementation of the Plan, the area is not expected to attract necessary future developments and private investment.

#### **E. Financial Impact of the Redevelopment Project on the Taxing Districts**

The activities contained in the Plan are not anticipated to impose a substantial impact on the taxing districts. However, not implementing the Plan may result in a deterioration of the existing tax base. In addition, failure to proceed with the Plan would result in the continuation of these conditions and adversely affect the health, safety, and morals of the Village. Therefore, it is essential that the Village implement the Plan to promote public and private investment and the health, safety, and welfare of the Village while ensuring the long-term value of the proposed RPA.

The adoption of the proposed RPA could indirectly affect the taxing districts because of additional public and private investment. However, this impact is anticipated to be minimal.

## **F. Demand on Taxing District Services**

The Village has several taxing districts that currently levy taxes against parcels in the proposed RPA. Implementation of the Plan and establishing an RPA is not anticipated to increase the Village or County population given the entire area is zoned industrial and between one and six businesses are expected to locate within it without any residential units. Therefore, a minimal incremental demand on the taxing districts is anticipated even with a substantial amount of additional public and private investment.

Based on this assumption the estimated impact on the taxing districts are as follows:

**Village of East Dundee:** It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Village services.

**East Dundee and Countryside Fire District:** It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Fire District services. The Village intends to work with the Fire District to address this increased demand.

**Dundee Township:** It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Township services.

**Dundee Township Road District:** It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Township Road District services.

**Dundee Township Park District:** It is anticipated, as of the finalized date of this report, that there should be minimal additional demand for Park District services.

**Fox River Valley Public Library District:** It is anticipated, as of the finalized date of this report, that there should be minimal additional demand for Library services.

**Kane County:** It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Kane County services.

**Forest Preserve District of Kane County:** It is anticipated, as of the finalized date of this report, that there should be minimal additional demand for Kane County Forest District services.

**Community Unit School District 300:** It is anticipated, as of the finalized date of this report, that there should be no increased demand on School District 300 services.

**Elgin Community College District 509:** Since implementation of the Plan is not anticipated to result in increased or decreased enrollment, it is expected that demand for school services provided by Elgin Community College should not change.

## **G. Program to Address Financial and Service Impacts**

No program is provided in this report to address service impacts because it is anticipated that there should be minimal incremental demand resulting from the implementation of the Plan.

The long-term financial impact to the taxing districts is expected to be positive and result in the creation of new jobs and enhancement to the tax base of the Village.

It also is anticipated that a significant increase in the EAV should be generated by the reassessment of existing properties within the proposed RPA (which currently are assessed primarily for agricultural purposes) and future public and private investments made in the proposed RPA during the life of the proposed RPA.



## **H. Source of Funds to Pay Costs**

It is anticipated that the Village can use incremental property taxes from the proposed RPA to fund eligible Project Costs. RPA revenues from the Village's special tax allocation fund that are not required for payment and security of the obligations can be used for additional RPA eligible costs as determined by the Village.

## **I. RPA Funding Alternatives**

In addition to using incremental property taxes to fund Project Costs, the Village may also utilize a variety of available sources of revenue to fund the implementation of this Plan including, but not limited to, the following:

1. General revenue of the Village to the extent such revenue is not necessary to fund other operations of the Village;
2. The revenue available as a result of development agreements, purchase agreements, and leases entered into between the Village and other individuals and entities;
3. Incremental real estate tax revenue;
4. State and federal grants;
5. Future sales tax revenue generated within the RPA;
6. Bonds issued under authority of the TIF Statute;
7. Revenue from contiguous RPA's;
8. Special assessments;
9. Business Development District funds;
10. Development fees;
11. Special Service Area fees and/or taxes; and/or
12. Any state or federal economic stimulus program that becomes available during the life of the TIF District.

Project Costs funded by the above sources will depend upon the availability of funds from those sources. The Village can attempt wherever possible to utilize grants, incremental tax revenue, and other sources of revenue, which the Village may not be required to repay. To the extent that such sources of revenue are not available or that such sources of revenue are insufficient, the Village may utilize borrowed funds.

The Village may incur any and all categories of expenses necessary to bring about the completion of this plan and project that fall within the definition of the term "redevelopment project costs" as defined in the TIF Statute as it currently exists or may from time to time in the future be amended. Deviations from the above increment expenditure policy must be approved by the Village Board.

## **J. Issuance of Obligations – Nature and Term**

RPA funding shall be the annual incremental property tax deposits into the Special Tax Allocation Fund. The reimbursement of eligible costs shall be funded from future annual incremental property taxes associated with investment of new real property in the RPA.

Incremental property taxes will be determined by the increased EAV of real property in the RPA. Funds deposited into the Special Tax Increment Allocation Fund may be used to reimburse public and private Project Costs.

As defined in the Act "the municipality may in addition to obligations secured by the special tax allocation fund pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge. Such obligations may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the municipality shall determine by

ordinance. Such obligations shall bear such date or dates, mature at such time or times not exceeding 20 years from their respective dates, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants, terms and conditions, and be subject to redemption as such ordinance shall provide”. (65 ILCS 11-74.4-7 et seq).

One or more series of obligations may be issued to implement the Plan for the proposed RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations. The Village may also choose to refinance, refund, or retire in advance of the maturity date certain obligations, in accordance with applicable laws and regulations.

## K. Equalized Assessed Value of Redevelopment Project Area

The equalized assessed valuation (“EAV”) for the proposed RPA is based on the most recent EAV available, which is 2019. The RPA consists of three properties with a total EAV of \$8,314. The very low value is due to the fact that the parcels have been used for agricultural purposes. Appendix II provides the 2019 tax year EAV for the PINs.

Assessment Year: 2019	
Estimated Equalized Assessed Value:	\$8,314

*Source: Kane County*

It is anticipated the estimated Base EAV for establishment of the proposed RPA is the 2019 EAV.

## L. Equalized Assessed Value after Redevelopment and General Land Uses

Based upon implementation of the Plan, growth and development of the proposed RPA should occur. The establishment of this proposed RPA is to promote future public and private investment.

For the future projection of the proposed RPA EAV, it is assumed that \$10,000,000 of real property from public and private investments may occur during the 23-year life of the proposed RPA.

Based on these assumptions, the future EAV is anticipated for the proposed RPA to increase by approximately \$10,000,000 by the end of the life of the proposed RPA.

The estimated redevelopment valuation assumes the following:

- Implementation of the Plan may stimulate public and private investment of approximately \$30,000,000 in real property improvements in the proposed RPA. If the amount of real property improvements increases, it is anticipated the EAV should also increase.
- The Township Assessor fully assesses and reassesses real property in accordance with State laws.

## M. Generalized Land Use Plan

The Generalized Land Use Plan for the proposed RPA will be in effect upon adoption of the Plan. This Land Use Plan is a generalized plan that outlines land use categories. The Plan is used to promote new public and private investment and development in the proposed RPA.

At the time this Plan was prepared, the proposed RPA was zoned industrial. See Current Zoning Map in Appendix V of this document.

The proposed redevelopment project area is legally described in Appendix I and shown on the map in Appendix III. As documented in the following Eligibility Report prepared concurrently with this Plan, all of the properties within the proposed RPA are vacant and lack street infrastructure and utilities.

## **N. Environmental Considerations**

There are no known historic uses of property within the RPA that may have resulted in environmental contamination. In the event that such past uses, or other evidence of potential contamination are discovered, the property may be subject to environmental assessment and remediation under the auspice of the U.S. Environmental Protection Agency (USEPA) and its equivalent state level agency, the Illinois Environmental Protection Agency (IEPA).

## **O. Potential Future Land Use**

Proposed land uses and activities for the proposed RPA are commercial and industrial as highlighted on the map in Appendix VI. As such, the RPA is suitable for use by any manufacturing, industrial, research or transportation enterprise, with such facilities to include but not be limited to factories, mills, processing plants, assembly plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair overhaul or service facilities, freight terminals, research facilities, test facilities or railroad facilities.

## **P. Fair Employment Practices and Affirmative Action Plan**

The Village shall not, in connection with the implementation of this plan and project, discriminate against any person or organization on the basis of race, national origin, sex, age, or any other suspect classification identified in the Illinois Human Rights Act. The Village will welcome and encourage participation by all persons and organizations at all levels including planning, construction of improvements, and occupation of facilities within the RPA.

## **Q. Industrial Park Conservation Area**

The RPA is proposed as an Industrial Park Conservation Area. At the time this draft Plan was prepared, the area consists of three parcels as shown on Appendix VII. Per the Annexation Agreement between the property owners and the Village (see Appendix VII), the area is proposed to be subdivided to include a 26-acre lot on the west side of the Christina Drive extension to be known as the “Altorfer Property” (owned by Altorfer, Inc.), and on the east side will be a 16-acre lot known as the “Remaining Property” (owned by multiple trusts held by the Chicago Title Land Trust Company). The Altorfer Property is proposed to be used for a construction and farm equipment dealership including heavy equipment sales, maintenance and related uses, as depicted and described in Exhibits E-1 and E-2, respectively of the Annexation Agreement. Approximately 43 jobs are expected to be created at the dealership, which may include approximately six salaried managerial and supervisory positions, four hourly administrative positions, and 33 hourly union parts and service positions.

There are currently no plans for development of the Remaining Property. As such, the owner and Village have agreed that any future plans for developing the Remaining Property shall be subject to all applicable codes, ordinances, rules and regulations of the Village as are in place at the time of the submittal of any development request, except to the extent otherwise provided for in the Annexation Agreement.

