

Village of East Dundee
PRESIDENT AND BOARD OF TRUSTEES
Regular Village Board Meeting
Monday, September 14, 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/81263276216>

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: **812 6327 6216**

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 "Raise Hand".

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
AGENDA

Call to Order

Roll Call

Pledge of Allegiance

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

Public Hearing

- A. Proposed Amendment to the Boundaries of the Dundee Crossing Business Development District and the Approval of an Amendment to the Business District Plan Related Thereto
 - i. Call Public Hearing to Order
 - ii. Opening Statement by Village Attorney and Overview of Proposed Amendments to Boundaries and the Business District Plan Related Thereto
 - iii. Public Comment and Village Board Discussion
 - iv. Closure and Final Adjournment of Public Hearing
- B. Motion to Approve an Ordinance Approving an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and Approving an Amended Business District Plan in Relation Thereto, Reconfirming the Blighted Area Finding Therein, Imposing a Retailers' Occupation Tax and Service Occupation Tax Therein and Amending Previously Approved Ordinances Related Thereto

Public Hearing

- A. Proposed South IL Route 72 Tax Increment Financing District
 - i. Call Public Hearing to Order
 - ii. Opening Statement and Overview of the Proposed South IL Route 72 Tax Increment Financing District and the Related Eligibility Study and the Redevelopment Plan and Project
 - iii. Joint Review Board Recommendation, Public Comment and Village Board Discussion
 - iv. Closure and Final Adjournment of Public Hearing
- B. Motion to Approve an Ordinance Approving Certain Technical Changes to the Eligibility Study and Report and the Proposed Redevelopment Project and Plan Document for the Village of East Dundee South IL Route 72 Tax Increment Financing District Pursuant to 65 ILCS 5/11-74.4-5(a)

Consent Agenda

Old Business

New Business

- A. Motion to Approve a Resolution Approving an Intergovernmental Agreement Regarding Fire Protection District Impact Fees
- B. Motion to Approve an Ordinance Amending Chapter 159 of the Village Code Regarding Development Impact Fees
- C. Motion to Approve the Regular Village Board Meeting Minutes Dated August 17, 2020
- D. Discussion and Consensus Regarding the Depot Paint, Roofing, and Repairs
- E. Proclamation for Constitution Week September 17-23
- F. Proclamation Establishing "It's Our Fox River Day – A Watershed Wide Celebration"

Financial Reports

[A. Warrants List \\$495,898.07](#)

[B. Warrants List #2 \\$209,698.80](#)

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



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

To: Village President and Board of Trustees
CC: Greg Smith, Village Attorney
From: Jennifer Johnsen, Village Administrator
Subject: Dundee Crossing and Downtown BDD Amendment for CAT
Date: September 14, 2020

Background

As you are aware, 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.

Altorfer CAT Development Project



Development Processes

In order to move forward with the proposed development, the following has been 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**

Downtown and Dundee Crossings BDD Expansion

The Village created the Dundee Crossing Business Development District on September 29, 2008. The BDD has since been amended to increase the BDD sales tax to .75% and expand the boundaries of the district to include downtown properties.

The approved development agreement for the benefit of the Altorfer CAT Development Project includes further expanding the Downtown and Dundee Crossing BDD to include the following properties and the adjacent right-of-way.

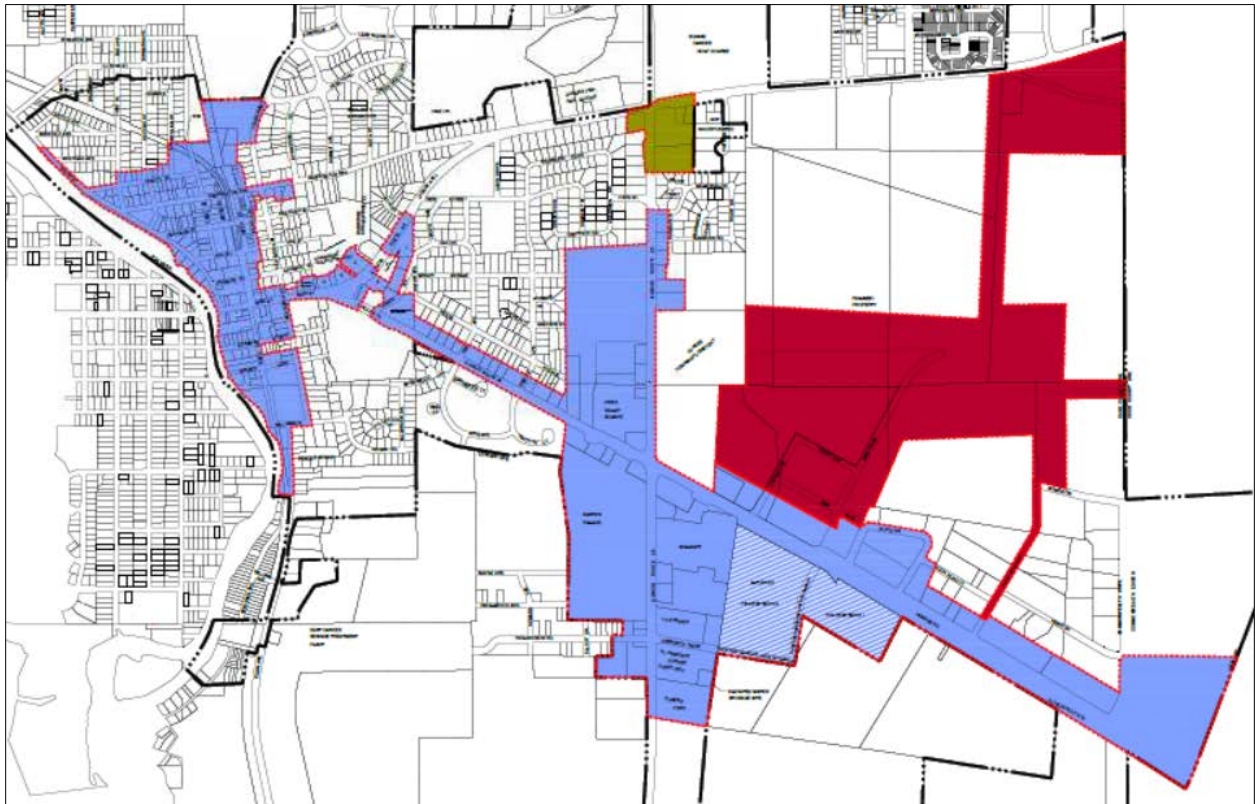
- Altorfer Cat Development Project (1030 E. Main) – 23 acres
- Vacant Plote Property (1040 E. Main) – 12 acres

As a reminder, properties within the BDD are required to collect an additional .75% sales tax from their customers on eligible sales. The purpose of the additional sales tax is to incentivize economic development projects. Per the approved development agreement, 100% of the BDD sales tax collected from the Altorfer CAT property is to be rebated back to Altorfer for site acquisition costs as a result of extraordinary off-site and on-site preparation costs required to develop the property.

Existing Land and Proposed BDD Expansion



Proposed BDD Map
Downtown and Dundee Crossing BDD is Shown in Blue
Expansion Area is Shown with Blue Hash Lines



BDD Amended Plan

At the September 14, 2020 Village Board meeting, the Village Board will be asked to conduct a public hearing and approve an ordinance expanding the BDD and approving an Amended Business District Plan.

Attached, please find the Amended Business District Plan prepared by Vanderwalle and Associates. In order to implement a sales/service tax to fund BDD improvements, the Village is required to make a formal finding showing that the area is 1) blighted and 2) that the area is not expected to see investment and redevelopment without the creation of the BDD. Vanderwalle and Associates has determined that the proposed expansion area meets these requirements for the following reasons. Scott Harrington from Vanderwalle and Associates will be present at the Village Board meeting to answer any further questions you may have regarding the expansion of the BDD.

Defective or Inadequate Street Layout

The proposed Amendment Area is comprised of vacant land/farm fields and currently lacks any internal road circulation or adequate access to existing roadways. The Village's Comprehensive Plans indicates a goal to extend Christina Drive south of Route 72, and to extend Piedmont Drive to the east to connect to the Christina Drive extension. Both extensions would need to be located within the Amendment Area, and neither currently has right-of-way dedicated for them. These internal roadways will be necessary to facilitate the types of business development envisioned for the area on the Comprehensive Plan's

Future Land Use Map, and the lack of the roadways undoubtedly is a contributing factor to the lack of growth and development in the area.

Improper Subdivision or Obsolete Platting

The current configuration of the parcels within the proposed Amendment Area is not conducive to the types of business development the Village plans for the area. The parcels are proposed for annexation into the Village and consist of portions of two larger parcels that are being reconfigured simply to facilitate the annexation. Per the terms of an Annexation Agreement between the property owners and the Village, a subdivision plat of the area is necessary to create formal/buildable lots of the types envisioned in the Annexation Agreement and the Village Comprehensive Plan and to provide the rights-of-way needed for the road extensions noted above.

Area Not Subject to Growth and Development Under Normal Market Conditions

The Amendment Area has remained undeveloped despite the Village's efforts to encourage growth in the eastern part of the community. The Village's Comprehensive Plan, which was amended in 2010 to encourage growth in the Amendment Area and surrounding properties, identifies commercial and industrial uses for the Amendment Area. However, as described in the Annexation Agreement for the property, without additional incentives, infrastructure investments, and other improvements, new investment in the proposed Amendment Area is unlikely to occur.

Actions Requested:

1. Public Hearing Proposed Amendment to the Boundaries of the Dundee Crossing Business Development District and the Approval of an Amendment to the Business District Plan Related Thereto
2. Discussion and consideration of an Ordinance Approving an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and Approving an Amended Business District Plan in Relation Thereto, Reconfirming the Blighted Area Finding Therein, Imposing a Retailers' Occupation Tax and Service Occupation Tax Therein and Amending Previously Approved Ordinances Related Thereto

Attachments:

Ordinance Approving an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and Approving an Amended Business District Plan in Relation Thereto, Reconfirming the Blighted Area Finding Therein, Imposing a Retailers' Occupation Tax and Service Occupation Tax Therein and Amending Previously Approved Ordinances Related Thereto (includes Amended Business District Plan)

ORDINANCE NUMBER 20 - __

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS APPROVING AN AMENDMENT TO THE BOUNDARIES OF THE VILLAGE OF EAST DUNDEE DOWNTOWN AND DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT AND APPROVING AN AMENDED BUSINESS DISTRICT PLAN IN RELATION THERETO, RECONFIRMING THE BLIGHTED AREA FINDING THEREIN, IMPOSING A RETAILERS' OCCUPATION TAX AND SERVICE OCCUPATION TAX THEREIN AND AMENDING PREVIOUSLY APPROVED ORDINANCES RELATED THERETO

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 any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* ("Law") allows a municipality to determine that it is "essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;" and

WHEREAS, following notice and a public hearing, on September 29, 2008, the Village President and Board of Trustees adopted Ordinance 08-57, entitled "An Ordinance Designating Village of East Dundee Illinois Route 72 and Illinois Route 25 Business District and Impose a Retailers' Occupation Tax and Service Occupation Tax Therein," which created a business district, which was expanded following a notice and a public hearing on March 7, 2011, in Ordinance 11-12, which was expanded following notice and a public hearing, and renamed as the "Downtown and Dundee Crossing Business Development District," on March 18, 2013, in Ordinance 13-05, and which had an increase in the Business District Retailers' Occupation Tax and Business District Service Occupation Tax imposed therein on March 30, 2015, Ordinance 15-16 (which collectively, and as otherwise amended from time to time, is the "Business District"), and each of which Ordinances approved, or amended, a business district plan for the Business District pursuant to the Law (which, as amended from time to time, is the "Business District Plan") and which Ordinances imposed, or amended, a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property at retail within the Business District at the current rate of three-quarters percent (0.75%) of the gross receipts of sales made in the course of said business, pursuant to and in accordance with 65 ILCS 5/11-74.3-6, and imposing a

Business District Service Occupation Tax upon all persons engaged in the business of making sales of service within the Business District who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or real estate, as an incident to a sale of service, at the current rate of three-quarters percent (0.75%) of the selling price of tangible personal property so transferred, pursuant to and in accordance with 65 ILCS 5/11-74.3-6; and

WHEREAS, based upon a request of, and information supplied by, the owners of certain of the property legally described and depicted in **EXHIBITS A-1** and **A-2**, respectively, attached hereto and made a part hereof ("Additional Property"), the Village President and Board of Trustees have determined that the Additional Property should be added to the boundaries of the Business District and that the Business District Plan should be amended to take into account the addition of the Additional Property to the boundaries of the Business District; and

WHEREAS, on July 6, 2020, the Village President and Board of Trustees approved Ordinance 20-27, entitled "An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Proposing an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and the Approval of an Amended Business District Plan in Relation Thereto and the Scheduling of a Public Hearing in Connection Therewith," setting forth the procedures for a public hearing ("Hearing") on whether the boundaries of the Business District should be amended by adding the Additional Property to the Business District, so that the Business District boundaries would be as legally described and depicted as set forth in **EXHIBITS B-1** and **B-2**, respectively, attached hereto and made a part hereof, and whether an amendment to the Business District Plan, attached hereto as **EXHIBIT C** and made a part hereof ("Plan Amendment"), should be approved; and

WHEREAS, on August 26 and September 2, 2020, public notice of the Hearing was published in the *Daily Herald*, a newspaper of general circulation within the Village, as required by 65 ILCS 5/11-74.3-2(b), and a copy of the publisher's certificate relative to the public notice of the Hearing is attached hereto as **EXHIBIT D** and made part hereof; and

WHEREAS, on September 14, 2020, the Hearing was held; there were no alternate proposals or bids for any proposed conveyance, lease, mortgage or other disposition by the Village of land or rights in land owned by the Village and located within the boundaries of the Business District as proposed to be amended; Village staff and Village consultants presented the proposed amendment to the boundaries of the Business District, and presented the Plan Amendment in relation thereto; all interested persons were given an opportunity to be heard in relation to the proposed amendment to the boundaries of the Business District and the approval of the Plan Amendment in relation thereto; all persons desiring to submit written objections were given an opportunity to do so and to be heard on said objections; and the Village President and Board of Trustees heard and determined all protests and objections; all as required by

65 ILCS 5/11-74.3-2(c); and

WHEREAS, on September 14, 2020, the Hearing was finally adjourned; and

WHEREAS, the Village President and Board of Trustees find that the Business District, as amended to add the Additional Property thereto ("Amended Business District"), on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan, as amended by the Plan Amendment (together the "Amended Business District Plan"); and

WHEREAS, the Village President and Board of Trustees find and determine that the Amended Business District Plan conforms to the comprehensive plan of the Village; and

WHEREAS, the Village President and Board of Trustees find and determine that the Amended Business District remains a "blighted area" as defined in the Law, as set forth in the Amended Business District Plan; and

WHEREAS, it is in the best interests of the Village that the boundaries of the Business District be amended to add the Additional Property thereto, and that the Business District Plan be amended as set forth in the Plan Amendment, pursuant to the Law;

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 and Determinations. That the Village President and Board of Trustees find and determine as follows:

- A. That the Amended Business District has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Amended Business District Plan;
- B. That the Amended Business District Plan conforms to the comprehensive plan of the Village; and
- C. That the Amended Business District remains a "blighted area" as defined in the Law.