## **R. Annexation of Property by the Municipality**

The parcels comprising the RPA were annexed by the Village on June 1, 2020, subsequently rezoned to industrial on June 15, 2020, and are subject to the terms of the Annexation Agreement contained in Appendix VII.

## **S. Redevelopment Project and a Strategy for its Implementation**

The goal of the redevelopment plan is to provide a comprehensive program for the Village of East Dundee to promote sound growth and development in an area established as a Redevelopment Project Area. The Village is implementing a redevelopment plan in accordance with the Comprehensive Plan. Given that the South IL Route 72 RPA is contiguous to the Dundee Crossing RPA, revenues can be shared between these and other contiguous districts for eligible project costs within each district consistent with 65 ILCS 5/11-74.4-4.q.

### **1. Proposed Land Uses**

Consistent with the M-1 Limited Manufacturing District zoning for the entire RPA, the area is suitable for any manufacturing, industrial, research or transportation enterprise, with such facilities to include but not be limited to factories, mills, processing plants, assembly plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair overhaul or service facilities, freight terminals, research facilities, test facilities or railroad facilities. These land uses are consistent with the Comprehensive Plan Update Future Land Use Map, which designates the area as “General Business” as shown in Appendix VI. As noted previously, development is expected to begin with a full-service construction and farm equipment dealership located on the west side of the RPA. No specific development is proposed for the remainder of the RPA at this time, but any future development shall be subject to all applicable codes, ordinances, rules and regulations of the Village as are in place at the time of the submittal of any development request site.

### **2. Public Infrastructure**

Required public improvements within the proposed RPA may include the following: street resurfacing, curb and gutters, sidewalk construction/reconstruction, sanitary sewers, water mains, landscaping, lighting, signage, and utility relocations. Several of these improvements can be concentrated in the major public rights-of-way within the proposed RPA, which include extensions of Christina Drive and Piemont Drive and/or improvements to Route 72.

Streetscape and other improvements are needed to establish a strong visual identity for the area and encourage a connection between the proposed RPA and the adjacent areas. Other anticipated improvements may include burying of overhead utility lines and any necessary utility upgrades. The Village reserves the right to vary the composition and location of all public improvements based on future refinements to the overall redevelopment plan for the area.

The Village can construct, or facilitate the construction by others, such subsidiary streets, and appurtenant stormwater control facilities as are necessary to serve any parcels created by the subdivision of existing larger parcels or the assembly of existing smaller parcels within the proposed RPA. The Village can also reconstruct, or facilitate the reconstruction, of water mains, sanitary sewer mains, and appurtenances to such facilities to the extent necessary to serve existing parcels within the proposed RPA.

### **3. Acquisition and Relocation**

The Village can acquire such property within the proposed RPA, as it deems necessary to facilitate the uses proposed in the Plan. The Village also reserves the right to relocate other uses and create such parcels as it deems necessary to serve the needs of those entities choosing to locate within the proposed RPA. The Village also reserves the right where necessary to acquire property through the power of eminent domain as authorized by the Act. Where applicable, relocation assistance can be provided in accordance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations promulgated under authority of that statute.

In lieu of acquiring title to property within the proposed RPA, the Village may also, to the extent that it deems appropriate, facilitate the assembly or subdivision of property by private persons or organizations.

#### **4. Disposition of Property**

The Village may utilize property, which it acquires for various municipal purposes including, without limitation, public buildings, and other facilities, street rights-of-way, and parking facilities. However, except for property to be devoted to such public uses, any property acquired by the Village can ultimately be sold to private individuals or organizations that commit to utilize the property in a manner consistent with this Plan. The Village can dispose of property in accordance with procedures prescribed by the Act. The Village may, in its sole discretion, accept less than the fair cash market value for any parcel which it chooses to convey as a means of encouraging appropriate development. The Village can incorporate the terms and conditions of any conveyance into a written disposition agreement which may, in the sole discretion of the Village, contain more specific design controls than those set forth in this Plan.

The Village can also promote redevelopment of the proposed RPA in an environmentally responsible fashion while not incurring unnecessary costs. The Village can utilize or encourage utilization by private property owners of a “tiered approach to corrective objectives” (“TACO”). Promulgated by IEPA, TACO contemplates the use of institutional controls such as deed restrictions, land use restrictions, and engineered barriers.

The Village may choose to assist in resolving any environmental issues that may arise. Such assistance may include payment of all or a portion of both the cost of a Phase II environmental audit and the cost of any remediation efforts, which may be indicated by the results of the Phase II audit.

#### **5. Renovation of Commercial and Industrial Properties**

The Village may use incremental tax revenues to renovate, relocate, or enhance the value of existing commercial and industrial properties within the proposed RPA to leverage private investment.

#### **6. Displacement of Inhabited Residential Units**

The Act requires that a housing impact study be performed if the life if the redevelopment plan would result in the displacement of residents from ten or more inhabited residential units. The South IL Route 72 Redevelopment Project Area does not contain any inhabited units, and no units are expected to be constructed during the life of the TIF district.

### **T. Conformity to the Comprehensive Plan**

The M-1 Limited Manufacturing zoning and proposed equipment dealership are consistent with the 2010 Comprehensive Plan Addendum, which designates the entire RPA for General Business and encourages large format development that takes advantage of the visibility to the high traffic volumes on Route 72.

### **U. Provisions for Amending this Plan**

The Plan may be amended in accordance with the Act, following discussion of the proposed changes with the Joint Review Board.

### **V. Scheduling of the Redevelopment Project and Plan**

The Village can implement the Plan for the proposed RPA to ensure public and private investments and development are encouraged. To achieve this goal, the Village can implement the Plan with appropriate timeliness to maximize private sector investments in the proposed RPA. It is anticipated that the Plan can be fully implemented along with the establishment of the proposed RPA by 23 years from the date of its adoption by the Village Board.

## **PART II: ELIGIBILITY REPORT**

## A. Basis for Redevelopment

The Tax Increment Allocation Redevelopment Act (the “Act”) (65 ILCS 5/11-74.4-1, et seq.) provides Illinois municipalities the means to designate areas within the boundaries of a municipality as Redevelopment Project Areas (RPA), otherwise known as Tax Increment Financing (TIF) districts. Municipally designated RPAs can be redeveloped through incremental real property tax assistance. The incremental property taxes associated with an increase in private investment can be used to reimburse eligible redevelopment project costs.

Incremental property taxes are derived from the increase in the current Equalized Assessed Value (EAV) of real property improvements within the RPA over and above the Certified Initial EAV (“Base EAV”) of real property within the same district. The Certified Initial EAV is established when the RPA is established by a municipality. In summary, investment in new real property in the redevelopment area increases the EAV of the property, thus creating incremental real property tax revenues.

RPAs generate incremental tax revenues by allowing the municipality’s Special Tax Allocation Fund to capture the incremental revenues produced by the enhanced valuation of properties resulting from private investment and the reassessment of properties within the RPA. The assets of the Special Tax Allocation Fund shall be used to pay for redevelopment project costs in the RPA.

By establishing a RPA, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the RPA. Additionally, taxing districts may receive distributions of excess incremental property taxes when annual property taxes are collected if the amount of taxes collected is greater than the amount of taxes pledged toward specific redevelopment project costs or obligations.

In addition to the potential of excess incremental tax distributions, the benefit of an RPA to taxing districts is the increase in their respective property tax bases after the RPA has expired and all costs and obligations have been paid.

The use of incremental property taxes from the RPA will benefit the Village, its residents, and taxing districts by generating the following benefits:

- Increased property tax base derived from investment in real property
- Increased sales tax base resulting from new development
- Increase in construction and other employment opportunities from the direct and indirect spin-off investment in the Project Area
- Improved public systems, including utilities, roadways, and other infrastructure items

Under recent legislative changes, municipalities must prepare and submit annual reports to the State of Illinois Comptrollers Office. These reports include, but are not limited to, the following:

- Date of Designation or Termination
- Audited Financials
- Mayor’s Certifications
- Opinions from Legal Counsel
- Analysis of Each Special Allocation Fund
- Description of Property
- Statement of Activities
- Documents Relating to Obligations Issued by the Municipality
- Analysis of Debt Service
- Certified Audit Report
- General Description

## B. Redevelopment Project Area

The proposed RPA includes three Parcel Identification Numbers (“PINs”) recently annexed into the Village. A proposed RPA boundary map is provided in Appendix III, and the parcels proposed to be included in the RPA are also identified in Appendix III.

## C. Project Area Description

A legal description of the Project Area boundaries is provided in Appendix I.

## D. Eligibility of an Industrial Park Conservation Area

The South IL Route 72 RPA is proposed as an Industrial Park Conservation Area. The Act states that an Industrial Park Conservation Area, “means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 1/2 miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.” (65 ILCS 5/11-74.4-3(d))

The Act further defines a Labor Surplus Municipality as, “a municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled “The Employment Situation” or its successor publication. For the purpose of this subsection, if unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal county in which the municipality is located.” (65 ILCS 5/11-74.4-3(e))

Unemployment rate statistics are not available for the Village of East Dundee, so those for Kane County have been used. As shown in the table below, in three of the six months preceding adoption of this RPA and creation of an industrial park conservation district, the Kane County unemployment rate was both higher than 6% and exceeded the national rate.

**Qualification as a Labor Surplus Municipality**

Unemp. Rate	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20
Illinois	4.0	3.5	4.2	16.8	14.7	14.6			
Kane Co.	4.7	4.1	3.7	16.8	15.0	13.3			
U.S.	3.6	3.5	4.4	14.7	13.3	11.2			
Exceeds U.S. Rate	✓	✓		✓	✓	✓			
Exceeds 6.0%				✓	✓	✓			
Qualifies as LSM*				✓	✓	✓			

\* Per 65 ILCS 5/11-74.4-(e), a “Labor Surplus Municipality” is one in which the unemployment rate exceeds 6% and is equal to or greater than the U.S. rate at any time within 6 months prior to the adoption of an Industrial Park Conservation Area Tax Increment Finance District. If the unemployment rate for a municipality is not available, the rate of the principal county in which the municipality is located shall be used.

Source: Local Area Unemployment Statistics (LAUS), U.S. Bureau of Labor Statistics. Accessed August 2020 from Illinois Department of Employment Security (state and county rates) and BLS (national rates)

[https://www2.illinois.gov/ides/lmi/Pages/Local\\_Area\\_Unemployment\\_Statistics.aspx](https://www2.illinois.gov/ides/lmi/Pages/Local_Area_Unemployment_Statistics.aspx)  
<https://www.bls.gov/news.release/laus.toc.htm>



The South IL Route 72 RPA is immediately adjacent to the Dundee Crossing RPA (TIF #2) on both its west and northern boundaries. TIF #2 was created in 2006 as a Blighted Redevelopment Project Area.

## **E. DETERMINATION OF RPA ELIGIBILITY**

The proposed RPA meets the requirements of the Act for designation as an Industrial Park Conservation Area:

- The proposed RPA meets the requirements set forth in the Act to be designated as an Industrial Park Conservation Area. (65 ILCS 5/11-74.4-3(d))
  - With regard to area unemployment, in three of the six months prior to the designation of this RPA the unemployment rate for Kane County exceeded both 6% and the national employment rate, thus qualifying East Dundee as a Labor Surplus Municipality.
  - Prior to the adoption of the designation of this Redevelopment Project Area, all of the property within the RPA was zoned industrial.
  - The RPA includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.
- The area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being for the Village.
- The decline of areas in need of redevelopment “impairs the value of private investment and threatens the sound growth and the tax base of the taxing districts in such areas”. (65 ILCS 5/11-74.4-2(a).
- The area is not likely to be appropriately redeveloped without public assistance.

# APPENDICES

## **Appendix I: Legal Description of RPA**

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, IL 60118

General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

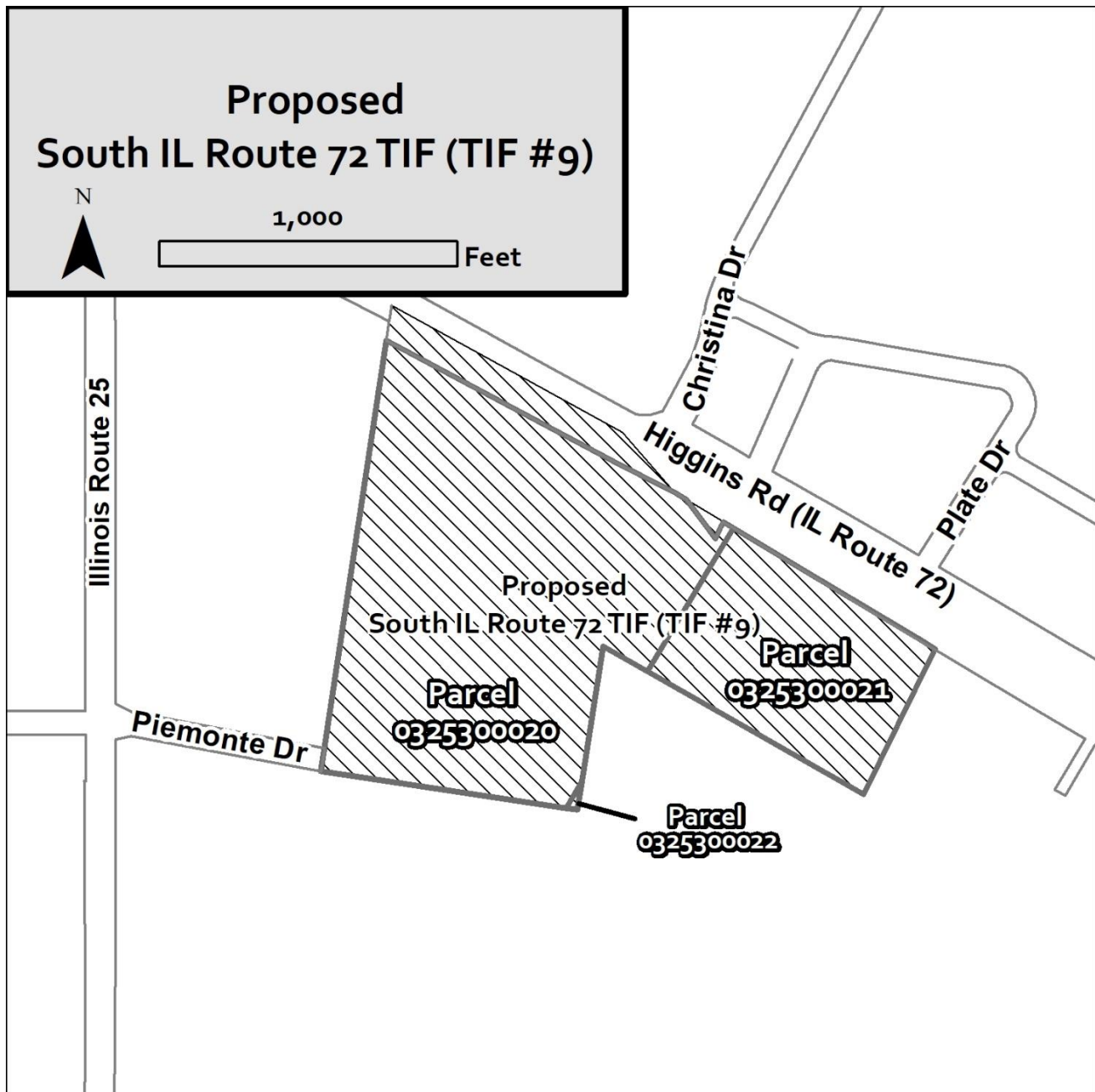
Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022

## **Appendix II: RPA Parcel Listing and EAVs**

Parcel Listing and 2019 EAVs Provided by: Kane County

03-25-300-020	EAV of \$6,517
03-25-300-021	EAV of \$1,787
03-25-300-022	EAV of \$10