SECTION 3: Amended Boundaries. That the boundaries of the Business District are hereby amended to add the Additional Property thereto, with said Amended Business District being legally described and depicted as set forth in **EXHIBITS B-1 and B-2**, respectively, attached hereto and made a part hereof.

SECTION 4: Blighted Area Finding. That the Amended Business District remains a “blighted area” as defined in the Law.

SECTION 5: Plan Amendment Approval. That the Plan Amendment, attached hereto as **EXHIBIT C** and made part hereof, is hereby approved, and the Business District Plan is hereby amended in accordance therewith.

SECTION 6: Authority Under the Law. That, in promoting development and redevelopment within the Amended Business District, the Village President and Board of Trustees may exercise those powers as set forth in the Law.

SECTION 7: Business District Sales Taxes. That the three-quarters percent (0.75%) Business District Retailers’ Occupation Tax and the three-quarters percent (0.75%) Business District Service Occupation Tax (together the “Business District Sales Taxes”), as imposed within the Business District pursuant to Village-adopted Ordinances, shall remain in full force and effect within the boundaries of the Amended Business District. The Business District Sales Taxes shall be collected and enforced by the Illinois Department of Revenue in the same manner as all retailers’ occupation taxes and service occupation taxes imposed in the Village. The proceeds of the Business District Sales Taxes shall be deposited into a special fund of the Village which was previously created and designated as the “Illinois Route 72 and Illinois Route 25 Business District Tax Allocation Fund” and which is now known as the “Dundee Crossing Business District Tax Allocation Fund.”

SECTION 8: Amendments to Designating Ordinance. That Ordinance 13-05, adopted March 18, 2013, entitled “An Ordinance Approving a Second Amendment to the Illinois Route 72 and Illinois Route 25 Business Development District Development Plan, as Amended, Designating Expanded Boundaries as a Part of the Illinois Route 72 and Illinois Route 25 Business District, as Amended, and Imposing a Retailers’ Occupation Tax and Service Occupation Tax Therein” (“Designating Ordinance”), is amended as follows:

- A. The legal description in **EXHIBIT B** to the Designating Ordinance, is amended to read as set forth in **EXHIBIT B-1** attached hereto, and is supplemented by the addition of the street addresses, property identification numbers and street location therein; and
- B. The map, as set forth in **EXHIBIT C** to the Designating Ordinance, is amended to read as set forth in **EXHIBIT B-2** attached hereto; and

- C. The Business District Plan in **EXHIBIT D** to the Designating Ordinance is supplemented as set forth in **EXHIBIT C** attached hereto.

SECTION 9: Filing. The Village Administrator, or her designee, is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue, on or before October 1, 2020, along with such other additional information, as required by the Illinois Department of Revenue, to allow the Illinois Department of Revenue to add the Additional Property from the list of properties that are subject to the Business District Sales Taxes.

SECTION 10: 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 11: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed, and all parts of the Designating Ordinance, Ordinance 15-16, Ordinance 11-12 and Ordinance 08-57 not in conflict with this Ordinance shall remain in effect.

SECTION 12: 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 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 14, 2020.

EXHIBIT A-1

ADDITIONAL PROPERTY LEGAL DESCRIPTION

(attached)

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

ADDITIONAL PROPERTY MAP

(attached)

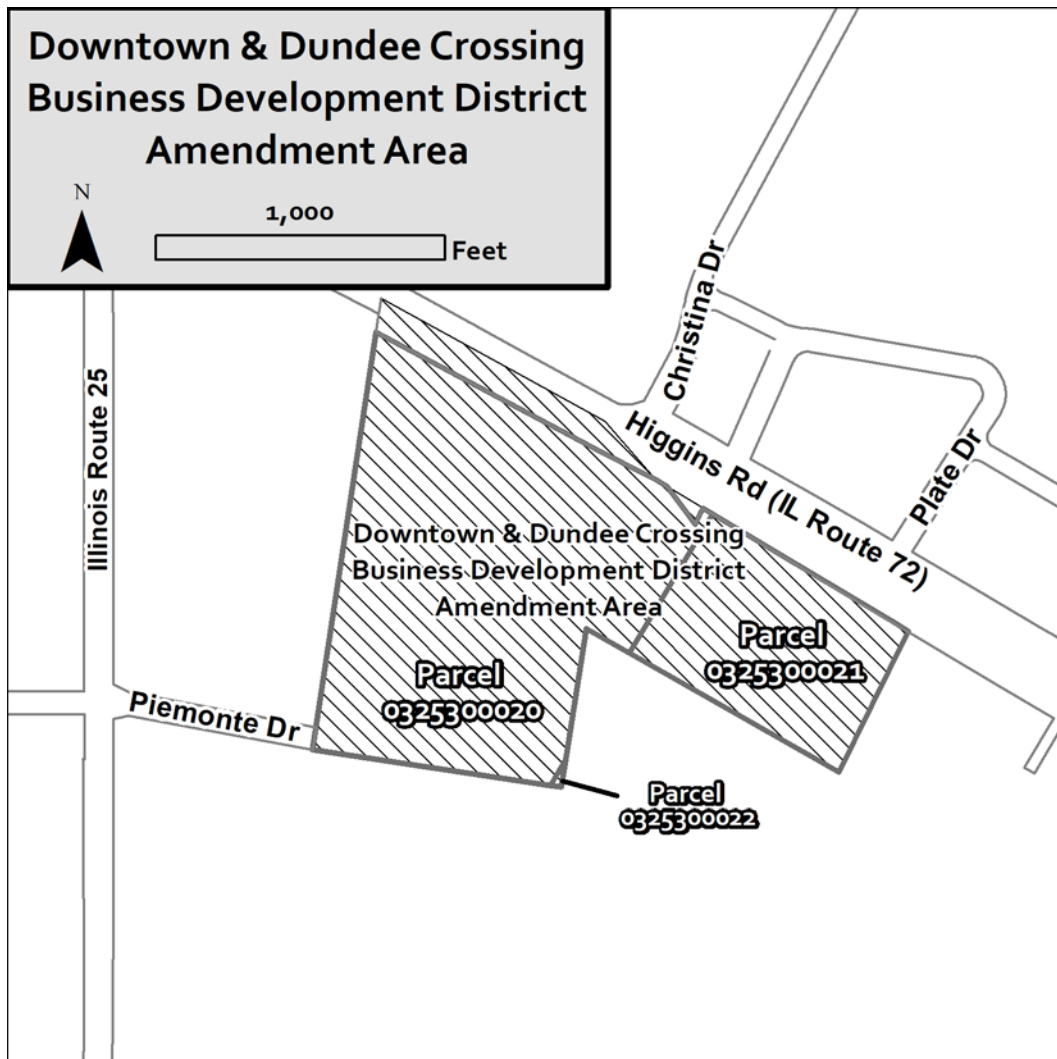


EXHIBIT B-1

LEGAL DESCRIPTION, PERMANENT TAX INDEX NUMBERS (P.I.N.S), COMMON ADDRESSES AND STREET LOCATION FOR THE BUSINESS DISTRICT, AS AMENDED BY THE ADDITION OF THE ADDITIONAL PROPERTY TO THE BUSINESS DISTRICT (THE AMENDED BUSINESS DISTRICT)

Legal Description:

THAT PART OF THE SOUTH HALF OF SECTION 23, SOUTHWEST QUARTER OF SECTION 24, SECTION 25, AND THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY CORNER OF OUTLOT NO. 2 IN SCHOCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 733097, IN PLAT BOOK NO. 31 ON PAGE 40; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT NO. 2, FOR A DISTANCE OF 241.5 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 222.0 FEET, FOR AN ARC DISTANCE OF 127.04 FEET, TO A POINT, ALSO BEING A POINT WHICH IS 28.16 FEET SOUTHWESTERLY FROM THE NORTHERLY POINT OF CURVATURE ON SAID NORTHWESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.0 FEET; THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT NO. 2 THAT IS 277.76 FEET SOUTHERLY OF, MEASURED ALONG SAID EAST LINE, THE NORTHERLY CORNER OF SAID OUTLOT NO. 2; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 7 IN BLOCK 3 OF FOX RIVER BLUFFS UNIT NO. 1, BEING A SUBDIVISION OF PARTS OF SECTION 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 288688, IN PLAT BOOK NO. 26 ON PAGE 11; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY ALONG NORTHERLY LINES OF LOTS 7 THROUGH 10 IN SAID BLOCK 3, TO THE NORTHWESTERLY CORNER OF LOT 11 IN SAID BLOCK 3; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 11, FOR A DISTANCE OF 20 FEET; THENCE SOUTHEASTERLY PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE NORTHERLY LINE OF SAID LOT 11 TO A POINT ON THE EASTERLY LINE OF SAID LOT 11; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 11, 20 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY TO THE

NORTHWESTERLY CORNER OF LOT 8 IN BLOCK 2 OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE ALONG THE NORTHERLY LINES OF LOTS 8 THROUGH 14 IN SAID BLOCK 2 TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 5 IN BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINES OF LOTS 5 THROUGH 8 IN SAID BLOCK 1; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE THROUGH THE VACATED RIGHT OF WAY OF ROBERT AVENUE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID BLOCK 11; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION, TO THE SOUTHEASTERLY CORNER OF BLOCK 6 IN SAID FOX RIVER BLUFFS UNIT NO. 1, ALSO BEING THE SOUTHEASTERLY CORNER OF NORTH GATE MANOR UNIT NO. 1, BEING A RE-SUBDIVISION OF PART OF BLOCKS 5, 6, 7, 8, AND 9 IN SAID FOX RIVER BLUFFS UNIT NO. 1, RECORDED AS DOCUMENT NO. 934519, IN PLAT BOOK NO. 43 ON PAGE 9; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTH GATE MANOR UNIT NO. 1 TO THE NORTHEASTERLY CORNER OF SAID NORTH GATE MANOR UNIT NO. 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE THIRD ADDITION TO BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF LOTS 19 AND 20 OF BONNIE DUNDEE TERRACE AND ALSO PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 789404, IN PLAT BOOK NO. 32 ON PAGE 34; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID THIRD ADDITION TO BONNIE DUNDEE TERRACE, ALSO BEING THE SOUTHWESTERLY CORNER OF BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 716650, IN PLAT BOOK NO. 30 ON PAGE 43; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BONNIE DUNDEE TERRACE TO THE SOUTHEASTERLY CORNER OF SAID BONNIE DUNDEE TERRACE; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25 TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BALMORAL DRIVE, ALSO BEING THE SOUTHERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 876034; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, A DISTANCE OF 150.0 FEET TO THE SOUTHEASTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DUNBAR LANE, ALSO BEING THE WESTERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, BEING A SUBDIVISION OF

PART OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 1414348; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, A DISTANCE OF 301.81 FEET TO THE SOUTHWESTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, ALSO BEING THE NORTHWESTERLY CORNER OF DUNBAR TOWNHOME CONDOMINIUMS, ACCORDING TO THE PLAT OF SURVEY OF DUNBAR TOWNHOME CONDOMINIUMS, RECORDED AS DOCUMENT NO. 1836260; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 249.93 FEET TO A CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 30.0' TO THE NORTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 170.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS, A DISTANCE OF 212.5 FEET TO THE SOUTHEASTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, ALSO BEING A POINT ON THE WESTERLY LINE OF PROPERTY CONVEYED TO EAST DUNDEE CEMETERY BOARD BY DEED DATED FEBRUARY 27, 1956 AND RECORDED MARCH 6, 1956, IN BOOK 1783, PAGE 587 AS DOCUMENT NO. 802497, AS RECORDED IN DOCUMENT NO. 97K030734; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE 340.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID CEMETERY PROPERTY; THENCE WESTERLY 377.98 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24, BEING 820.25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 820.25 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 892.98 FEET (13.53 CHAINS) TO A POINT ON THE CENTERLINE OF ILLINOIS STATE ROUTE 72; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF ILLINOIS STATE ROUTE 72 A DISTANCE OF 761.64 FEET (11.54 CHAINS) , TO A POINT OF THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 24 AND SAID SECTION 25, RECORDED AS DOCUMENT NO. 2007K124883; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWESTERLY CORNER OF SAID LOT 5 IN TERRA BUSINESS PARK; THENCE CONTINUING NORTH ALONG SAID WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK, TO A POINT OF INTERSECTION WITH THE PROPOSED ZONING LINE PARALLEL TO AND 300 FEET NORTHERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 5 IN TERRA BUSINESS PARK, AS DEPICTED ON SHEET 3 OF SAID DOCUMENT NO. 2007K124883; THENCE SOUTHEASTERLY ALONG SAID PROPOSED ZONING LINE TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF CHRISTINA DRIVE; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE

TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF CHRISTINA DRIVE, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID TERRA BUSINESS PARK; THENCE NORTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND NORTHEASTERLY LINES OF SAID LOT 1, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1987463; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE SAID NORTHEASTERLY LINE OF LOT 1 OF TERRA BUSINESS PARK TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLATE DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN DUNDALE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 11 THRU 17, BOTH INCLUSIVE, AND 19 IN ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 98K048294; THENCE NORTHEASTERLY, EASTERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY, NORTHERLY AND SOUTHEASTERLY LINE OF SAID LOT 1 IN DUNDALE RESUBDIVISION; TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, BEING A RESUBDIVISION OF LOTS 1 AND 18 IN ROCK ROAD INDUSTRIAL PHASE II, BEING A SUBDIVISION OF PART OF THE NORTH QUARTER OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1999K102208; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, TO A POINT OF TANGENCY ON THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHERLY CORNER OF LOT 3 IN BLOCK 2 OF ROCK ROAD INDUSTRIAL UNIT 2-A, BEING A RESUBDIVISION OF BLOCKS 1 AND 2 AND ROCK ROAD COURT IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1944631; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 OF BLOCK 2, A DISTANCE OF 198.49 FEET TO THE WESTERLY CORNER OF SAID LOT 3 OF BLOCK 2, ALSO BEING THE NORTHERLY CORNER OF BLOCK 3 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1680608; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, A DISTANCE 702.61 FEET TO THE EASTERLY CORNER OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ROCK ROAD DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 12 IN ROCK ROAD BUSINESS PARK, BEING A SUBDIVISION AND RESUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 2004K059309; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 12, TO THE

NORTHERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 AND LOT 11 OF SAID ROCK ROAD BUSINESS PARK A DISTANCE OF 944.29 FEET, TO A CORNER; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 6.71 FEET, TO A CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 TO THE EASTERLY CORNER OF SAID LOT 11, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE, ALSO BEING THE EAST LINE OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF HEALY ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1972329; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID GATEWAY SUBDIVISION AND ALSO ALONG THE EASTERLY LINE OF SATURN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN RESUBDIVISION OF PART OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, RECORDED AS DOCUMENT NO. 93K77117, AND ALSO ALONG THE EASTERLY LINE OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, BEING A RESUBDIVISION OF LOT 2 OF SAID GATEWAY SUBDIVISION, RECORDED AS DOCUMENT NO. 93K77115 TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID GATEWAY SUBDIVISION TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 IN SAID GATEWAY SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ACROSS THE ILLINOIS ROUTE 25 RIGHT OF WAY TO THE SOUTHEAST CORNER OF J & D ANDERSON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1999K038155; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON SUBDIVISION, FOR A DISTANCE OF 225.38 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID J & D ANDERSON SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF J & D ANDERSON FIRST RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 1999K033599; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 356.03 FEET TO THE SOUTHWESTERLY

CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 227.42 FEET TO A CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 135.72 FEET TO A CORNER OF SAID J & D ANDERSON SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 161.12 FEET TO THE NORTHWEST CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 33 IN FOX RIVER BLUFFS UNIT NO. 7, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326522, IN PLAT BOOK NO. 26 ON PAGE 25; THENCE NORTHERLY ACROSS THE RICHARDSON ROAD RIGHT OF WAY, ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 33, FOR A DISTANCE OF 160 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 26; THENCE WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 624.9 FEET TO A CORNER OF SAID FOX RIVER BLUFFS UNIT NO. 7; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 7 AND ALSO THE EASTERLY LINE OF FOX RIVER BLUFFS UNIT NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326520, IN PLAT BOOK NO. 26 ON PAGE 26, FOR A DISTANCE OF 947.4 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2, FOR A DISTANCE OF 735.7 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHEASTERLY ALONG THE EASTERLY LINES OF SAID FOX RIVER BLUFFS UNIT NO. 2 AND THE RESERVE UNIT II, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 95K012550, FOR A DISTANCE OF 373.11 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE MERCHANT PARK, BEING A RESUBDIVISION OF LOT 60 IN THE RESERVE OF UNIT III, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 96K002872; THENCE CONTINUING NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK, FOR A DISTANCE OF 65.73 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 155.95 FEET TO THE NORTHWEST CORNER OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ACROSS THE ILLINOIS ROUTE 72 RIGHT OF WAY TO THE SOUTHERLY CORNER OF LOT 1 IN BLOCK 11

OF SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 11 TO THE WESTERLY CORNER OF SAID BLOCK 11; THENCE CONTINUING NORTHWESTERLY ACROSS VACATED ROBERT LANE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 1; THENCE CONTINUING NORTHWESTERLY ACROSS HOWARD AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 2 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 2; THENCE CONTINUING NORTHWESTERLY ACROSS KING AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 3 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 3 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 3; THENCE WESTERLY TO THE SOUTHEASTERLY CORNER OF OUTLOT NO. 2 IN SAID SCHOCK'S SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT NO. 2, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTY, ILLINOIS. LOTS 1 AND 3 IN SPRINGWATER SUBDIVISION RECORDED DECEMBER 22, 1986 AS DOCUMENT NO. 1813419 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. LOTS 2, 3, AND 4 IN DUNRIDGE SUBDIVISION RECORDED JUNE 1, 1993 AS DOCUMENT NO. 93K38569 BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 6 OF THE PLAT OF EAST DUNDEE; THENCE EASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 6, 33 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 1.5 FEET TO THE NORTHERLY LINE OF STATE ROUTE NO. 68; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, 150 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE 7 OF SAID BLOCK 6, 150 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID ROUTE NO. 68, 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 150 FEET TO THE NORTHERLY LINE OF SAID STATE ROUTE NO. 68; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 60 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 23; THENCE

NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID SCHOCK'S SUBDIVISION, A DISTANCE OF 33 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.35 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 38 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 159.7 FEET, THIS LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES 38 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE, 20 FEET; THENCE SOUTHWESTERLY ALONG AFORESAID LINE "A", 142.7 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 19.54 FEET; THENCE NORTHWESTERLY 25 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 37.22 FEET NORTHWESTERLY OF AFORESAID LINE "A"; THENCE NORTHEASTERLY ALONG A LINE, IF EXTENDED WOULD INTERSECT THE POINT OF BEGINNING, 20 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 173 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 47.94 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 11 DEGREES 46 MINUTES 50 SECONDS TO THE RIGHT WITH PROLONGATION OF THE LAST DESCRIBED COURSE, 63.24 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF OUTLOT 1 IN SCHOCK'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH 60 DEGREES 43 MINUTES WEST, ALONG THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS STATE ROUTE 72, 88.52 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 15 MINUTES 15 SECONDS EAST, 194.95 FEET, TO THE SOUTHERLY LINE OF LANDS OWNED BY THE VILLAGE OF WEST DUNDEE, ALSO KNOWN AS THE SOUTHWESTERLY LINE OF SPRINGWATER SUBDIVISION; THENCE NORTH 50 DEGREES 47 MINUTES 55 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 110.96 FEET, TO THE SOUTHEASTERLY LINE OF STATE ROUTE 63, NOW KNOWN AS STATE ROUTE 68; THENCE SOUTH 58 DEGREES 41 MINUTES 25 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 45.74 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES EAST, 63.2 FEET; THENCE SOUTH 29 DEGREES 52 MINUTES WEST, 160.0 FEET TO THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS ILLINOIS STATE ROUTE 72; THENCE SOUTH 60 DEGREES 43 MINUTES EAST ALONG SAID NORTHERLY LINE, 71.83 FEET, TO THE POINT OF BEGINNING, AND (EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED JANUARY 27, 1976 AND RECORDED MARCH 9, 1976 AS DOCUMENT NUMBER 1356036 AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED OCTOBER 18, 1984 AND RECORDED DECEMBER 27, 1984 AS DOCUMENT NUMBER 1706529, AND SAID EXCEPTIONS ARE SET

FORTH ON THE PLAT OF HIGHWAY RECORDED JULY 31, 1964 AS DOCUMENT NUMBER 1690012) IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT; THENCE NORTH 84 DEGREES 52 MINUTES WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT, 141.75 FEET TO A NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG A WESTERLY LINE OF SAID OUTLOT, 116.20 FEET; THENCE SOUTH 68 DEGREE 08 MINUTES EAST, 136.97 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 157 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO. 1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 157 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG SAID EASTERLY LINE, 135 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE NORTH 22 DEGREES 28 MINUTES EAST ALONG SAID WESTERLY LINE, 135 FEET TO A POINT 116.20 FEET SOUTH 22 DEGREES 28 MINUTES WEST OF THE NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 136.97 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO.1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 292 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG SAID WESTERLY LINE, 64.8 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 74.76 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 160.59 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE LEFT, 46.6 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 88.4 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE

SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID OUTLOT NO. 1; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, A DISTANCE OF 380.33 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST, 158.67 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 35.37 FEET; THENCE SOUTHERLY 134.48 FEET TO A POINT IN THE WESTERLY LINE OF LINDEN AVENUE THAT IS 155.22 FEET (MEASURED ALONG SAID WESTERLY LINE) FROM THE SOUTHEASTERLY CORNER OF SAID OUTLOT NO.1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, 125.39 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 66.22 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE EAST HALF OF SECTION 22, THE WEST HALF OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2 IN DUNRIDGE SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 93K38569; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72 TO THE WESTERLY LINE OF LOT 5 IN BLOCK 7 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 5, 6, AND 15 IN SAID BLOCK 7 TO THE SOUTHWESTERLY CORNER OF SAID LOT 15; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 5 IN BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 11 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY ALONG SAID NORTHERLY LINES OF LOTS 1 THROUGH 5 IN SAID BLOCK 11, TO THE NORTHWESTERLY CORNER OF LOT 5 IN SAID BLOCK 11; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 6 THROUGH 10 IN SAID BLOCK 11 TO THE NORTHEASTERLY CORNER OF LOT 10 IN SAID BLOCK 11; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF

WAY LINE OF VAN BUREN STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT THAT INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE OF WILLIAMS PLACE, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1 OF PEARSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 92K02940; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WILLIAM'S PLACE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ELGIN AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO EDWARD WOLAVER BY DEED DATED MARCH 3. 1879, AND RECORDED MAY 17, 1880 AS DOCUMENT 11495 IN BOOK 188, THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 OF RINGL'S RIVER GARDENS ADDITION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 261876 IN PLAT BOOK 26 PAGE NO. 2; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST BANK OF THE FOX RIVER, THENCE NORTHERLY ALONG THE EAST BANK OF THE FOX RIVER TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF FRED ROEHL'S ADDITION TO EAST DUNDEE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 22, RECORDED AS DOCUMENT NO. 30068 IN PLAT BOOK 7 PAGE NO. 76; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 2 OF SAID FRED ROEHL'S ADDITION TO EAST DUNDEE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 10 IN BLOCK 1 OF SAID FRED ROEHL'S ADDITION TO EAST DUNDEE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 1; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 1 AND 2 IN SAID BLOCK 1 AND EXTENSION THEREOF TO THE WESTERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY TO A POINT THAT IS ON SAID WESTERLY RIGHT OF WAY LINE AND 122.5 FEET SOUTHERLY, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE, OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE; THENCE EASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FIRST STREET THAT IS 121 FEET, AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY OF THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF NORTH STREET AND THE SAID EASTERLY RIGHT OF WAY LINE; THENCE EASTERLY PERPENDICULAR TO THE FIRST STREET RIGHT OF WAY LINE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN BLOCK 1 OF EATON WALKER'S ADDITION TO EAST DUNDEE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 22 AND PART OF THE WEST HALF OF SAID SECTION 23, RECORDED AS PLAT BOOK 6, PAGE NO.

31; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 1 TO A POINT 20 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOTS 1 AND 2 IN SAID BLOCK 1 TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE NORTHEASTERLY TO A POINT THAT IS ON THE WESTERLY LOT LINE OF LOT 1 IN BLOCK 2 OF SAID EATON WALKER'S SUBDIVISION, AND 60 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 60 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOTS 1 AND 2 IN SAID BLOCK 2, TO A POINT ON THE WESTERLY LINE OF LOT 27 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 27 TO THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 27 AND 28 IN SAID BLOCK 2, TO THE NORTHEASTERLY CORNER OF SAID LOT 28, THENCE NORTHERLY ALONG THE EASTERLY LINES OF LOTS 26 THROUGH 23 IN SAID BLOCK 2, TO THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 7 IN BLOCK 3 OF SAID EATON WALKER'S ADDITION TO EAST DUNDEE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE EASTERLY TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THIRD STREET AND THE SOUTHERLY LINE OF LOT 2 IN ALFRED EDWARDS' SUBDIVISION OF LOTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SAID SECTION 23, RECORDED AS PLAT BOOK 6, PAGE NO. 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG EASTERLY LINE OF SAID ALFRED EDWARDS' SUBDIVISION OF LOTS TO THE NORTHEASTERLY CORNER OF LOT 5 IN SAID ALFRED EDWARDS' SUBDIVISION OF LOTS, ALSO BEING A POINT ON THE NORTHERLY LINE OF THE CORPORATE LIMITS OF THE VILLAGE OF EAST DUNDEE AS LOCATED ON JULY 1, 1953; THENCE EASTERLY ALONG SAID CORPORATE LIMITS TO A POINT OF INTERSECTION WITH SAID CORPORATE LIMITS AND THE WESTERLY RIGHT OF WAY LINE OF VAN BUREN STREET; THENCE SOUTHEASTERLY PERPENDICULAR TO THE NORTHWESTERLY LINE OF LOT 15 IN BLOCK 21 OF LAKEWOOD LODGE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 305798 IN PLAT BOOK 26, PAGE NO. 19 TO A POINT ON SAID LOT 15; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 21 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 5 IN BLOCK 20 OF SAID LAKEWOOD LODGE ESTATES; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 5, TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 5, 4, 3 AND 2 IN SAID BLOCK 20, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE

NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 20; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING THE SAME POINT AS THE NORTHWESTERLY CORNER OF LOT 9 IN BLOCK 10 OF EDWARD'S ADDITION TO DUNDEE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS PLAT BOOK 15, PAGE NO. 6; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 10 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE EASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 1 IN BLOCK 15 OF SAID EDWARDS ADDITION TO DUNDEE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 IN BLOCK 21 OF SAID LAKEWOOD LODGE ESTATES; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 21 TO A POINT OF INTERSECTION WITH THE SAID SOUTHERLY LINE AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LANDS CONVEYED TO BENAHAH CADY BY DEED DATED DECEMBER 14, 1858 AND RECORDED MAY 29, 1860 IN BOOK 57 OF PLATS, PAGE NO. 665; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE NORTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BENAHAH CADY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED TO BENAHAH CADY TO THE SOUTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BENAHAH CADY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO BENAHAH CADY TO THE SOUTHEASTERLY CORNER OF LOT 6 IN BLOCK 14 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6 TO A POINT 105 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 6; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 105 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 6, FOR A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 8 IN SAID BLOCK 14 FOR A DISTANCE OF 105 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY TO THE SOUTH EAST CORNER OF LOT 8 IN BLOCK 11 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 11, TO THE NORTHEASTERLY CORNER OF LOT 9 IN SAID BLOCK 11; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9 TO A POINT ON SAID NORTHERLY LINE WHICH IS 60 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE SOUTHERLY PARALLEL WITH AND 60 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11 TO A POINT ON THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 11; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT, WHICH IS 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE SOUTHERLY PARALLEL WITH AND 25 FEET EASTERLY OF SAID BLOCK 11 TO A POINT ON THE NORTHERLY LINE OF LOT 2 IN SAID BLOCK 11; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT WHICH IS 20 FEET

EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE SOUTHERLY PARALLEL WITH AND 20 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11 TO A POINT ON THE SOUTHERN LINE OF LOT 1 IN SAID BLOCK 11; THENCE CONTINUING SOUTHERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO A POINT ON THE NORTHERLY LINE OF LOT 11 IN BLOCK 12 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 TO THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE SOUTHERLY ALONG SAID BLOCK 12 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 12; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 2 IN BLOCK 2 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 8 IN SAID BLOCK 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF LOT 4 IN BLOCK 5 OF SAID ORIGINAL TOWN OF EAST DUNDEE, AND BEING 27 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 4, THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 27 FEET WEST OF THE EASTERLY LINE OF SAID LOT 4, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 4 THROUGH 1 IN SAID BLOCK 5, TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SAID BLOCK 5; THENCE CONTINUING EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 6 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 TO A POINT WHICH IS 60 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE EASTERLY PARALLEL WITH AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID BLOCK 6 TO A POINT ON THE WESTERLY LINE OF LOT 8 IN SAID BLOCK 6; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHEASTERLY CORNER OF SAID LOT 8, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 IN SAID BLOCK 6; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF ONE THIRD OF THE WESTERLY LINE OF SAID LOT 2; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND A DISTANCE OF ONE THIRD OF THE WESTERLY LINE OF SAID LOT 2 EXTENDING EASTERLY TO A POINT ON THE EASTERLY LINE OF LOT 1 IN SAID BLOCK 6, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID DUNRIDGE SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 OF SAID DUNRIDGE SUBDIVISION TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 OF SAID DUNRIDGE SUBDIVISION, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. 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. ALSO, THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PARCELS.