## Appendix III: Proposed RPA Boundary Map and Parcel Identification Map



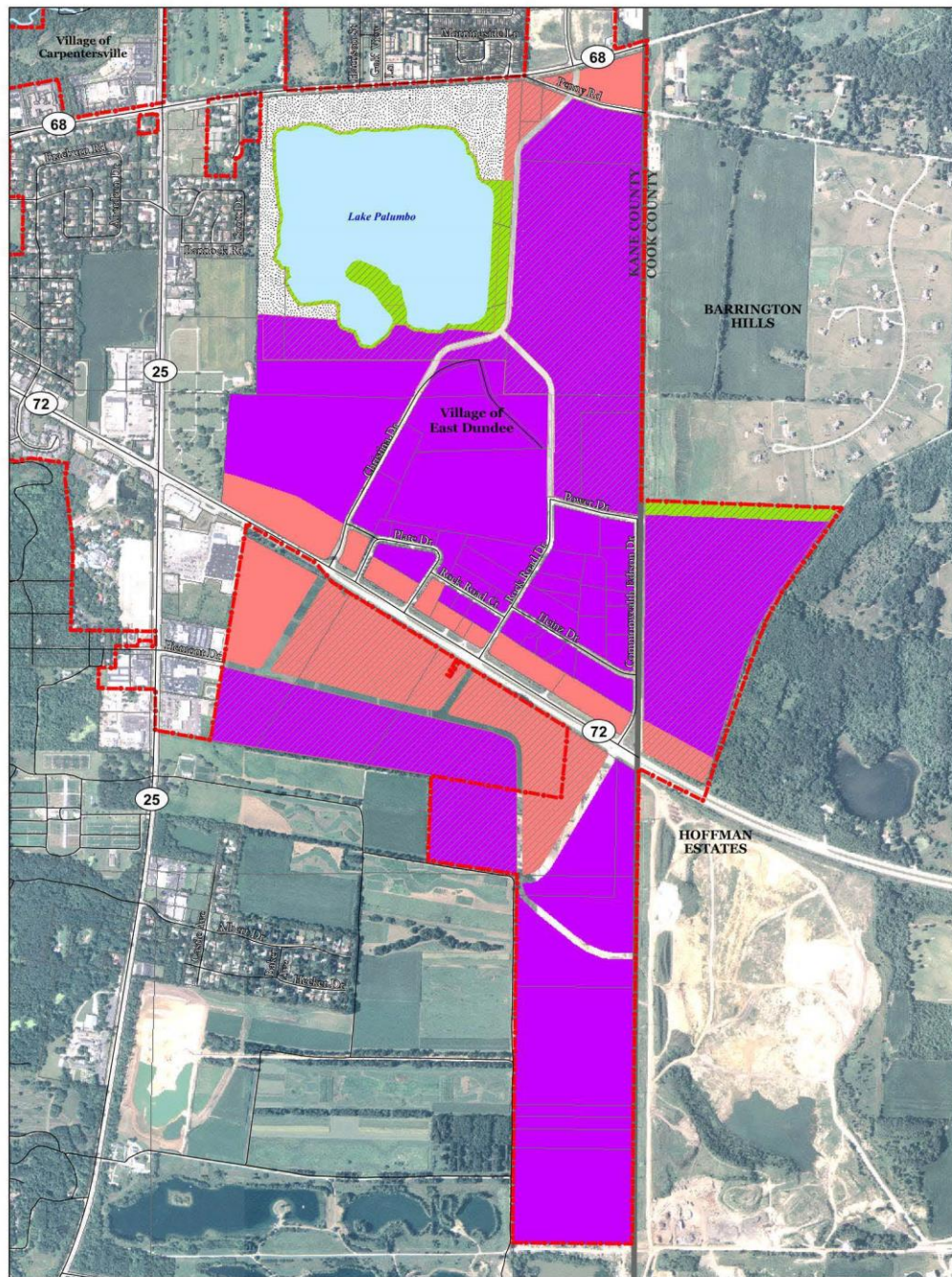


## Appendix IV: Current Land Use Map
















## Appendix V: Proposed Land Use: Comprehensive Plan Land Use Plan



\*Note: This map is not a stand alone document and must be used in conjunction with the text of the comprehensive plan and 2010 addendum

### Legend

	Village of East Dundee Boundary		Surface Water	<b>Future Land Use Categories</b>		
	County Boundary		Existing/Proposed Streets			General Business
	Kane County Parcels		Road Centerline			Industrial/Office Research
						Conservation
						Planned Development Residential
						Proposed Revisions

Source: Kane Co, V&A

### 2010 Future Land Use Plan Addendum Village of East Dundee Comprehensive Plan

0 250 500 1,000 Feet



## **Appendix VI: Annexation Agreement**



**ORDINANCE NUMBER 20 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS ADOPTING TAX INCREMENT FINANCING FOR  
THE SOUTH IL ROUTE 72 TAX INCREMENT FINANCING DISTRICT**

**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**, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"), the Village authorized a study in regard to designating a redevelopment project area for the Village's South IL Route 72 Tax Increment Financing District ("TIF District"); and

**WHEREAS**, on June 15, 2020, the Village announced the availability of the redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District ("Redevelopment Project Area"); and

**WHEREAS**, a public hearing was held on September 14, 2020, in regard to the TIF Plan; and

**WHEREAS**, the Village President and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

**WHEREAS**, the Village President and Board of Trustees of the Village have adopted and approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

**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: Approval of Tax Increment Financing.** That tax increment financing is hereby adopted with respect to the TIF District, with the TIF Plan in relation

thereto having been approved and adopted pursuant to an Ordinance adopted by the Village President and Board of Trustees of Village on September 28, 2020, and the Redevelopment Project Area in relation thereto, described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto and made a part hereof, having been approved, adopted and so designated pursuant to an Ordinance adopted by the Village President and Board of Trustees of the Village on September 28, 2020, with the initial equalized assessed valuation for said TIF District being the 2019 equalized assessed valuation of the Redevelopment Project Area.

**SECTION 3: Allocation of Ad Valorem Taxes.** That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (2019 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Kane County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (2019 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Kane County Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Special South IL Route 72 Tax Increment Financing District Tax Increment Allocation Fund" of the Village for the development and implementation of the TIF Plan.

**SECTION 4: Use of Incremental Taxes.** That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

**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 with this Ordinance shall be and the same are hereby repealed.

**SECTION 7: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 28th day of September, 2020 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 28th day of September, 2020.

\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

\_\_\_\_\_  
Katherine Holt, Village Clerk

Published in pamphlet form this 28th day of September, 2020 under the authority of the Village President and Board of Trustees.

Recorded in the Village records on September 28, 2020.

## **EXHIBIT A-1**

### **REDEVELOPMENT PROJECT AREA DESCRIPTION**

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD; THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

Street Addresses: 1030 and 1040 East Main Street, East Dundee, Illinois 60118

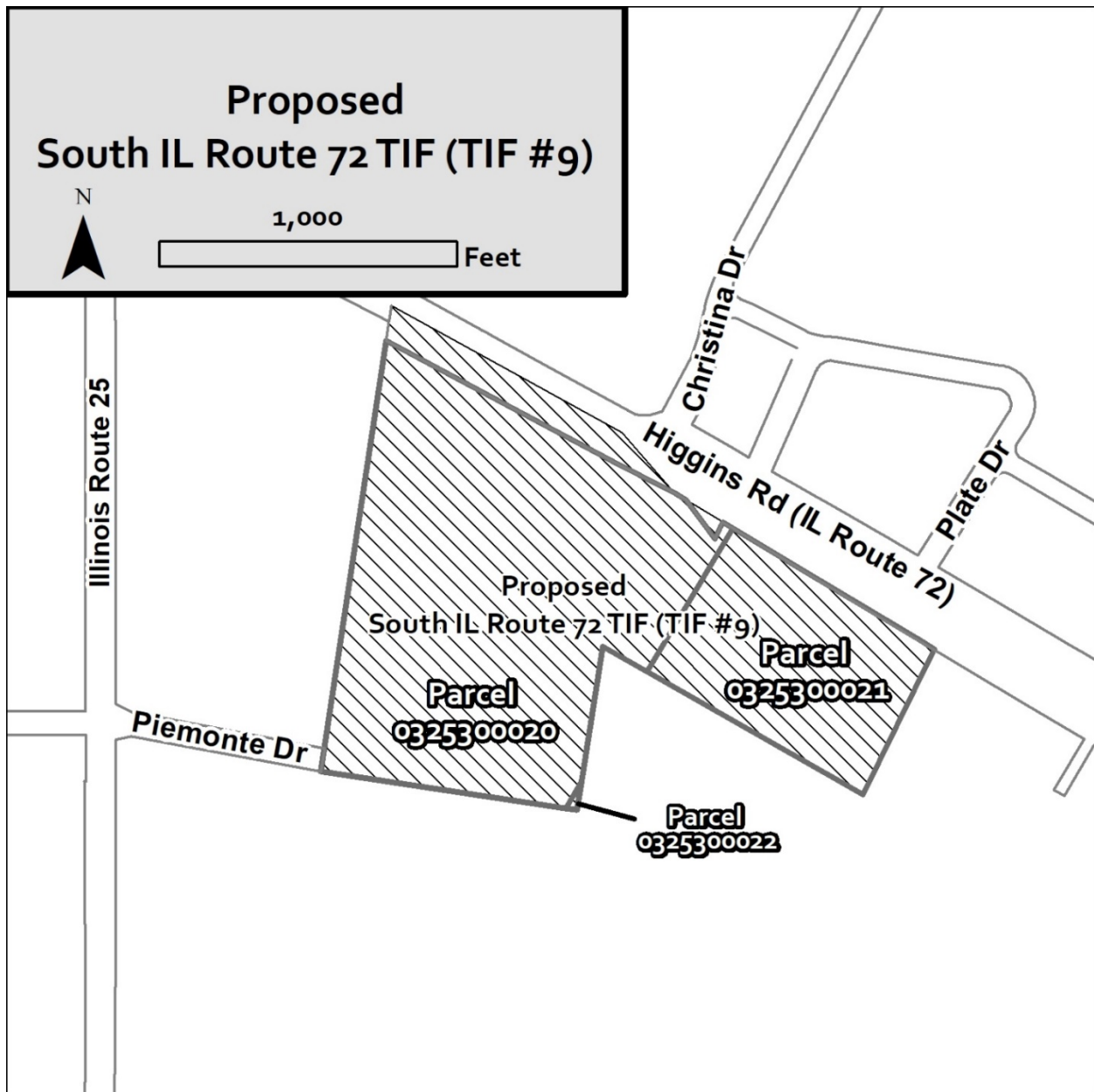
General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022

**EXHIBIT A-2**

**STREET LOCATION MAP**

(attached)





# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

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**To:** Village President and Board of Trustees  
**CC:** Chris Ranieri, Building Inspector  
**From:** Jennifer Johnsen, Village Administrator  
**Subject:** Outdoor Dining Tent Permit Fee Waiver  
**Date:** September 28, 2020

---

## Background

As the colder months approach, the Village anticipates that there may be additional requests for tents on private and public property to accommodate the demand for sheltered and heated outdoor dining areas. President Miller has requested that the Village waive the \$50 tent permit inspection fee for businesses requesting a tent for this purpose.

Ordinance 20-21, which approved the Outdoor Dining Regulations, permits the Village Administrator to amend the Outdoor Dining Regulations. Attorney Smith has advised that I should amend the Outdoor Dining Regulations to include the fee waiver and report the updated regulations to the Village Board.

Attached, please find the updated regulations. In addition to the tent permit fee waiver, the following additional related changes have been made with regards to the issuance of a tent permit.

- The tent permit shall be valid until such time when Governor or the Village President has declared that the emergency no longer warrants the expansion of outdoor dining.
- Heating devices shall be inspected to ensure:
  - Proper clearance between heaters and all other objects, including tent sides
  - Proper venting
  - Related safety measurers have been put in place
- Tents may be enclosed unless indoor dining is prohibited by the Governor's Office

Furthermore, the regulations have been amended for housekeeping purposes to remove the usage of River Street as it was not utilized for outdoor dining and to reflect the reopening of indoor dining when the State transitioned to Phase 4 of the Restore Illinois Plan.

**Action Requested:** Discussion Regarding the Amended Outdoor Dining Regulations Reflecting the Waiver of the Tent Permit Inspection Fee.

**Attachment:** Outdoor Dining Regulations (Amended 9.28.2020)





# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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## COVID-19 Restaurant and Bar Outdoor Dining Regulations

*Effective 5.29.2020 Until Further Notice  
Further Revised 9.28.2020*

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### Introduction

Governor Pritzker announced that the State of Illinois would move to Phase 3 of the Restore Illinois Plan on May 29, 2020. Under Phase 3, outdoor dining shall be permitted with social distancing and safety guidelines in place. As part of the State's guidelines, businesses are subject to additional regulations on outdoor dining by units of local government. As such, under Village President Miller's Executive Order, the Village of East Dundee has outlined the following Outdoor Dining Regulations which fulfill the following goals:

- Allow for the safe and sensible reopening of outdoor dining at restaurants and bars while slowing the further spread of COVID-19.
- Allow for the expansion of outdoor dining on public property.
- Allow for the expansion of outdoor dining on private parking lots.

Please note, these regulations are subject to change based upon the utilization of the outdoor dining areas and the potential impact on public health. Regulations will be modified as necessary to achieve the aforementioned goals.

For more information, please contact Village Administrator Jennifer Johnsen at [jjohnsen@eastdundee.net](mailto:jjohnsen@eastdundee.net).

### State of Illinois Restaurant and Bar Outdoor Dining Guidelines

<https://dceocovid19resources.com/assets/Restore-Illinois/businessguidelines3/restaurantbars.pdf>

Adherence to the State's *Restaurants and Bars For Outdoor Dining Guidelines* shall be required as well as any Kane County Health Department guidelines or regulations.

- In order to operate with outdoor dining, restaurants and bars shall be required to meet the *Minimum Guidelines* identified by the State for the following:
  1. General Health
  2. HR and Travel Policies
  3. Health Monitoring
  4. Physical Workspace
  5. Disinfecting/Cleaning Procedures
  6. Staffing and Attendance

7. External Interactions
8. Customer Behaviors

## General Village Guidelines

- Noise ordinances will be strictly enforced to respond to and address complaints from adjacent property owners and the general public.
- Customers shall not be permitted to gather to wait for tables to open. Those waiting for tables shall be required to wait off premise if necessary.
- Businesses shall avoid advertising which implies that a party, event, festival, concert, or the like is being held.
- Business interested in utilizing public property, including the Depot lawn, must notify Village Administrator Jennifer Johnsen of their intent to participate by email at [jjohnsen@eastdundee.net](mailto:jjohnsen@eastdundee.net).
  - Businesses must obtain a Right-of-Way Service Endorsement, waive all liability and hold the Village harmless for use public property.
  - Proof of general liability and liquor liability insurance extending onto public property shall be required.

## Downtown Depot Lawn (For Carryout Only)

- Outdoor dining on the Depot lawn is for carryout food and drink only.
- Service of food and drink by wait staff will not be permitted on the Depot lawn.
- Limit one alcoholic drink per person (to comply with happy hour laws).
- All drinks must be in the original package (drinks shall not be poured and carried out).
- No glass shall be permitted on public property.
- Village-owned tables on the depot lawn shall be on a first-come, first-serve basis and shall remain open to the public.
- The public shall not be permitted to gather to wait for tables to open.
- The depot bathrooms shall remain closed unless otherwise opened by the Village.
- No live entertainment shall be permitted. The Village shall provide music over the speakers at the Depot.
- No tents or canopies shall be erected on the Depot lawn.
- One Police Officer shall be assigned to monitor the public property being utilized for outdoor dining for compliance and safety.

## Private Parking Lots and Public Parking Spaces (Dine In)

- Businesses with dedicated and paved parking lots shall be permitted to utilize these lots for additional outdoor dining.
- Businesses shall be permitted to utilize adjacent public parking spaces approved by the Village Administrator for additional outdoor dining.
- All on-site parking requirements shall be waived.
- Businesses are encouraged to work with adjacent and nearby property owners to accommodate realistic parking needs and must provide parking guidance to their customers.
- Businesses must notify Village Administrator Jennifer Johnsen of their intended use of a private parking lot or public parking space in advance and email a map and table layout to [jjohnsen@eastdundee.net](mailto:jjohnsen@eastdundee.net).
- Parking Lot and Parking Space Layout Requirements
  - Each table space must be at minimum 15' x 15' and ensure 6' social distancing guidelines.

- Through traffic shall not be permitted in any portion of the parking lot reserved for tables.
- Safety barriers and other measures may be required to ensure the separation of vehicles and pedestrians.
- No more than 50% of the total parking area shall be utilized for dedicated table spaces.
- No more than 20 tables shall be permitted on any private parking lot.
- Businesses seeking to erect a tent or canopy on private parking lot will be required to secure a tent permit.
  - The Village shall waive the tent inspection fee.
  - The tent permit shall be valid until such time when Governor or the Village President has declared that the emergency no longer warrants the expansion of outdoor dining.
  - Heating devices shall be inspected to ensure:
    - Proper clearance between heaters and all other objects, including tent sides
    - Proper venting
    - Related safety measurers have been put in place
  - Tents may be enclosed unless indoor dining is prohibited by the Governor's Office.
- Proof of general liability, workers compensation and liquor liability insurance extending into the private parking lot or public parking space shall be required.
- The Police Department and Building Department will perform routine inspections to ensure compliance with State and Village guidelines.

## **Caboose Concession Stand**

- The outdoor dining at the caboose may resume under these regulations.
- Customer ordering and pick-up shall occur in an area at least 6' from dining customers and all others.
- Customers waiting in line shall maintain a distance of 6' apart.
- The Village's parking lot immediately west of the Caboose shall not be utilized for outdoor dining.

## **Penalties**

- Businesses that do not strictly adhere to these Outdoor Dining Regulations shall be subject to fine or other enforcement matters.



# Village of East Dundee

July 2020

## Cash Balance



Fund 01	<i>General Fund</i>	1,591,281
Fund 15	<i>Street &amp; Bridge Fund</i>	161,034
Fund 28	<i>Motor Fuel Tax</i>	372,220
Fund 32	<i>Capital Improvement Projects</i>	85,983
Fund 33	<i>Dundee Gateway BDD</i>	66,651
Fund 34	<i>Downtown &amp; Dundee Crossings BDD</i>	331,501
Fund 35	<i>Prairie Lakes Improvement Fund</i>	2,092,419
Fund 36	<i>Christina Drive TIF Fund</i>	306,602
Fund 38	<i>Dundee Crossings TIF Fund</i>	1,604,723
Fund 39	<i>Downtown Development TIF Fund</i>	(13,644)
Fund 40	<i>Christina Drive BDD</i>	6,756
Fund 42	<i>Route 68 West TIF Fund</i>	(61,259)
Fund 46	<i>Route 25 TIF Fund</i>	1,981,371
Fund 47	<i>North Cook County TIF Fund</i>	757,377
Fund 48	<i>2012A GO Bond Debt Service</i>	(23,966)
Fund 56	<i>Penny Ave TIF</i>	7,512
Fund 60	<i>Water Operating Fund</i>	(287,016)
Fund 61	<i>Sewer Operating Fund</i>	1,732,082
Fund 85	<i>Escrow/Deposit Fund</i>	284,118
<b>TOTAL</b>		<b>10,995,746</b>

### Current Restricted Cash

#### General Debt Obligations

GO Bond Series 2012 A	479,156
GO Bond Series 2012 B	216,574
Bond Series 2012	688,684
GO Bond Series 2015	906,600
GO Bond Series 2016	85,950

#### Other Debt Obligations

IEPA Loan 2005	469,060
IEPA Loan 2010	197,865
EDFD Loan	100,000

#### Operating Obligations

General Fund 25%	1,352,959
W&S 25%	579,780
Escrow	284,118
MFT	372,220
Dundee Gateway 33	66,651

**TOTAL 5,799,617**

Location of Cash	Unrestricted Use Total	Restricted Use Total	TOTAL
Petty Cash/Other	\$ -	\$ 601	\$ 601
Amalgamated	\$ -	\$ 1,238,498	\$ 1,238,498
Illinois Funds	\$ 2,134,866	\$ 4,177,657	\$ 6,312,523
US Bank	\$ 3,060,661	\$ 383,463	\$ 3,444,124
<b>TOTAL</b>	<b>\$ 5,195,527</b>	<b>\$ 5,800,218</b>	<b>\$ 10,995,746</b>



# Village of East Dundee

## Monthly Report

July 2020

% through Year: 25%

### General Fund Revenues

The Village has received a total of 38.13% of the estimated budgeted revenues since the start of the fiscal year on May 1<sup>st</sup>. At this same period last Fiscal Year, the Village had received 25% or \$1,507,560 of estimated revenues. Since more people are home, there has been an increase in gas and electric usage. This has increased the utility tax revenue for the month by \$37,594 more than this same period last year. Likewise, a new building permit for One Cut Above the Rest came in at \$38,600. This permit alone exceeds the total budgeted revenue projected for the building permit line item. The Village also received a \$16,495.36 Intergovernmental Risk Management Agency reimbursement for excess member reserve balance which was not originally budgeted for.