Street Addresses:

The street addresses of the Amended Business District, after adding the Additional Property, are the following addresses in the Village of East Dundee:

1 E 3RD ST	211 BARRINGTON AVE	6 JOHNSON ST
4 E 3RD ST	217 BARRINGTON AVE	7 JOHNSON ST
5 E 3RD ST	311 BARRINGTON AVE	9 JOHNSON ST
9 E 3RD ST	406 BARRINGTON AVE	11 JOHNSON ST
11 E 3RD ST	408 BARRINGTON AVE	13 JOHNSON ST
101 E 3RD ST	150 DUNDEE AVE	305 JOHNSON ST
103 E 3RD ST	160 DUNDEE AVE	311 JOHNSON ST
115 E 3RD ST	164 DUNDEE AVE	151 LINDEN AVE
211 E 3RD ST	200 DUNDEE AVE	156 LINDEN AVE
216 E 3RD ST	212 DUNDEE AVE	161 LINDEN AVE
217 E 3RD ST	214 DUNDEE AVE	165 LINDEN AVE
218 E 3RD ST	220 DUNDEE AVE	4 MAIDEN LN
220 E 3RD ST	401 DUNDEE AVE	6 MAIDEN LN
302 E 3RD ST	450 DUNDEE AVE	7 MAIDEN LN
306 E 3RD ST	501 DUNDEE AVE	1 E MAIN ST
311 4TH ST	503 DUNDEE AVE	2 E MAIN ST
311 4TH ST	505 DUNDEE AVE	5 E MAIN ST
311 4TH ST	521 DUNDEE AVE	6 E MAIN ST
417 4TH ST	529 DUNDEE AVE	7 E MAIN ST
425 4TH ST	535 DUNDEE AVE	10 E MAIN ST
1 BARRINGTON AVE	545 DUNDEE AVE	12 E MAIN ST
5 BARRINGTON AVE	601 DUNDEE AVE	15 E MAIN ST
9 BARRINGTON AVE	610 DUNDEE AVE	16 E MAIN ST
10 BARRINGTON AVE	620 DUNDEE AVE	18 E MAIN ST
17 BARRINGTON AVE	622 DUNDEE AVE	302 E MAIN ST
19 BARRINGTON AVE	750 DUNDEE AVE	305 E MAIN ST
101 BARRINGTON AVE	770 DUNDEE AVE	306 E MAIN ST
104 BARRINGTON AVE	771 DUNDEE AVE	307 E MAIN ST
105 BARRINGTON AVE	777 DUNDEE AVE	308 E MAIN ST
107 BARRINGTON AVE	790 DUNDEE AVE	310 E MAIN ST
108 BARRINGTON AVE	800 DUNDEE AVE	311 E MAIN ST
109 BARRINGTON AVE	6 HILL ST	411 E MAIN ST
111 BARRINGTON AVE	10 HILL ST	417 E MAIN ST
112 BARRINGTON AVE	304 HILL ST	421 E MAIN ST
114 BARRINGTON AVE	7 JACKSON ST	423 E MAIN ST
115 BARRINGTON AVE	9 JACKSON ST	455 E MAIN ST
119 BARRINGTON AVE	11 JACKSON ST	469 E MAIN ST
120 BARRINGTON AVE	2 JOHNSON ST	513 E MAIN ST
202 BARRINGTON AVE	4 JOHNSON ST	517 E MAIN ST
207 BARRINGTON AVE	5 JOHNSON ST	519 E MAIN ST

525 E MAIN ST
539 E MAIN ST
543 E MAIN ST
545 E MAIN ST
547 E MAIN ST
611 E MAIN ST
811 E MAIN ST
850 E MAIN ST
855 E MAIN ST
860 E MAIN ST
870 E MAIN ST
888 E MAIN ST
890 E MAIN ST
900 E MAIN ST
1031 E MAIN ST
1051 E MAIN ST
1061 E MAIN ST
1077 E MAIN ST
1097 E MAIN ST
1141 E MAIN ST
309 MEIER ST
319 MEIER ST
325 MEIER ST
12 NORTH ST
14 NORTH ST
101 NORTH ST
102 NORTH ST
105 NORTH ST
106 NORTH ST
109 NORTH ST
110 NORTH ST
111 NORTH ST
112 NORTH ST
202 NORTH ST
203 NORTH ST
205 NORTH ST
206 NORTH ST
207 NORTH ST
208 NORTH ST
209 NORTH ST
212 NORTH ST
302 NORTH ST

304 NORTH ST
306 NORTH ST
308 NORTH ST
112 PENNY AVE
114 PENNY AVE
116 PENNY AVE
185 PENNY AVE
195 PENNY AVE
210 PENNY AVE
910 PIEMONTE DR
558 PLATE DR
5 RAILROAD ST
7 RAILROAD ST
9 RAILROAD ST
11 RAILROAD ST
13 RAILROAD ST
14 RAILROAD ST
16 RAILROAD ST
17 RAILROAD ST
110 RAILROAD ST
112 RAILROAD ST
888 RICHARDSON DR
891 RICHARDSON DR
895 RICHARDSON DR
10 N RIVER ST
100 N RIVER ST
102 N RIVER ST
104 N RIVER ST
106 N RIVER ST
110 N RIVER ST
202 N RIVER ST
206 N RIVER ST
210 N RIVER ST
212 N RIVER ST
220 N RIVER ST
302 N RIVER ST
304 N RIVER ST
310 N RIVER ST
312 N RIVER ST
314 N RIVER ST
316 N RIVER ST
318 N RIVER ST

319 N RIVER ST
320 N RIVER ST
322 N RIVER ST
324 N RIVER ST
326 N RIVER ST
8 S RIVER ST
10 S RIVER ST
102 S RIVER ST
106 S RIVER ST
108 S RIVER ST
202 S RIVER ST
204 S RIVER ST
301 RIVER HAVEN CT
303 RIVER HAVEN CT
305 RIVER HAVEN CT
307 RIVER HAVEN CT
309 RIVER HAVEN CT
311 RIVER HAVEN CT
313 RIVER HAVEN CT
315 RIVER HAVEN CT
317 RIVER HAVEN CT
321 RIVER HAVEN CT
201 RIVER HAVEN DR
202 RIVER HAVEN DR
203 RIVER HAVEN DR
204 RIVER HAVEN DR
205 RIVER HAVEN DR
206 RIVER HAVEN DR
207 RIVER HAVEN DR
208 RIVER HAVEN DR
209 RIVER HAVEN DR
210 RIVER HAVEN DR
211 RIVER HAVEN DR
212 RIVER HAVEN DR
213 RIVER HAVEN DR
214 RIVER HAVEN DR
215 RIVER HAVEN DR
216 RIVER HAVEN DR
217 RIVER HAVEN DR
218 RIVER HAVEN DR
219 RIVER HAVEN DR
220 RIVER HAVEN DR

221 RIVER HAVEN DR	637 RIVER HAVEN DR	12 S VAN BUREN ST
222 RIVER HAVEN DR	639 RIVER HAVEN DR	218 S VAN BUREN ST
223 RIVER HAVEN DR	641 RIVER HAVEN DR	220 S VAN BUREN ST
224 RIVER HAVEN DR	642 RIVER HAVEN DR	222 S VAN BUREN ST
225 RIVER HAVEN DR	643 RIVER HAVEN DR	60 WATER ST
227 RIVER HAVEN DR	644 RIVER HAVEN DR	68 WATER ST
229 RIVER HAVEN DR	645 RIVER HAVEN DR	107 WATER ST
231 RIVER HAVEN DR	646 RIVER HAVEN DR	110 WATER ST
233 RIVER HAVEN DR	647 RIVER HAVEN DR	111 WATER ST
235 RIVER HAVEN DR	648 RIVER HAVEN DR	113 WATER ST
237 RIVER HAVEN DR	649 RIVER HAVEN DR	115 WATER ST
239 RIVER HAVEN DR	650 RIVER HAVEN DR	202 WATER ST
241 RIVER HAVEN DR	651 RIVER HAVEN DR	206 WATER ST
251 RIVER HAVEN DR	652 RIVER HAVEN DR	207 WATER ST
621 RIVER HAVEN DR	653 RIVER HAVEN DR	214 WATER ST
623 RIVER HAVEN DR	654 RIVER HAVEN DR	306 WATER ST
625 RIVER HAVEN DR	655 RIVER HAVEN DR	504 WATER ST
627 RIVER HAVEN DR	656 RIVER HAVEN DR	506 WATER ST
629 RIVER HAVEN DR	2 N VAN BUREN ST	508 WATER ST
631 RIVER HAVEN DR	316 N VAN BUREN ST	600 WATER ST
633 RIVER HAVEN DR	319 N VAN BUREN ST	702 WATER ST
635 RIVER HAVEN DR	10 S VAN BUREN ST	296 WILLIAMS PL

Permanent Tax Index Numbers (P.I.N.s):

The Permanent Tax Index Numbers (P.I.N.s) of the Business District, as amended by adding the Additional Property, are:

03-22-426-011	03-22-435-003	03-23-307-002	03-23-312-007
03-22-427-009	03-22-435-004	03-23-307-003	03-23-312-009
03-22-428-005	03-22-435-005	03-23-307-004	03-23-313-001
03-22-428-006	03-22-435-006	03-23-307-005	03-23-313-002
03-22-428-011	03-22-435-008	03-23-307-006	03-23-313-003
03-22-428-012	03-22-435-009	03-23-307-007	03-23-313-004
03-22-429-005	03-22-435-011	03-23-307-008	03-23-313-005
03-22-429-006	03-22-435-012	03-23-307-008	03-23-313-006
03-22-429-011	03-22-436-002	03-23-307-009	03-23-313-009
03-22-429-012	03-22-436-003	03-23-307-009	03-23-313-011
03-22-430-001	03-22-436-004	03-23-308-001	03-23-313-012
03-22-430-002	03-22-436-005	03-23-308-002	03-23-314-001
03-22-431-001	03-22-436-006	03-23-308-005	03-23-314-003
03-22-431-002	03-22-436-007	03-23-308-006	03-23-314-004
03-22-431-003	03-22-437-001	03-23-308-007	03-23-314-005
03-22-431-004	03-23-151-002	03-23-308-009	03-23-314-006
03-22-431-005	03-23-151-006	03-23-309-002	03-23-314-007

03-22-432-001	03-23-151-007	03-23-309-003	03-23-315-001
03-22-432-002	03-23-151-009	03-23-309-004	03-23-315-002
03-22-432-003	03-23-301-001	03-23-310-001	03-23-315-003
03-22-432-004	03-23-301-002	03-23-310-002	03-23-315-006
03-22-432-005	03-23-301-004	03-23-310-003	03-23-315-007
03-22-432-006	03-23-301-006	03-23-310-004	03-23-318-001
03-22-432-007	03-23-302-001	03-23-310-007	03-23-318-002
03-22-432-008	03-23-302-002	03-23-310-008	03-23-318-005
03-22-432-009	03-23-302-003	03-23-310-009	03-23-318-007
03-22-433-001	03-23-302-004	03-23-310-010	03-23-318-008
03-22-433-002	03-23-303-001	03-23-310-011	03-23-318-009
03-22-433-003	03-23-303-002	03-23-310-014	03-23-319-001
03-22-433-004	03-23-303-003	03-23-310-015	03-23-319-002
03-22-433-005	03-23-303-004	03-23-311-001	03-23-319-003
03-22-433-006	03-23-303-010	03-23-311-002	03-23-319-004
03-22-433-007	03-23-303-013	03-23-311-003	03-23-319-008
03-22-433-008	03-23-303-014	03-23-311-006	03-23-319-009
03-22-433-009	03-23-303-015	03-23-311-007	03-23-320-001
03-22-433-010	03-23-303-016	03-23-311-008	03-23-320-001
03-22-433-011	03-23-303-017	03-23-311-009	03-23-320-004
03-22-433-012	03-23-304-012	03-23-311-013	03-23-320-005
03-22-434-001	03-23-304-015	03-23-311-014	03-23-329-026
03-22-435-001	03-23-304-016	03-23-312-001	03-23-329-035
03-22-435-002	03-23-307-001	03-23-312-005	03-23-329-045
03-23-329-046	03-23-359-004	03-23-455-012	03-23-479-025
03-23-329-047	03-23-359-005	03-23-455-013	03-23-479-026
03-23-351-001	03-23-359-006	03-23-455-014	03-23-479-027
03-23-351-004	03-23-359-007	03-23-455-019	03-23-479-028
03-23-351-005	03-23-360-008	03-23-455-020	03-23-479-029
03-23-351-008	03-23-360-009	03-23-476-017	03-23-479-030
03-23-351-011	03-23-360-010	03-23-476-018	03-23-479-031
03-23-351-012	03-23-361-001	03-23-476-019	03-23-479-032
03-23-352-001	03-23-361-003	03-23-476-020	03-23-479-034
03-23-352-005	03-23-361-004	03-23-476-021	03-23-479-035
03-23-352-010	03-23-361-006	03-23-476-022	03-23-479-036
03-23-352-011	03-23-361-007	03-23-476-023	03-24-302-001
03-23-352-012	03-23-362-001	03-23-476-024	03-24-302-014
03-23-352-013	03-23-376-003	03-23-476-025	03-24-302-017
03-23-353-009	03-23-376-013	03-23-476-026	03-24-302-018
03-23-353-011	03-23-376-014	03-23-476-027	03-24-302-020
03-23-353-012	03-23-376-018	03-23-476-028	03-24-302-021
03-23-356-002	03-23-376-020	03-23-476-029	03-25-100-012
03-23-356-003	03-23-376-021	03-23-476-030	03-25-126-006

03-23-356-004	03-23-376-023	03-23-477-012	03-25-151-002
03-23-356-006	03-23-376-024	03-23-477-013	03-25-151-005
03-23-356-009	03-23-377-005	03-23-477-014	03-25-151-006
03-23-356-010	03-23-377-006	03-23-477-015	03-25-151-007
03-23-356-011	03-23-381-005	03-23-477-016	03-25-151-008
03-23-356-012	03-23-430-039	03-23-477-017	03-25-151-009
03-23-356-013	03-23-430-040	03-23-479-003	03-25-176-003
03-23-356-014	03-23-430-041	03-23-479-006	03-25-176-004
03-23-356-015	03-23-430-042	03-23-479-007	03-25-180-001
03-23-356-016	03-23-430-043	03-23-479-008	03-25-200-031
03-23-356-017	03-23-430-044	03-23-479-009	03-25-200-053
03-23-356-019	03-23-430-045	03-23-479-012	03-25-200-054
03-23-356-021	03-23-430-046	03-23-479-013	03-25-252-006
03-23-356-022	03-23-430-047	03-23-479-014	03-25-253-009
03-23-357-012	03-23-430-048	03-23-479-015	03-25-253-010
03-23-357-017	03-23-430-049	03-23-479-016	03-25-301-002
03-23-357-018	03-23-430-050	03-23-479-017	03-25-301-003
03-23-357-019	03-23-430-051	03-23-479-018	03-25-301-006
03-23-357-020	03-23-430-052	03-23-479-019	03-25-301-007
03-23-357-021	03-23-453-013	03-23-479-020	03-25-301-008
03-23-357-022	03-23-453-018	03-23-479-021	03-25-426-008
03-23-357-023	03-23-453-019	03-23-479-022	03-25-426-010
03-23-359-002	03-23-453-020	03-23-479-023	03-26-106-001
03-23-359-003	03-23-453-021	03-23-479-024	03-26-106-002
03-26-106-003	03-26-226-009	03-26-227-008	03-26-279-007
03-26-106-004	03-26-226-010	03-26-227-009	03-26-279-008
03-26-106-005	03-26-226-011	03-26-227-011	03-26-426-014
03-26-106-007	03-26-226-012	03-26-227-012	03-26-426-018
03-26-106-007	03-26-226-013	03-26-228-002	03-26-426-026
03-26-107-001	03-26-226-014	03-26-228-003	03-26-426-027
03-26-226-000	03-26-227-007	03-26-228-004	03-26-426-030
			03-26-426-031