General Fund Revenue by Category	Budgeted Revenues	Current Month	Actual Revenues (YTD)	Variance	% of Budget
Taxes	3,028,847	394,833	1,203,740	1,825,107	39.74%
Licenses & Permits	203,958	47,877	77,771	126,187	38.13%
Intergovernmental	27,822	-	-	27,822	0.00%
Charges for Service	40,005	7,530	19,700	20,305	49.24%
Fines & Fees	167,041	22,816	44,272	122,769	26.50%
Other Revenues	399,975	61,466	131,381	268,594	32.85%
Miscellaneous	6,000	-	-	6,000	0.00%
<b>TOTAL</b>	<b>3,873,648</b>	<b>534,521</b>	<b>1,476,864</b>	<b>2,396,784</b>	<b>38.13%</b>

General Fund Revenue by Category	July 2020	July 2019	Variance	% of Change
Taxes	394,833	294,561	100,272	34%
Licenses & Permits	47,877	52,377	(4,500)	-9%
Intergovernmental	-	-	-	0%
Charges for Service	7,530	10,580	(3,050)	-29%
Fines & Fees	22,816	19,287	3,529	18%
Other Revenues	61,466	57,159	4,307	8%
Miscellaneous	-	-	-	0%
<b>TOTAL</b>	<b>534,521</b>	<b>433,964</b>	<b>100,557</b>	<b>23%</b>

Staff has been tracking revenues for certain revenue streams that have been highlighted to be impacted the most by the pandemic. See the year to date analysis of revenues for sales tax, income tax, amusement tax, video gaming tax, fines & forfeits, and water and sewer. These revenues are compared to a three year average of revenues received dating back to 2017. As noted, to date, revenues received are over \$200,000 under the three year average due to the close of businesses and limited p-ticket issuances. The most significant drop is in sales tax collection for the month of July.

	Sales Tax	Income Tax	Amusement Tax	Video Gaming Tax	Fines & Forfeits	Water & Sewer
<b>2020</b>	\$ 593,062.05	\$ 75,056.76	\$ 8,393.94	\$ 21,360.28	\$ 44,271.85	\$ 687,698.23
<b>3-Year Average</b>	\$ 708,166.81	\$ 95,263.60	\$ 37,213.74	\$ 46,280.35	\$ 66,944.98	\$ 678,707.29
<b>Variance</b>	\$ (115,104.76)	\$ (20,206.84)	\$ (28,819.80)	\$ (24,920.07)	\$ (22,673.13)	\$ 8,990.94

### General Fund Expenditures

The Village has expended approximately 17.37% of the budgeted expenditures total for departments. Given the current pandemic, departments are under a strict no spending order and must seek approval from the Village Administrator or Finance Director to make any non-critical items even if budgeted for. This Fiscal Year, expenses previously allocated to the 01-39 Non-Department account have been divided, by personnel percentage, to make accurately reflect department cost of operating. Also, the Community Events department was completed eliminated due to the elimination of events for the year.

Department	Budgeted Expenditures	Current Month	Actual Expenditures (YTD)	Variance	% of Budget
Administration	806,302	61,517	156,821	649,481	19.45%
Finance	231,341	19,286	46,159	185,182	19.95%
Police	3,224,369	174,300	530,919	2,693,450	16.47%
Building	233,464	19,047	53,778	179,686	23.03%
Public Works	710,674	26,068	126,392	584,282	17.78%
Garbage	320,000	45,362	45,422	274,578	14.19%
Community Events	-	(361)	477	(477)	0.00%
<b>TOTAL</b>	<b>5,526,150</b>	<b>345,220</b>	<b>959,968</b>	<b>4,566,182</b>	<b>17.37%</b>



# Village of East Dundee

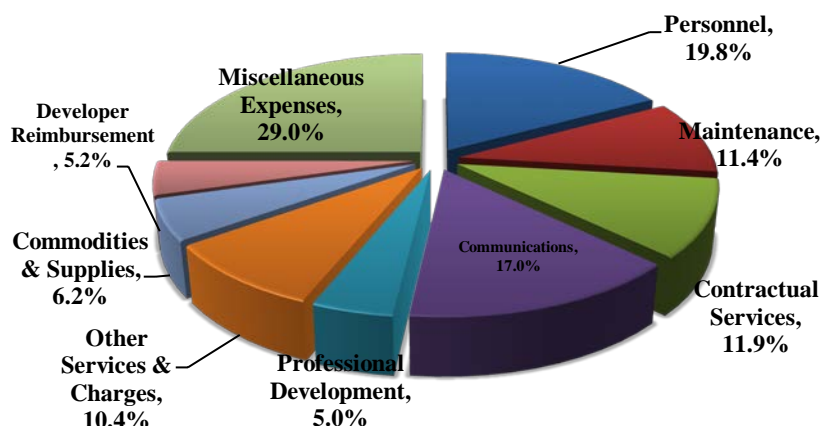
## Monthly Report

July 2020

Departments have expended below the monthly projected average spending of \$460,512. In July, the Village began to apply adjusting accrual entries to reverse FY2020 end of year expenditures and personnel costs that were incorrectly charged to the first three periods of FY2021. Below, a couple of significant expenditures have been identified.

Department	July 2020	July 2019	Variance	% of Change
Administration	61,517	37,271	24,246	65%
Finance	19,286	15,444	3,842	25%
Boards & Commission	-	12,866	(12,866)	-100%
Police	174,300	171,242	3,058	2%
Building	19,047	13,082	5,965	46%
Public Works	26,068	66,803	(40,735)	-61%
Garbage	45,362	46,353	(991)	0%
Community Events	(361)	8,874	(9,234)	-104%
Non-Department	-	3,035	(3,035)	-100%
<b>TOTAL</b>	<b>345,220</b>	<b>374,969</b>	<b>(29,749)</b>	<b>-8%</b>

### YTD % of Budget Spent per Category



### Additional Department Details:

- The following purchases or services have been made/rendered during the month of July within the General Fund:
  - The Administration department began work on the development of the new website through Revize.
  - The first tax reimbursement payment was made to PAL Land for \$4,690.57.

### Overview of all Other Funds

The Village has received approximately 38.6% of the budgeted revenues as projected for the Funds listed below. This is primarily due to the receipt of property taxes that have been allocated to specific TIF Funds. The Village has received 50% or more of the projected revenues in the following Funds: Streets, MFT, Prairie Lakes, Dundee Crossings, Downtown, and Route 68 West. Please note, the North Cook County TIF does not receive property taxes during the same distribution period as the Village's TIFs that are primarily located with Kane County. Those property taxes are expected to be received some time in October.

Fund	Fund Name	Budgeted Revenues	Actual Revenues	Transfer or Due to/from	Variance	% of Budget
15	Streets	41,377	22,015	-	19,362	53.2%
28	Motor Fuel Tax Fund	120,319	85,447	-	34,872	71.0%
32	Capital Projects Fund	205,000	11,430	-	193,570	5.6%
34	DT & Dundee Crossing BDD	350,000	54,739	-	295,261	15.6%
35	Prairie Lakes TIF	1,300,000	676,502	-	623,498	52.0%
36	Christina Drive TIF	342,000	158,109	-	183,891	46.2%
38	Dundee Crossings TIF	1,269,404	640,290	-	629,114	50.4%
39	Downtown TIF	208,000	129,394	-	78,606	62.2%
40	Christina Drive BDD	-	-	-	-	0.0%
42	Route 68 West TIF	6,500	3,407	-	3,093	52.4%
46	Route 25 TIF	78,000	38,024	-	39,976	48.7%
47	North Cook County TIF	450,000	48,268	-	401,732	10.7%
48	2012A GO Bond Debt Service	479,506	8	-	479,498	0.0%
56	Penny Avenue TIF	-	4,358	-	(4,358)	0.0%
	<b>Total</b>	<b>4,850,106</b>	<b>1,871,989</b>	<b>-</b>	<b>2,978,117</b>	<b>38.6%</b>





# Village of East Dundee

## Monthly Report

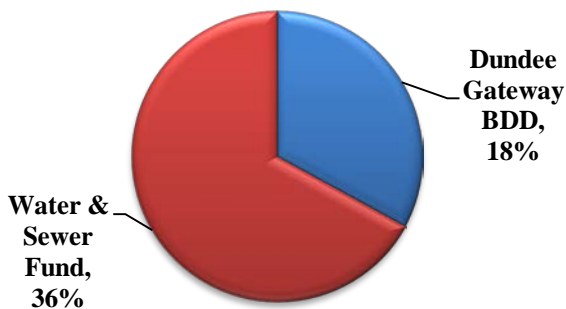
July 2020

The Village has expended 6% of budgeted expenditures in the Funds listed below. One of the major expenditures includes a 50% of the initial payment for the new financial software (Civic Systems) charged to the Capital Projects Fund. Please note that much of the debt service and TIF obligations have not been paid which is why TIF expenditures are low.

Fund	Fund Name	Budgeted Expenses	Actual Expenses	Transfer or Due to/from	Variance	% of Budget
15	Streets	165,000	395	-	164,605	0.2%
28	Motor Fuel Tax Fund	70,750	7,485	-	63,265	10.6%
32	Capital Projects Fund	193,000	21,590	-	171,410	11.2%
34	DT & Dundee Crossing BDD	24,978	315	-	24,663	1.3%
35	Prairie Lakes TIF	1,300,000	74	-	1,299,926	0.0%
36	Christina Drive TIF	387,664	74	-	387,590	0.0%
38	Dundee Crossings TIF	1,069,953	32,577	-	1,037,376	3.0%
39	Downtown TIF	1,202,586	124,799	-	1,077,787	10.4%
40	Christina Drive BDD	270	-	-	270	0.0%
42	Route 68 West TIF	20,500	74	-	20,426	0.4%
46	Route 25 TIF	707,851	124,415	-	583,436	17.6%
47	North Cook County TIF	450,000	74	-	449,926	0.0%
48	2012A GO Bond Debt Service	489,506	52,078	-	437,428	10.6%
56	Penny Avenue TIF	270	74	-	196	27.5%
<b>Total</b>		<b>6,082,328</b>	<b>364,025</b>	<b>-</b>	<b>5,718,303</b>	<b>6.0%</b>

### Overview of Restricted Funds

**% of Revenue Budget by Restricted Fund**



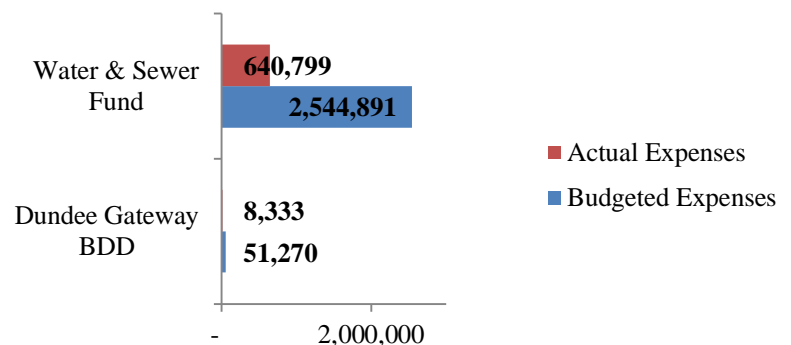
The restricted funds have expended 25% of the budgeted expenses. This meets the 8% threshold for the estimated spending level for this period.

- The major expenditures take place within the Water & Sewer Fund and are as follows:
  - Lift pump replacement for sewer equipment - \$21,825
  - 50% of initial financial software payment - \$21,590
  - Rebuild water clarifier - \$15,575

The Village's restricted funds consist of the following: Dundee Gateway BDD 34 as well as the Water & Sewer Fund 60. For FY21, the Village consolidated the Water & Sewer Funds into one Enterprise Fund for streamlined management of the Funds.

As noted in the three year average chart on page 1 of this report, the Village has not experienced a great deal of revenue loss for the Water & Sewer Funds due to the pandemic and subsequent suspension of penalties. Compared to the three year average (2017 – 2019), FY21 has received nearly \$9,000 more in revenues. This increase may be reflective of the increase in water & sewer rates that went into effect in May. The restricted Funds have received about 36% of their projected total revenues.

**Restricted Funds Expenditures: Budgeted vs. Actual**



# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
ACE HARDWARE					
	Invoice: 083120	MISC PURCHASE 01-31-5640 LEAF RAKES 60-33-5934 311 ERTS INSTALL 60-33-5140 WENDT BBOX EXT	08/31/20 \$58.97 \$11.94 \$25.17	09/28/20	\$96.08
Vendor Total for: ACE HARDWARE		(Fiscal YTD Payments: \$522.72)			\$96.08
ALARM DETECTION SYSTEMS					
	Invoice: 090620	VH SEC FOBS 01-12-5110 VH SEC FOBS	09/06/20 \$62.01	09/28/20	\$62.01
Vendor Total for: ALARM DETECTION SYSTEMS		(Fiscal YTD Payments: \$284.52)			\$62.01
AT&T					
	Invoice: 847289065609	MONTHLY SERVICE 60-33-5320 MONTHLY SERVICE	09/04/20 \$376.78	09/28/20	\$376.78
Vendor Total for: AT&T		(Fiscal YTD Payments: \$3,380.23)			\$376.78
B & F CONSTRUCTION CODE SERVICES, INC.					
	Invoice: 13333	INSPECTIONS AUG 2020 01-25-5290 LEGAL SERVICES AU	09/09/20 \$370.00	09/28/20	\$370.00
	Invoice: 54455	PLAN REVIEW 20-08-13 01-25-5290 PLAN REVIEW 20-08	09/04/20 \$1,244.72	09/28/20	\$1,244.72
Vendor Total for: B & F CONSTRUCTION CODE SERVICES, INC.		(Fiscal YTD Payments: \$6,550.80)			\$1,614.72
BATEMAN LAW OFFICES, LTD					
	Invoice: 091020	LEGAL SERVICES AUG 2020 01-25-5230 LEGAL SERVICES AU	09/10/20 \$570.00	09/28/20	\$570.00
Vendor Total for: BATEMAN LAW OFFICES, LTD		(Fiscal YTD Payments: \$593.75)			\$570.00
BOTACH, INC					
	Invoice: 63987510	14 BALLISTIC HELMETS FOR PD 01-21-5940 14 BALLISTIC HELM	08/19/20 \$3,499.30	09/28/20	\$3,499.30
Vendor Total for: BOTACH, INC		(Fiscal YTD Payments: \$.00)			\$3,499.30
CASSIDY TIRE & SERVICE					
	Invoice: 922002887	MOWER TIRE REPAIR	09/09/20	09/28/20	\$25.00



# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-31-5130 MOWER TIRE REPAIR	\$25.00		
	Vendor Total for: CASSIDY TIRE & SERVICE		(Fiscal YTD Payments: \$.00)		\$25.00
COMCAST BUSINESS					
	Invoice: 091420	EDPD 01-21-5320 MONTHLY SERVICE	09/14/20 \$12.62	09/28/20	\$12.62
	Vendor Total for: COMCAST BUSINESS		(Fiscal YTD Payments: \$5,413.95)		\$12.62
COMED					
	Invoice: 091020	MONTHLY SERVICE 01-31-5510 MONTHLY SERVICE	09/10/20 \$41.97	09/28/20	\$41.97
	Vendor Total for: COMED		(Fiscal YTD Payments: \$12,471.52)		\$41.97
COVERALL NORTH AMERICA DBA					
	Invoice: 1010665323	SEPT 2020 CLEANING SERV 01-35-5260 SEPT 2020 CLEANIN 60-33-5110 SEPT 2020 CLEANIN 60-33-5110.1 SEPT 2020 CLEANIN 01-21-5121 SEPT 2020 CLEANIN 01-35-5260 SEPT 2020 CLEANIN	09/10/20 \$299.00 \$236.00 \$236.00 \$595.00 \$95.00	09/28/20	\$1,461.00
	Vendor Total for: COVERALL NORTH AMERICA DBA		(Fiscal YTD Payments: \$1,461.00)		\$1,461.00
DOEDERLEIN, DELORIS					
	Invoice: 092120	LEASE/RENTAL AGREEMENT 01-25-5530 LEASE AGREEMENT 01-25-5530 RENT	09/21/20 \$10,044.99 \$1,500.00	09/28/20	\$11,544.99
	Vendor Total for: DOEDERLEIN, DELORIS		(Fiscal YTD Payments: \$11,544.99)		\$11,544.99
DUNDEE NAPA AUTO PARTS					
	Invoice: 353955	EQUIP MAINT 01-31-5130 EQUIP MAINT	08/10/20 \$24.17	09/28/20	\$24.17
	Invoice: 356808	WIPER BLADES 01-31-5120 WIPER BLADES	09/10/20 \$8.00	09/28/20	\$8.00
	Vendor Total for: DUNDEE NAPA AUTO PARTS		(Fiscal YTD Payments: \$541.76)		\$32.17
FIRESTONE COMPLETE AUTO CARE					
	Invoice: 177103	#70 FLAT TIRE AND OIL CHANGE	09/08/20	09/28/20	\$98.82

# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-31-5120 #70 FLAT TIRE AND	\$98.82		
Vendor Total for: FIRESTONE COMPLETE AUTO CARE		(Fiscal YTD Payments: \$.00)			\$98.82
GARDINER KOCH WEISBERG & WRONA					
	Invoice: 149296	LEGAL SERVICES 01-12-5230 LEGAL SERVICES	09/10/20 \$5,719.50	09/28/20	\$5,719.50
Vendor Total for: GARDINER KOCH WEISBERG & WRONA		(Fiscal YTD Payments: \$2,154.40)			\$5,719.50
GOEBBERTS, INC.					
	Invoice: AR091020	DOWNTOWN ED DECOR 01-31-5110 DOWNTOWN ED DECOR	09/10/20 \$100.00	09/28/20	\$100.00
Vendor Total for: GOEBBERTS, INC.		(Fiscal YTD Payments: \$.00)			\$100.00
GRAINGER, INC.					
	Invoice: 9597223008 CR	COMED BILD UTILITY INCENTIVE 01-31-5110 COMED BILD UT INC	08/03/20 -\$5.00	09/28/20	-\$5.00
	Invoice: 9648303445	VERTICAL FLOAT 60-33-5130.1 VERTICAL FLOAT	09/10/20 \$117.89	09/28/20	\$117.89
Vendor Total for: GRAINGER, INC.		(Fiscal YTD Payments: \$880.27)			\$112.89
GREEN SOILS MANAGEMENT LLC					
	Invoice: 218944	YARD WASTE 01-31-5570 YARD WASTE	08/15/20 \$280.00	09/28/20	\$280.00
	Invoice: 219298	YARD WASTE 01-31-5570 YARD WASTE	08/31/20 \$40.00	09/28/20	\$40.00
Vendor Total for: GREEN SOILS MANAGEMENT LLC		(Fiscal YTD Payments: \$80.00)			\$320.00
HAWKINS, INC.					
	Invoice: 4792150	WWTP CHEMICALS 60-33-5650.1 WWTP CHEMICALS	09/04/20 \$2,009.33	09/28/20	\$2,009.33
Vendor Total for: HAWKINS, INC.		(Fiscal YTD Payments: \$17,055.55)			\$2,009.33
JANET Q. ALDRED					
	Invoice: 2090339	VOED LOGO FACE MASKS 01-12-6010.1 COVID - 19 VOED L	09/10/20 \$359.28	09/28/20	\$359.28

# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
(JANET Q. ALDRED Cont'd)					
	Invoice: 2090340	COVID - 19 VOED LOGO FACE MASKS 01-12-6010.1 COVID - 19 VOED L	09/10/20 \$529.04	09/28/20	\$529.04
Vendor Total for: JANET Q. ALDRED		(Fiscal YTD Payments: \$.00)			\$888.32
KLEIN, THORPE AND JENKINS, LTD					
	Invoice: 091720	PROFESSIONAL LEGAL SERVICES 01-12-5230 PROFESSIONAL GEN 01-21-5230 POLICE 01-31-5230 PW - STREETS 38-01-5230 TIF #2 - DUNDEE C 85-01-2394 ALT/CAT	09/17/20 \$5,875.00 \$1,102.19 \$110.00 \$132.00 \$817.60	09/28/20	\$8,036.79
Vendor Total for: KLEIN, THORPE AND JENKINS, LTD		(Fiscal YTD Payments: \$67,798.16)			\$8,036.79
LAI LTD.					
	Invoice: 20-17693	VALVE 60-33-5130.1 VALVE	09/14/20 \$403.00	09/28/20	\$403.00
Vendor Total for: LAI LTD.		(Fiscal YTD Payments: \$21,825.00)			\$403.00
MIDWEST MATERIAL MANAGEMENT					
	Invoice: mm 77964	DISP OF MATERIALS 01-31-5570 DISP OF MATERIALS	09/05/20 \$128.15	09/28/20	\$128.15
Vendor Total for: MIDWEST MATERIAL MANAGEMENT		(Fiscal YTD Payments: \$2,696.80)			\$128.15
MIDWEST SALT					
	Invoice: P452951	SOFTNER SALT 60-33-5650 SOFTNER SALT	09/08/20 \$2,628.90	09/28/20	\$2,628.90
Vendor Total for: MIDWEST SALT		(Fiscal YTD Payments: \$16,629.00)			\$2,628.90
PADDOCK PUBLICATIONS, INC					
	Invoice: 155972	PUBLIC HEARING NOTICES 85-01-2394 PUBLIC HEARING NO 85-01-2394 PUBLIC HEARING NO	09/05/20 \$1,400.00 \$1,400.00	09/28/20	\$2,800.00
Vendor Total for: PADDOCK PUBLICATIONS, INC		(Fiscal YTD Payments: \$1,463.95)			\$2,800.00

# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
PAL LAND, LLC					
	Invoice: 091120	TIF DEV REIM 36-01-5876 CHRISTINA DRIV TI 38-01-5876 DUNDEE CROSS TIF	09/11/20 \$136,514.01 \$336,668.98	09/28/20	\$473,182.99
Vendor Total for: PAL LAND, LLC		(Fiscal YTD Payments: \$477,873.56)			\$473,182.99
POMP'S TIRE SERVICE INC					
	Invoice: 640084252	TIRE REPAIR TRUCK #32 01-31-5120 TIRE REPAIR TRUCK	09/15/20 \$230.13	09/28/20	\$230.13
Vendor Total for: POMP'S TIRE SERVICE INC		(Fiscal YTD Payments: \$.00)			\$230.13
PRAIRIE MATERIAL					
	Invoice: 889691281	102 N RIVER STORM SEWER REPAIR 01-31-5140 102 N RIVER STORM	08/31/20 \$422.95	09/28/20	\$422.95
	Invoice: 889696999	SIDEWALK REPAIR 15-01-5950 SIDEWALK	09/03/20 \$639.67	09/28/20	\$639.67
Vendor Total for: PRAIRIE MATERIAL		(Fiscal YTD Payments: \$.00)			\$1,062.62
QUADIENT FINANCE USA, INC					
	Invoice: 0709 090920	POSTAGE 01-12-5680 POSTAGE 01-21-5680 POSTAGE 01-25-5680 POSTAGE 60-33-5680 POSTAGE 01-31-5680 POSTAGE 01-14-5680 POSTAGE	09/05/20 \$29.05 \$22.80 \$13.75 \$56.45 \$1.00 \$95.95	09/28/20	\$219.00
Vendor Total for: QUADIENT FINANCE USA, INC		(Fiscal YTD Payments: \$1,010.88)			\$219.00
RALPH HELM, INC					
	Invoice: 332174	SERV TO PUMP UTILITY 01-31-5130 SERV TO PUMP UTIL	09/14/20 \$77.08	09/28/20	\$77.08
Vendor Total for: RALPH HELM, INC		(Fiscal YTD Payments: \$1,081.50)			\$77.08
STAPLES ADVANTAGE					
	Invoice: 8059590011	OFFICE SUPPLIES 01-12-5610 OFFICE SUPPLIES	09/05/20 \$30.15	09/25/20	\$36.11

# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-14-5610 OFFICE SUPPLIES	\$5.96		
Vendor Total for: STAPLES ADVANTAGE		(Fiscal YTD Payments: \$410.17)			\$36.11
SYNAGRO TECHNOLOGIES					
	Invoice: 16737	DISP BIO SOILS 60-33-5287 DISP BIO SOILS	08/31/20 \$3,007.00	09/28/20	\$3,007.00
Vendor Total for: SYNAGRO TECHNOLOGIES		(Fiscal YTD Payments: \$7,818.20)			\$3,007.00
TRAFFIC CONTROL & PROTECT					
	Invoice: 105155	TRAFFIC 15-01-5950 TRAFFIC	09/17/20 \$41.05	09/28/20	\$41.05
Vendor Total for: TRAFFIC CONTROL & PROTECT		(Fiscal YTD Payments: \$1,201.80)			\$41.05
US BANK EQUIPMENT FINANCE					
	Invoice: 423282417	LEASE COPIERS 01-37-5630 LEASE COPIERS 01-21-5130 LEASE COPIERS	09/04/20 \$79.93 \$186.49	09/28/20	\$266.42
Vendor Total for: US BANK EQUIPMENT FINANCE		(Fiscal YTD Payments: \$877.97)			\$266.42
US BANK/VOYAGER FLEET SYSTEMS, INC.					
	Invoice: 08082020	AUGUST 2020 GAS 01-21-5620 AUGUST 20 GAS	08/08/20 \$2,263.85	09/28/20	\$2,263.85
	Invoice: 09082020	SEPTEMBER 2020 GAS 01-21-5620 SEPT 20 GAS	09/08/20 \$1,980.48	09/28/20	\$1,980.48
Vendor Total for: US BANK/VOYAGER FLEET SYSTEMS, INC.		(Fiscal YTD Payments: \$13,644.30)			\$4,244.33
USA BLUEBOOK					
	Invoice: 347423	CATCH BASIN SPOON 60-33-5130.1 CATCH BASIN SPOON	09/02/20 \$121.39	09/28/20	\$121.39
	Invoice: 354009	SLUDGE JUDGE FOR CLARIFIER 60-33-5130.1 SLUDGE JUDGE FOR	09/09/20 \$318.23	09/28/20	\$318.23
Vendor Total for: USA BLUEBOOK		(Fiscal YTD Payments: \$3,173.22)			\$439.62
VERIZON WIRELESS					
	Invoice: 9862494077	MONTHLY SERVICE	08/11/20	09/28/20	\$912.48

# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-12-5320 MONTHLY SERVICE	\$155.65		
		01-14-5320 MONTHLY SERVICE	\$56.59		
		01-21-5320 MONTHLY SERVICE	\$155.63		
		01-25-5320 MONTHLY SERVICE	\$56.59		
		01-31-5320 MONTHLY SERVICE	\$250.05		
		60-33-5320 MONTHLY SERVICE	\$106.98		
		60-33-5320 MONTHLY SERVICE	\$130.99		
Vendor Total for: VERIZON WIRELESS		(Fiscal YTD Payments: \$4,658.56)			\$912.48
WATER SERVICES					
	Invoice: 31299	WATER METER 307 ELGIN AVE	09/01/20	09/28/20	\$25.00
		60-33-5934 WATER METER 307 E	\$25.00		
Vendor Total for: WATER SERVICES		(Fiscal YTD Payments: \$.00)			\$25.00

# VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-28-20 FY2020-2021

List #252

Amount

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GENERAL FUND	\$38,901.81
STREET & BRIDGE FUND	\$680.72
CHRISTINA DRIVE TIF FUND	\$136,514.01
DUNDEE CROSSINGS TIF FUND	\$336,800.98
WATER OPERATING FUND	\$9,811.05
ESCROW/DEPOSIT FUND	\$3,617.60
Grand Total:	\$526,326.17
Total Vendors:	37
 TOTAL FOR REGULAR CHECKS:	 33811.95
TOTAL FOR DIRECT PAY VENDORS:	492514.22