Street Location:

The street location of the Business District, after addition of the Additional Property, is: generally located on the north side of Higgins Road, also known as Illinois Route 72, throughout the entire length thereof in the Village, with some properties included on the south side thereof, and on the east and west sides of Illinois Route 25 between approximately Park Street on the north and Piemonte Drive on the south with some properties included south thereof, several properties on Penny Avenue, also known as Illinois Route 68, in the vicinity of its intersection with Illinois Route 72, and properties west of Van Burden Street and east of the Fox River, and excluding certain properties therein, in East Dundee, Cook and Kane Counties

EXHIBIT B-2

**MAP OF THE BUSINESS DISTRICT, AS AMENDED BY
THE ADDITION OF THE ADDITIONAL PROPERTY FROM THE BUSINESS DISTRICT
(THE AMENDED BUSINESS DISTRICT)**

(attached)



BUSINESS DEVELOPMENT DISTRICT MAP

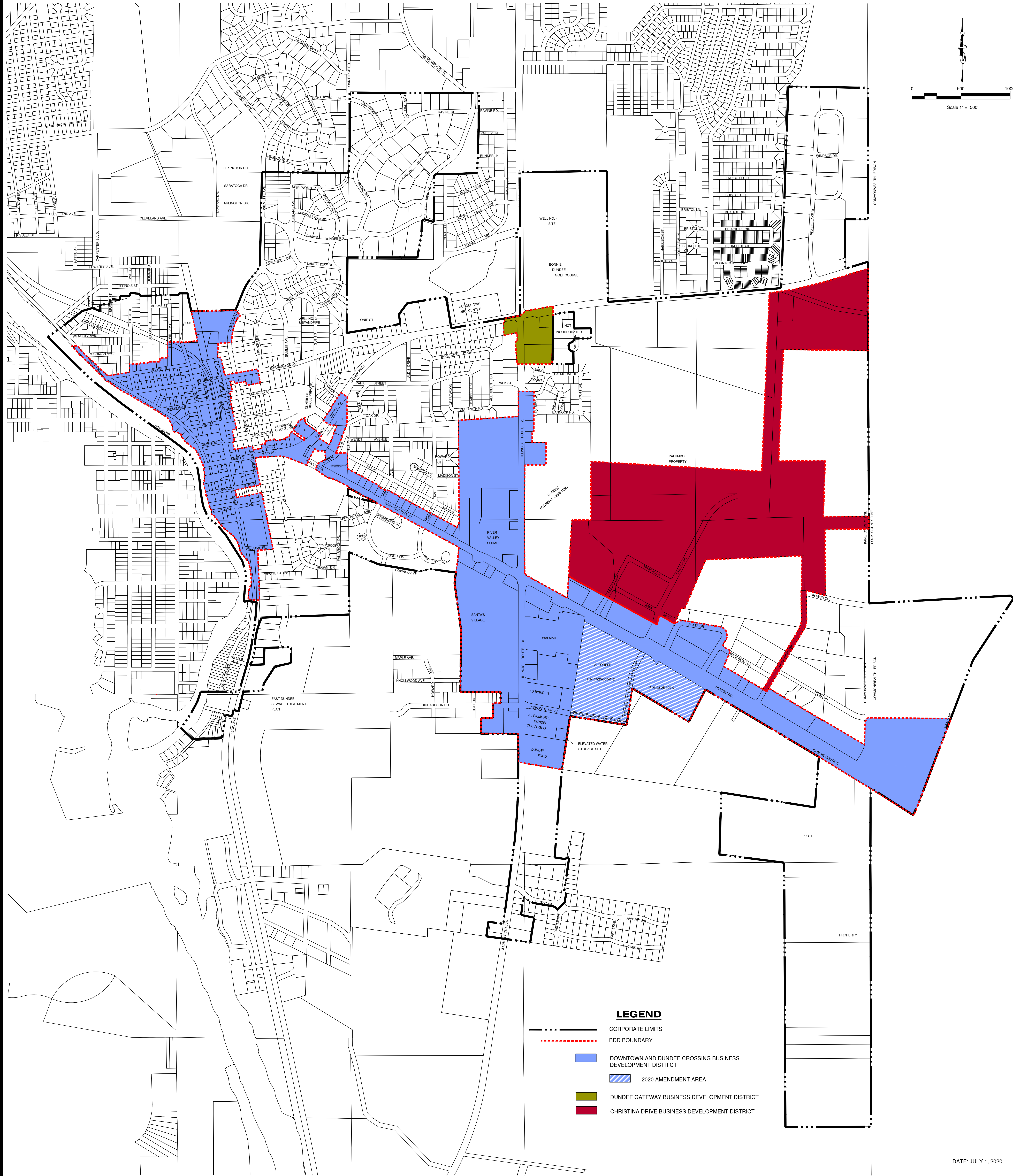
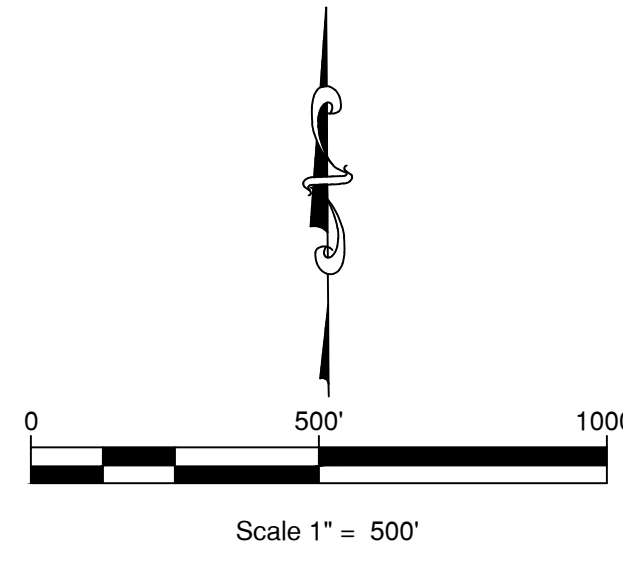


EXHIBIT C
AMENDMENT
TO THE BUSINESS DISTRICT PLAN
(THE PLAN AMENDMENT)

(attached)



DOWNTOWN AND DUNDEE CROSSING BDD

2020 AMENDMENT AREA ELIGIBILITY REPORT

August 10, 2020



Table of Contents

Table of Contents.....	
A. Basis for Redevelopment	1
B. Redevelopment Project Amendment Area	1
C. Amendment Area Description	1
D. Blighted Area Definition	1
E. Eligibility Analysis Findings.....	2
Defective or inadequate street layout	2
Improper subdivision or obsolete platting.....	2
Area not subject to growth and development under normal market conditions.....	2
F. Determination of BDD Eligibility	3
Appendix I: Legal Description of BDD	4
Appendix II: Proposed BDD Boundary and Parcel Identification Map	5

A. Basis for Redevelopment

The Business District Development and Redevelopment Law (the “Act”) (65 ILCS 5/11-74.3-1, et seq) provides Illinois municipalities the means to designate areas within their boundaries as “Business Districts” or “Business Development Districts” (“BDDs”). The basis for creating business districts is to provide tools municipalities can use to revitalize and redevelop commercial areas in their communities. Specifically, the act states that, “It may be considered essential to the economic and social welfare of each municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable commercial growth.” (65 ILCS 5/11-74.3-1)

The designation of a BDD provides the adopting municipality with a number of powers intended to provide tools that can be used to redevelop blighted portions of the community. (65 ILCS 5/11-74.3-3) One of the key powers municipalities may apply with the creation of a business district is the power to “impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.” (65 ILCS 5/11-74.3-5) As stated, when a municipality levies a sales/occupation tax on a business district, the tax only applies to businesses within the boundaries of the district, and the proceeds from the tax may be used only to fund improvements within the district itself.

In order for a municipality to be eligible to create a BDD for a given commercial area, the area must be deemed blighted, and a formal finding of blight must be completed. (65 ILCS 5/11-74.3-5) Consistent with the statute, the Village of East Dundee created the Downtown and Dundee Crossing Business Development District on September 29, 2008, after finding that the area met the criteria for being blighted. This Eligibility Report documents the conditions of the properties within the proposed 2020 Amendment Area (“Amendment Area”) and identifies the presence of blight conditions sufficient to designate the Amendment Area as blighted and eligible for inclusion in the Downtown and Dundee Crossing BDD and imposition of a sales/service tax, consistent with the Act.

B. Redevelopment Project Amendment Area

The proposed Amendment Area includes three Parcel Identification Numbers (“PIN”), PIN 0325300020, 0325300021, and 0325300022 on the south side of Illinois Route 72. A proposed Amended Downtown and Dundee Crossing boundary map is provided in Appendix II. The Amendment Area was recently annexed by the Village, and new PINs recently assigned for the area.

C. Amendment Area Description

A legal description of the Project Area boundaries is provided in Appendix I. In general terms, the area consists of three properties south of Illinois Route 72, approximately 980 feet east of Illinois Route 25 and extending to the westerly Village limits. The proposed Amendment Area consists of approximately 42 acres, most of which has been used for commercial agriculture.

D. Blighted Area Definition

In order for an Illinois municipality to implement a sales/service tax to fund BDD improvements, the municipality is required to make a formal finding of blight in the district. In order to qualify as blighted, the area must meet two requirements:

1. **Blight Conditions:** The act identifies several factors that indicate the presence of blight in a proposed district. Specifically, the Act states that blight is established, “by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.” (65 ILCS 5/11-74.3-5(3)(i))
2. **Lack of Market-driven Redevelopment:** The Act also states that qualifying as blighted requires that the proposed district has not and is not expected to see investment and redevelopment without the creation of the BDD. Specifically, the Act states that a condition of blight is that, “The business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.” (65 ILCS 5/11-74.3-5(3)(ii))

E. Eligibility Analysis Findings

Representatives from Vandewalle & Associates conducted an eligibility analysis using local government records, documents, and maps; aerial photographs; site analysis; and interviews with local officials and the Amendment Area property owner. The research was used to analyze the Amendment Area for the eligibility factors listed in the Act to determine the presence of the conditions described. The analysis involved a parcel-by-parcel and district-wide analysis of the conditions. The following summarizes the findings:

Defective or inadequate street layout

The proposed Amendment Area is comprised of vacant land/farm fields and currently lacks any internal road circulation or adequate access to existing roadways. The Village’s Comprehensive Plans indicates a goal to extend Christina Drive south of Route 72, and to extend Piemonte Drive to the east to connect to the Christina Drive extension. Both extensions would need to be located within the Amendment Area, and neither currently has right-of-way dedicated for them. These internal roadways will be necessary to facilitate the types of business development envisioned for the area on the Comprehensive Plan’s Future Land Use Map, and the lack of the roadways undoubtedly is a contributing factor to the lack of growth and development in the area.

Improper subdivision or obsolete platting

The current configuration of the parcels within the proposed Amendment Area is not conducive to the types of business development the Village plans for the area. The parcels were recently annexed into the Village and consist of portions of two larger parcels that were reconfigured simply to facilitate the annexation. Per the terms of an Annexation Agreement between the property owners and the Village, a subdivision plat of the area is necessary to create formal/buildable lots of the types envisioned in the Annexation Agreement and the Village Comprehensive Plan and to provide the rights-of-way needed for the road extensions noted above.

Area not subject to growth and development under normal market conditions

In addition to the presence of the blight factors listed above, meeting the standard to qualify as blighted under the provisions of the Act also requires that growth and investment in the proposed district has not occurred and would not be expected to occur without intervention.

The Amendment Area has remained undeveloped despite the Village's efforts to encourage growth in the eastern part of the community. The Village's Comprehensive Plan, which was amended in 2010 to encourage growth in the Amendment Area and surrounding properties, identifies commercial and industrial uses for the Amendment Area. However, as described in the Annexation Agreement for the property, without additional incentives, infrastructure investments, and other improvements, new investment in the proposed Amendment Area is unlikely to occur.

F. Determination of BDD Eligibility

The proposed Amendment Area meets the requirements of the Act for designation as a blighted area. Two of the blight factors listed in the Act are widely present in the area, and the presence of these blight conditions has hindered growth and development in the area. The blight conditions in the Amendment Area have been present for an extended period of time, and the market alone has not been able to support new development to mitigate these conditions. The Village has tried for several years to encourage economic investment in this part of the community but has achieved very limited success and the area has remained blighted. The Amendment Area has not been subject to significant private reinvestment and would not be reasonably expected to be redeveloped by private enterprise alone as further demonstrated by the terms of the Annexation Agreement for the property.

The conclusion of this Eligibility Study is that the proposed Amendment Area qualifies as blighted and is eligible to be added to the existing Downtown and Dundee Crossing BDD under the requirements of the state statutes as 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 of the Village.

Appendix I: Legal Description of BDD

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: Proposed BDD Boundary and Parcel Identification Map

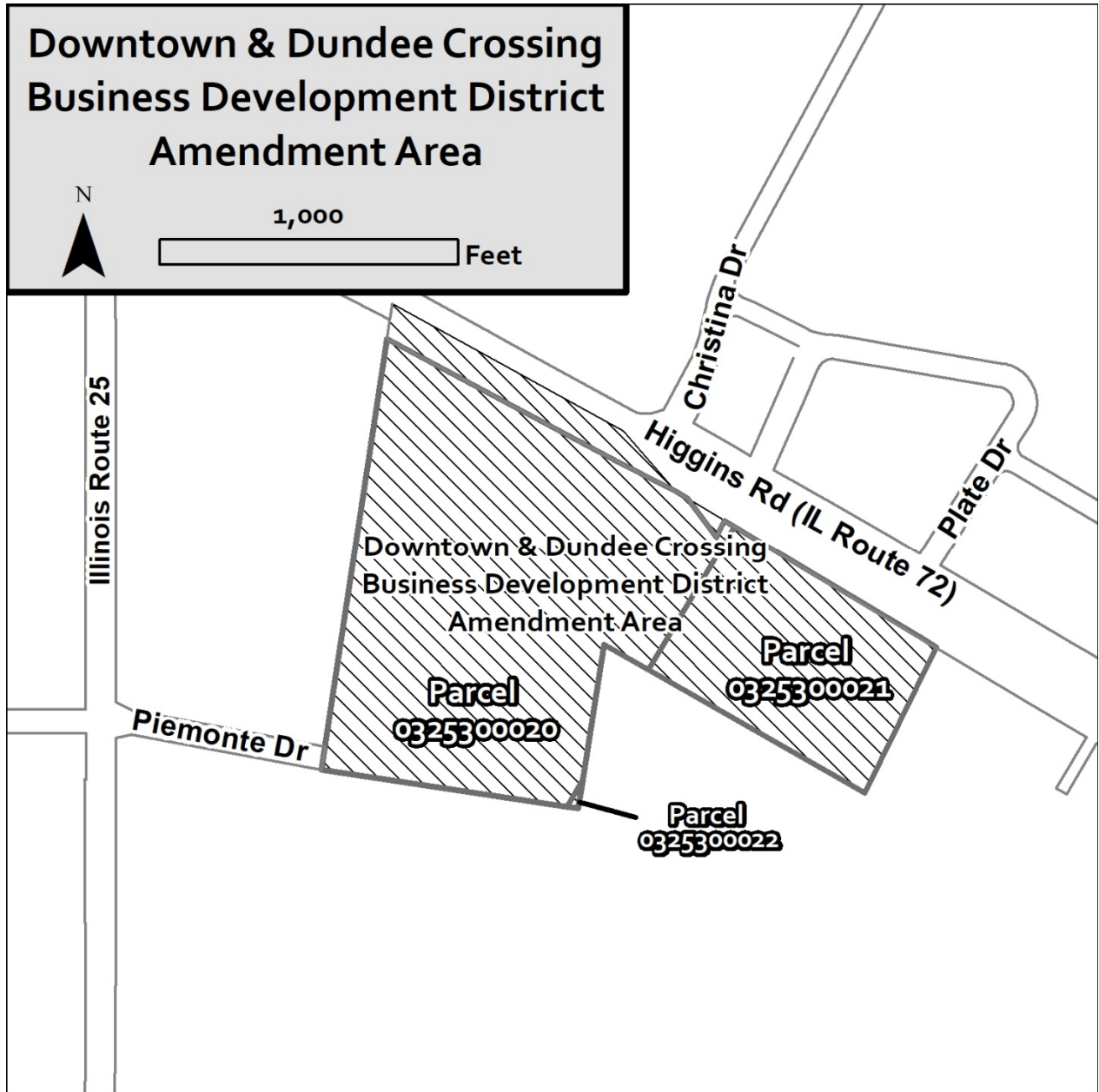


EXHIBIT D

**PUBLISHER'S CERTIFICATE
FOR THE PUBLIC HEARING NOTICE**

(attached)



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

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 14, 2020

JRB Recommendation

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

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.

An aerial perspective rendering of a proposed industrial development. The central feature is a large, white, rectangular building with a flat roof and a smaller, two-story section on the right side. To the left of the building is a large, paved parking lot with numerous spaces. A road or driveway runs along the bottom and right side of the parking lot. The surrounding area is green with scattered trees. In the bottom right corner, a body of water is visible with the text "DETROIT" partially submerged. The overall scene is a digital simulation of a future construction project.



Existing Land and Proposed TIF



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://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.

Actions Requested:

1. Public Hearing Regarding the Proposed South IL Route 72 Tax Increment Financing District.
2. Motion to Approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Approving Certain Technical Changes to the Eligibility Study and Report and the Proposed Redevelopment Project and Plan Document for the Village of East Dundee South IL Route 72 Tax Increment Financing District Pursuant to 65 ILCS 5/11-74.4-5(a)

Attachments:

1. JRB Recommendation
2. Public Hearing Notice
3. Draft Ordinances For the Purpose of Creating the South IL Route 72 RPA
 - a. Ordinance Designating the South IL Route 72 Tax Increment Financing District Redevelopment Project Area
 - b. Ordinance Approving The South IL Route 72 Tax Increment Financing District Redevelopment Project Area (Plan Attached)
 - c. Ordinance Adopting Tax Increment Financing for the South IL Route 72 Tax Increment Financing District
4. Ordinance Approving Technical Changes

**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

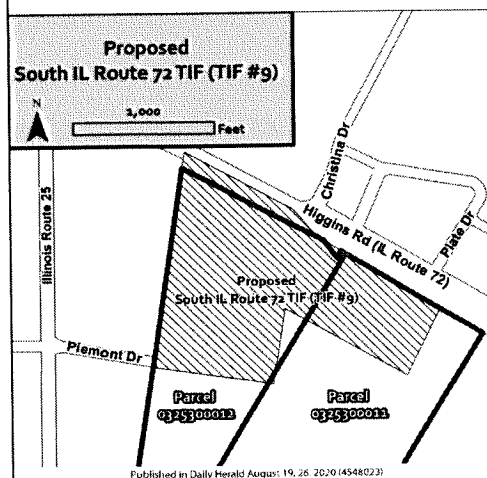
EXHIBIT 1

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 96K009367 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

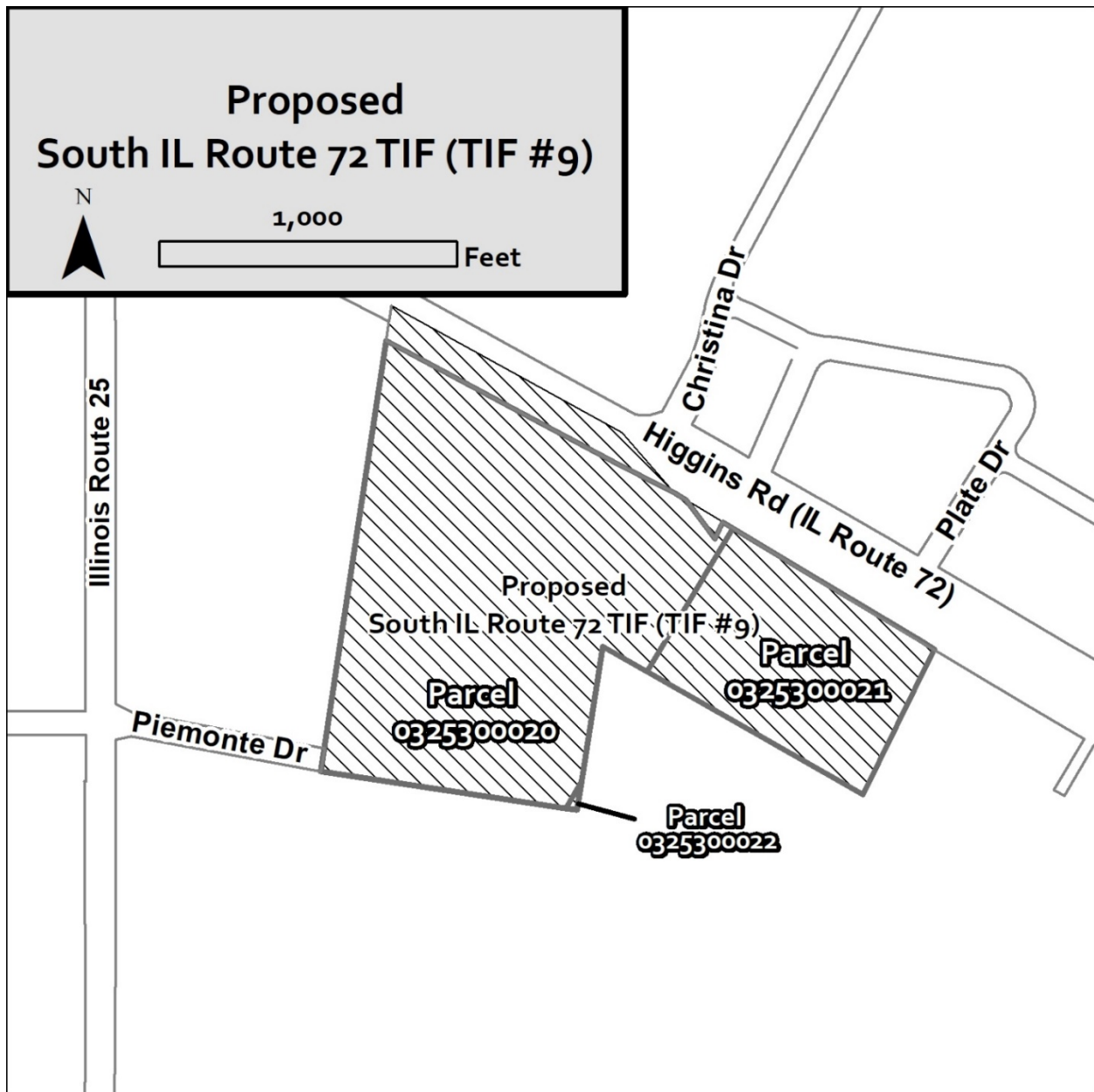
General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

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:

	<u>ACTION</u>	<u>DATE TAKEN</u>
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)

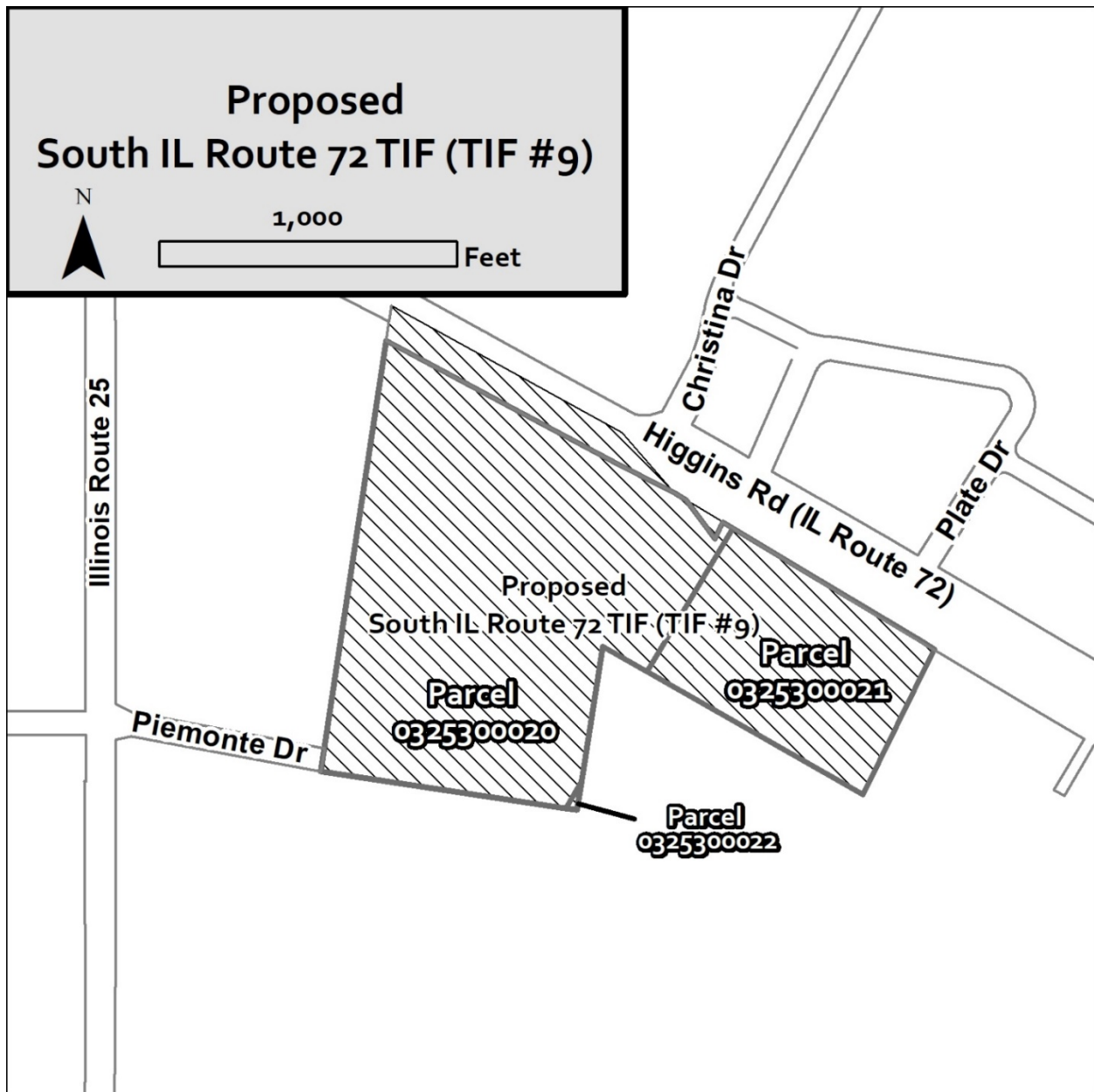


EXHIBIT B

**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



Table of Contents

Table of Contents	i
-------------------------	---

EXECUTIVE SUMMARY.....	1
-------------------------------	----------

PART I: REDEVELOPMENT PROJECT AND PLAN	4
---	----------

A. Project Background.....	5
1. Redevelopment Project Objectives.....	5
2. Redevelopment Project Activities.....	6
B. Itemized List of Estimated Redevelopment Project Costs.....	6
C. Eligible Project Costs.....	7
D. Lack of Growth and Development through Private Enterprise	12
E. Financial Impact of the Redevelopment Project on the Taxing Districts.....	12
F. Demand on Taxing District Services	13
G. Program to Address Financial and Service Impacts	13
H. Source of Funds to Pay Costs	14
I. RPA Funding Alternatives.....	14
J. Issuance of Obligations – Nature and Term	14
K. Equalized Assessed Value of Redevelopment Project Area.....	15
L. Equalized Assessed Value after Redevelopment and General Land Uses.....	15
M. Generalized Land Use Plan	15
N. Environmental Considerations	16
O. Potential Future Land Use.....	16
P. Fair Employment Practices and Affirmative Action Plan	16
Q. Industrial Park Conservation Area	16
R. Annexation of Property by the Municipality.....	16
S. Redevelopment Project and a Strategy for its Implementation	17
1. Proposed Land Uses.....	17
2. Public Infrastructure	17
3. Acquisition and Relocation.....	17
4. Disposition of Property.....	18
5. Renovation of Commercial and Industrial Properties	18
6. Displacement of Inhabited Residential Units.....	18
T. Conformity to the Comprehensive Plan.....	18
U. Provisions for Amending this Plan.....	18
V. Scheduling of the Redevelopment Project and Plan	18

PART II: ELIGIBILITY REPORT.....	19
---	-----------

A. Basis for Redevelopment	20
B. Redevelopment Project Area.....	21
C. Project Area Description.....	21
D. Eligibility of an Industrial Park Conservation Area.....	21
E. DETERMINATION OF RPA ELIGIBILITY	22

APPENDICES	23
-------------------------	-----------

Appendix I: Legal Description of RPA.....	24
Appendix II: RPA Parcel Listing and EAVs	25
Appendix III: Proposed RPA Boundary Map and Parcel Identification Map.....	26
Appendix IV: Current Land Use Map.....	27
Appendix V: Proposed Land Use: Comprehensive Plan Land Use Plan	28
Appendix VI: Annexation Agreement.....	29

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
Total Estimated Redevelopment Project Costs**	\$10,540,000
<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"> 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. 2. Certain costs may include fees of consulting engineers, architects, planning consultants, attorneys, and other professionals. 3. Estimated costs may be shifted among line items to reflect actual experience in the implementation of the Plan. 4. Cost estimate includes proceeds of bonded indebtedness and other indebtedness incurred to finance the payment of eligible redevelopment project costs. 5. Cost of acquired property includes unrecovered cost of property acquired by the Village and subsequently sold for less than the cost of acquisition. 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. 7. Incremental revenues generated from this proposed RPA may also be spent on eligible redevelopment project costs in adjacent RPAs. 	

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 Piement 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://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

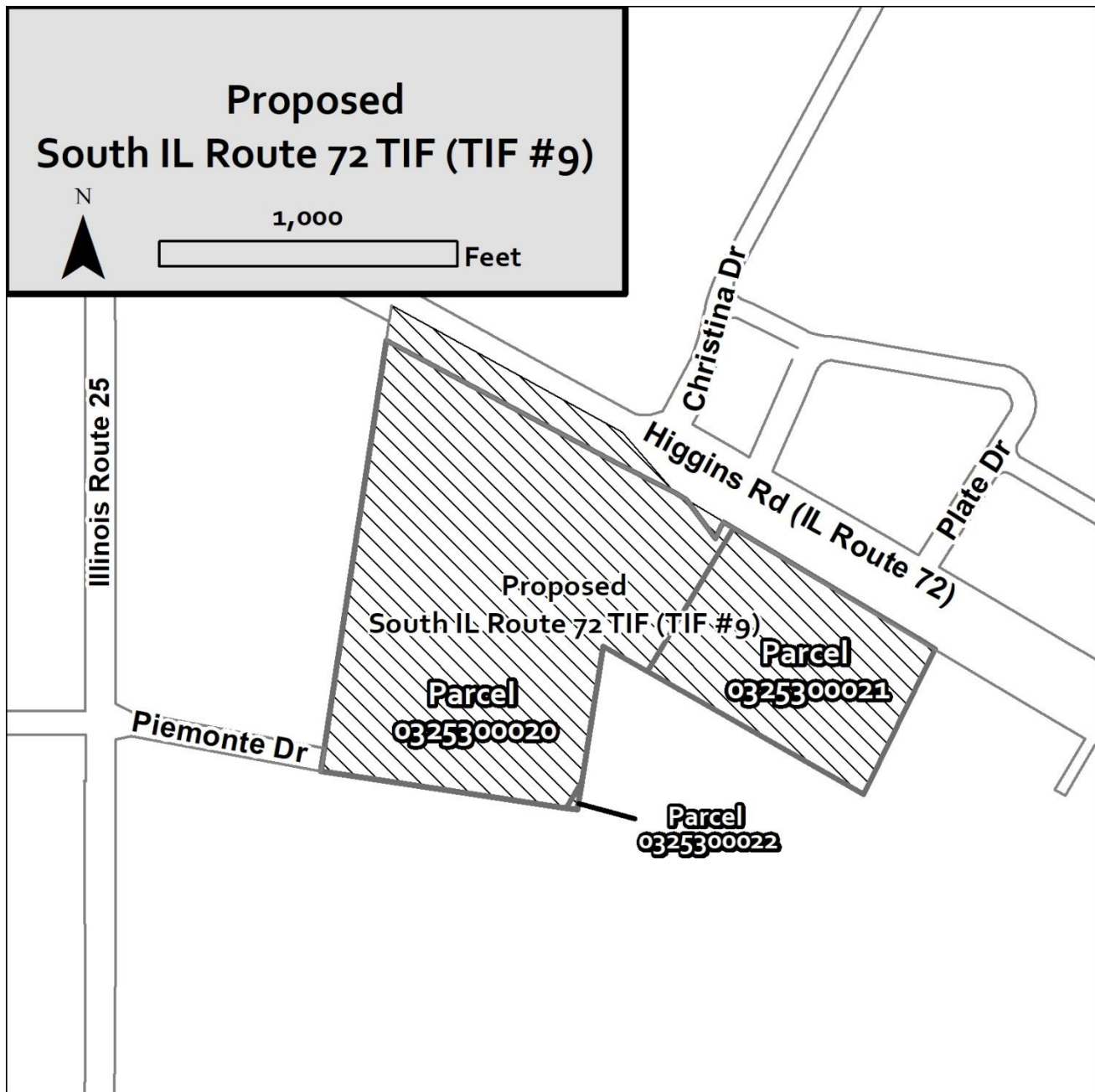
Property Identification Numbers ("PINs"): 03-25-300-020, 03-25-300-021 and 03-25-300-022

Appendix II: RPA Parcel Listing and EAVs

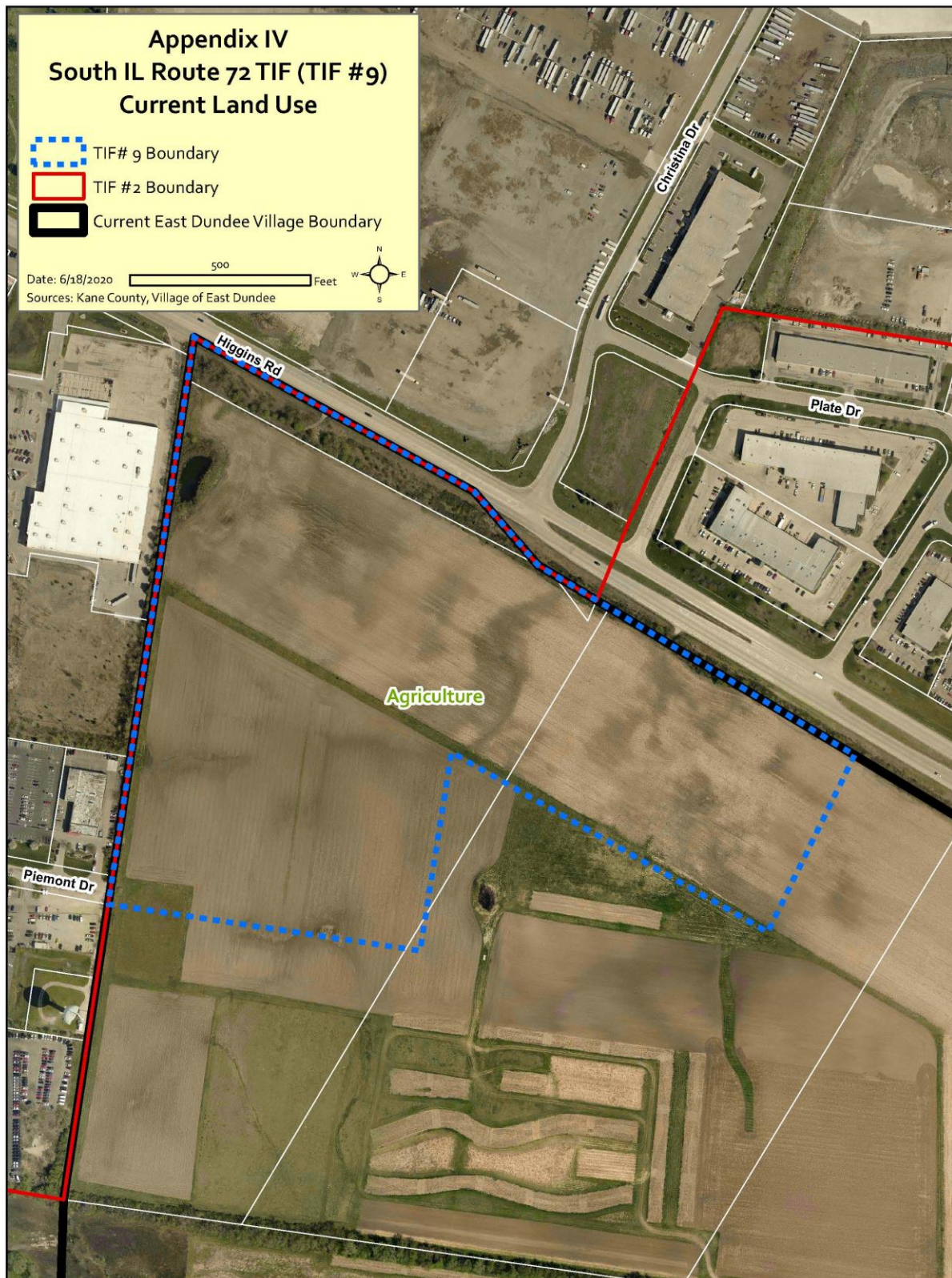
Parcel Listing and 2019 EAVs Provided by: Kane County

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

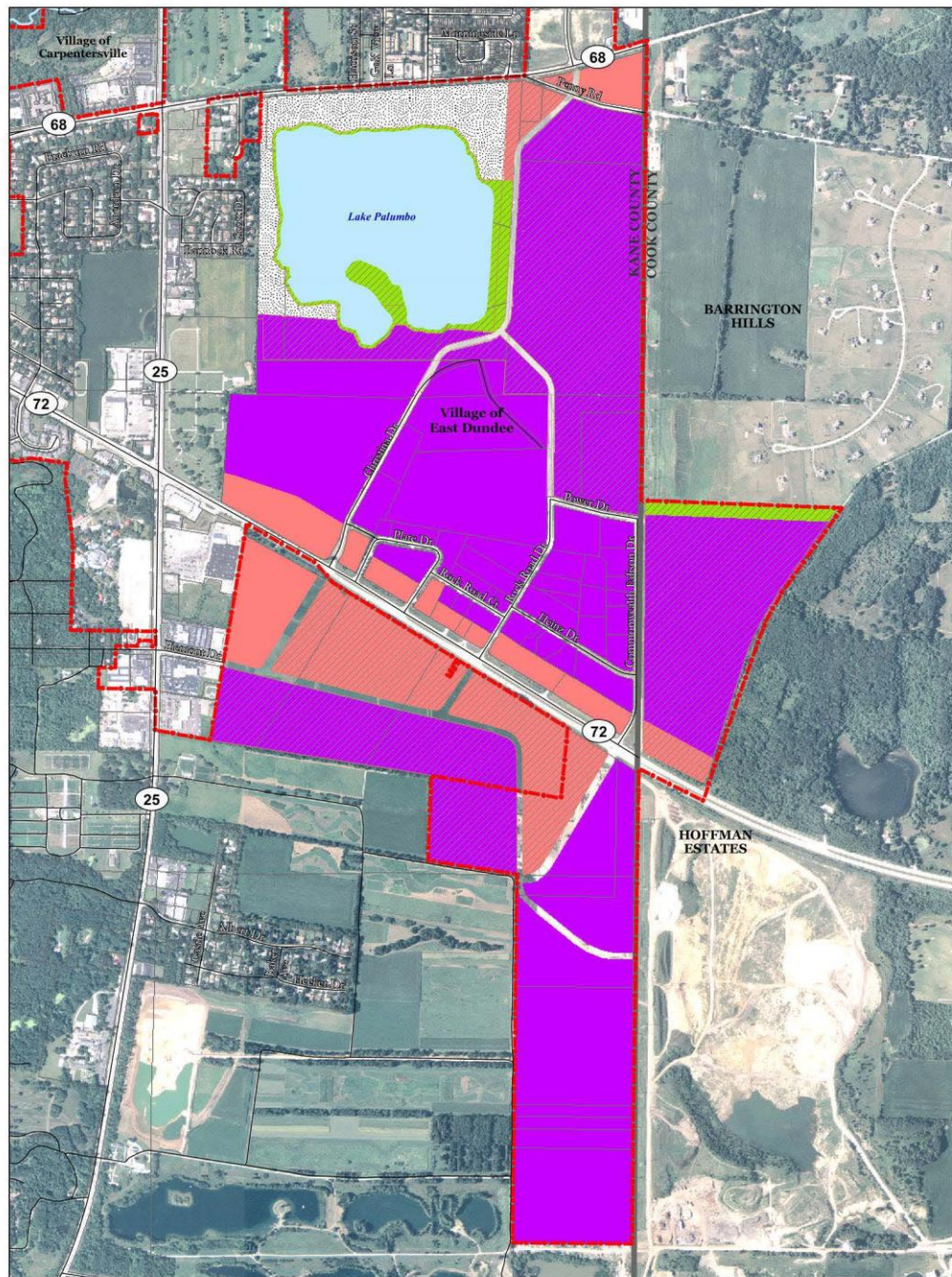
Appendix III: Proposed RPA Boundary Map and Parcel Identification Map



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 | Future Land Use Categories |
| County Boundary | Existing/Proposed Streets | |
| Kane County Parcels | Road Centerline | |
| | | |
| | | General Business |
| | | 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

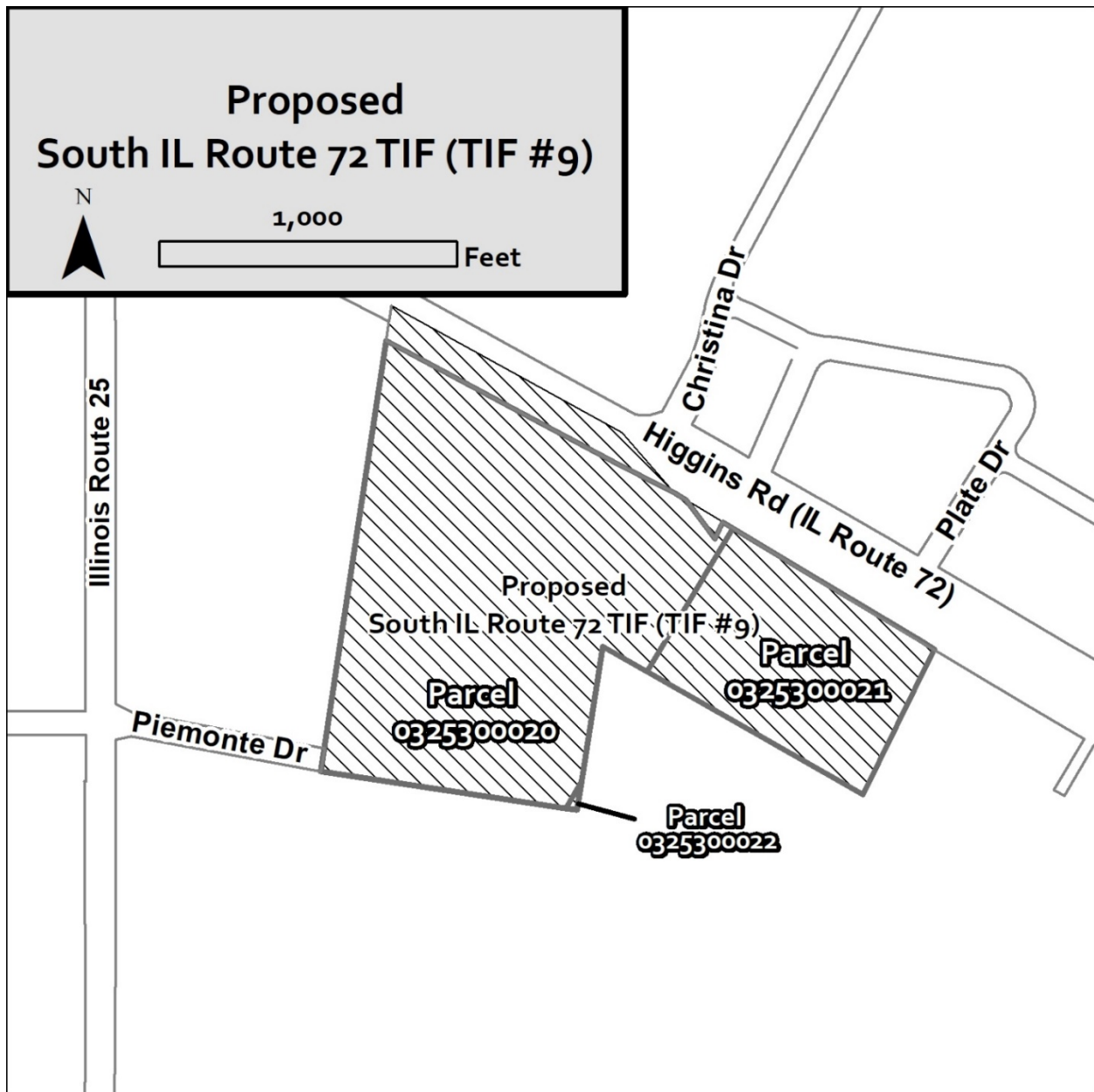
General Location: Approximately forty-two (42) acres of property on the south side of Illinois Route 72 in the vicinity of Christina Drive, in the Village of East Dundee, Kane County, Illinois

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

EXHIBIT A-2

STREET LOCATION MAP

(attached)



ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING CERTAIN TECHNICAL CHANGES
TO THE ELIGIBILITY STUDY AND REPORT AND THE PROPOSED
REDEVELOPMENT PROJECT AND PLAN DOCUMENT
FOR THE VILLAGE OF EAST DUNDEE SOUTH IL ROUTE 72
TAX INCREMENT FINANCING DISTRICT
PURSUANT TO 65 ILCS 5/11-74.4-5(a)**

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 any 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 draft redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility study and report for the TIF District, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for the TIF District ("Redevelopment Project Area"); and

WHEREAS, 65 ILCS 5/11-74.4-5(a) provides in relevant part as follows, relative to changes to the draft TIF Plan document:

"At the public hearing or at any time prior to the adoption by the municipality of an ordinance approving a redevelopment plan, the municipality may make changes in the redevelopment plan. [...] Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry [...] and by publication in a newspaper of

general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.”

; and

WHEREAS, the following technical changes need to be made to the TIF Plan prior to its approval by ordinance by the Village President and Board of Trustees:

1. **Page 2, Executive Summary, Fifth Paragraph:** The fifth paragraph, starting with the words “Unemployment rate statistics,” has been deleted in its entirety and replaced with the following:

“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.”

2. **Page 2, Executive Summary, First Sub-Bullet to First Bullet of the Sixth Paragraph:** The first sub-bullet of the first bullet under the sixth paragraph, beginning with the words “With regard to area unemployment,” has been deleted in its entirety and replaced with the following:

“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.”

3. **Page 15, Part I Redevelopment Project and Plan, Section K. Equalized Assessed Value of Redevelopment Project Area:** The Section K text and table have been deleted in their entirety and replaced with the following text and table:

“The equalized assessed valuation (“EAV”) for the proposed RPA is based on the most recent EAV available, which is 201920. 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 201920 tax year EAV for the PINs.

Assessment Year: 201920	
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~~20~~ EAV.”

4. **Page 16, Part I Redevelopment Project and Plan, Section Q. Industrial Park Conservation Area:** The second sentence has been revised by deleting the words “portions of two,” and inserting in place thereof the word “three,” so that the sentence reads in its entirety as follows:

“At the time this draft Plan was prepared, the area consists of three parcels as shown on Appendix VII.”

5. **Page 21, Part II Eligibility Report, Section B. Redevelopment Project Area:** The first sentence has been revised by deleting the words “portions of two,” and inserting in place thereof the word “three,” so that the sentence reads in its entirety as follows:

“The proposed RPA includes three Parcel Identification Numbers (“PINs”) recently annexed into the Village.”

6. **Page 21, Part II Eligibility Report, Section D. Eligibility of an Industrial Park Conservation Area:** The third paragraph, starting with the words “Unemployment rate statistics,” has been deleted in its entirety and replaced with the following text and table:

“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://www.bls.gov/news.release/laus.toc.htm>

7. **Page 22, Part II Eligibility Report, Section D. Determination of RPA Eligibility:** The first sub-bullet to the first bullet under the first paragraph, beginning with the words “With regard to area unemployment,” has been deleted in its entirety and replaced with the following:

“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.”

8. **Page 24, Appendix I: Legal Description of RPA, Property Identification Numbers (“PINs”):** The Property Identification Numbers listed toward the bottom of the Legal Description have been deleted and replaced with the following:

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

9. **Page 25, Appendix II: RPA Parcel Listing and EAVs:** The text of Appendix II has been deleted in its entirety and replaced with the following:

“Parcel Listing and 20~~19~~²⁰ 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”

10. **Page 26, Appendix III: Proposed RPA Boundary Map and Parcel Identification Map:** The map contained in Appendix III has been replaced in its entirety with the map included in **Exhibit A** attached to and made a part of this Ordinance.

(collectively the “TIF Plan Changes”); and

WHEREAS, the TIF Plan Changes were announced at the public hearing held by the President and Board of Trustees on September 14, 2020, and the Village President and Board of Trustees desire to approve the TIF Plan Changes;

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 TIF Plan Changes. That the TIF Plan Changes are hereby approved, and the TIF Plan shall be so revised prior to formal adoption of the TIF Plan by ordinance.

SECTION 3: Notice of TIF Plan Changes. That notice of the TIF Plan Changes shall be provided by publication and by mail as provided for in 65 ILCS 5/11-74.4-5(a), with a copy of the final TIF Plan to accompany the notices that are mailed to the taxing districts that will be affected by the TIF District.

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 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:

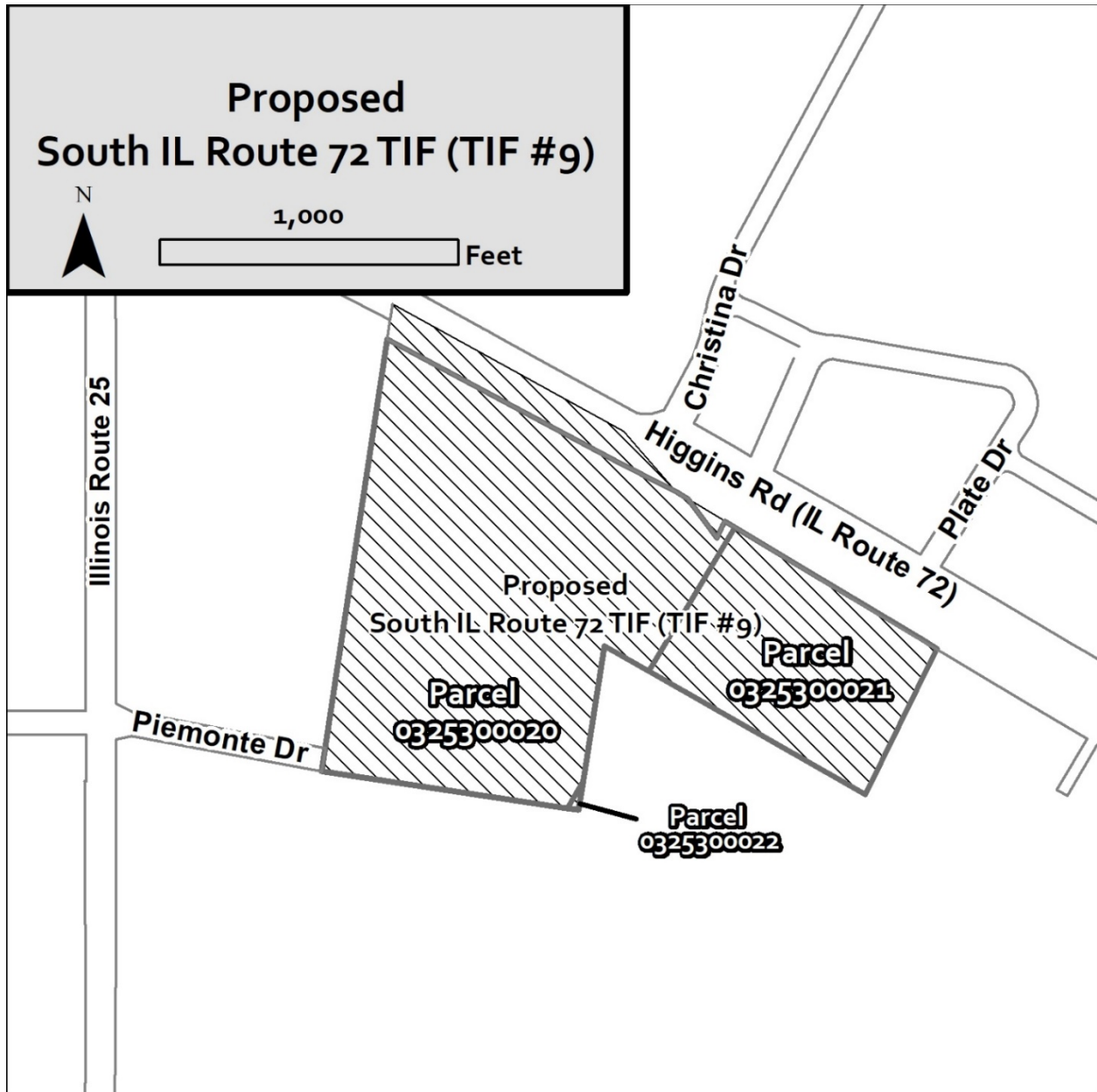
Katherine Holt, Village Clerk

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 14, 2020.

EXHIBIT A

UPDATED REDEVELOPMENT PROJECT AREA BOUNDARY MAP AND PARCEL IDENTIFICATION MAP





Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

To: Village President and Board of Trustees
CC: Chris Ranieri, Building Inspector
From: Jennifer Johnsen, Village Administrator
Subject: Fire District IGA Regarding Impact Fees
Date: September 14, 2020

Background

The Village currently collects an impact fees for the Fire District for any new residential, commercial and industrial development. The impact fees are collected as new developments cause and impose increased and excessive demands upon public facilities and services that are specifically and uniquely attributable to those new developments.

Both the Village and Fire District desire that the impact fees for the Fire District be collected directly by the Fire District rather than by the Village. Currently, the Village collects the fees as part of the permit process, holds the fees, and then releases the fees at the request of the Fire District. This process artificially inflates the perceived cost of the building permit fees collected and retained by the Village, creates additional administrative work to process the request from the Fire District, and unnecessarily delays the receipt of the impact fees by the Fire District.

The attached intergovernmental agreement (IGA) provides for the following:

- Requires that the Fire District collect the District's impact fees directly. Please note, the developer must provide proof of payment to the Village prior to the issuance of a building permit.
- Requires that the Fire District conduct a needs assessment determining the amount of the District's portion of the impact fees, no less than every three years.
- Requires that the Fire District assume all liability for claims made as a result of the collection of the District's portion of the impact fee.

The Village Code requires two housekeeping items in order to properly approve the IGA. The attached ordinance includes the following amendments:

- Allows the Fire District fees to be collected by the Fire District if authorized by an approved IGA.
- Makes an amendment to clarify that the fees can be used for services or capital improvements as currently provided for in Village Code Section 159.06.

Action Requested:

1. Discussion and consideration of A Resolution Approving an Intergovernmental Agreement Regarding Fire Protection District Impact Fees.
2. Discussion and consideration of An Ordinance Amending Chapter 159 of the Village Code Regarding Development Impact Fees.

Attachments:

1. A Resolution Approving an Intergovernmental Agreement Regarding Fire Protection District Impact Fees.
2. An Ordinance Amending Chapter 159 of the Village Code Regarding Development Impact Fees.

Resolution No. _____

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE
APPROVING AN INTERGOVERNMENTAL AGREEMENT REGARDING
FIRE PROTECTION DISTRICT IMPACT FEES**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

Section 1. The Intergovernmental Agreement Regarding Fire Protection District Impact Fees Between the Village of East Dundee and the East Dundee and Countryside Fire Protection (attached hereto as EXHIBIT A) shall be and hereby is approved.

Section 2. The Village President and Village Clerk shall be and are hereby authorized to execute EXHIBIT A on behalf of the Village.

Section 3. This resolution shall take full force and effect upon its passage and approval as provided by law.

Passed by the President and the Village Board of Trustees of the Village of East Dundee, Illinois, this 14th day of September, 2020.

AYE:

NAYS:

ABSENT:

APPROVED:

Village President

Attest:

Village Clerk

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT REGARDING FIRE PROTECTION DISTRICT IMPACT FEES

This **INTERGOVERNMENTAL AGREEMENT REGARDING FIRE PROTECTION DISTRICT IMPACT FEES** ("Agreement") is made by and between the Village of East Dundee, an Illinois home rule municipal corporation ("Village"), and the East Dundee and Countryside Fire Protection District, a body politic and corporate ("District"), this ___ day of _____, 2020.

RECITALS

WHEREAS, the Village is an Illinois home rule municipal corporation organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, the District is a body politic and corporate organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, units of local government, including the Village and the District, may contract and associate among themselves pursuant to Article VII, Section 10 of the Illinois Constitution, 1970, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Village finds that the health, safety and general well-being of the community depends in part on the availability of high quality fire prevention, response and suppression by the District; and

WHEREAS, the Village of East Dundee Village Code ("Village Code") requires developers of property in the Village to make a contribution of land or an impact fee in lieu thereof to the District for the purpose of assisting the District in accommodating the specific and unique impacts that the development will have upon the District and its ability to protect the public's health, safety and welfare; and

WHEREAS, the Village may enter into annexation agreements wherein a specific sum for District impact fees may be agreed upon; and

WHEREAS, the Village and the District recognize that requirements for contributions have, under certain circumstances, been subject to legal challenge;

NOW, THEREFORE, IT IS AGREED between the Village of East Dundee and the East Dundee and Countryside Fire Protection District as follows:

1. The Village may, in its sole and absolute discretion, amend or repeal the Village Code provisions which relate to contributions of land or impact fees in lieu thereof payable to the District ("Impact Fee Ordinance") and the District has no vested rights in the Impact Fee Ordinance. The District acknowledges that, except as otherwise provided in the Impact Fee Ordinance, the Village is not obligated to cause the payment

of any money to the District. The District acknowledges that the Village may waive any payments otherwise required to the District under the Impact Fee Ordinance.

2. (A) Except as otherwise provided herein, in the event any claim, demand or lawsuit is brought against the Village challenging the validity of the Impact Fee Ordinance or an annexation agreement as it directly benefits the District and/or contributions of land or payments made to the District in lieu thereof pursuant to the Impact Fee Ordinance or annexation agreement ("Claim"), the District agrees to protect, defend, indemnify and save the Village and its officials, employees and agents harmless from and against any and all loss, damage, cost, claim, expense or liability, including attorneys' fees and court costs, arising out of, or in connection with, payment, collection, receipt, refund or expenditure of said contributions as they relate to the District.

(B) The District, at its option, may elect to appear and/or defend the Claim, or tender the defense to the Village. If the District elects to appear and/or defend, the Village may also be represented by an attorney selected by the Village. In any event, the District shall reimburse the Village for the costs of defense, including reasonable attorneys' fees. If the District tenders the defense to the Village, the Village and the District shall select an attorney by mutual agreement. If such agreement is not reached in a timely manner, then the Village shall select the attorney.

(C) The Village and the District will cooperate in connection with such Claim. The Village shall retain the sole right to approve a reasonable settlement of a Claim, and the Village's approval of a settlement shall not be unreasonably withheld.

(D) In the event that a final and nonappealable judicial determination is made by a court of competent jurisdiction that contributions received by the District under the Impact Fee Ordinance are, in whole or in part, excessive or otherwise unlawful, the District shall promptly repay said amount to the person who procures such a judgment, together with all other amounts judged by the court to be owing from the District or the Village related thereto.

3. The Village shall use its reasonable best efforts to give the District notice of new developments within the incorporated limits of the Village and, unless the District impact fee has been waived by the Village:

(A) The District shall timely calculate the impact fee based on the Impact Fee Ordinance or the District shall advise the Village if it requests a contribution of land in lieu of an impact fee.

(B) The District shall bill the developer of the new development directly for the District's portion of the impact fees.

(C) Upon receipt of payment from the developer, the District shall timely provide a receipt to the developer for payment of the impact fees.

(D) The Village shall withhold issuance of a building permit until the impact fees have been paid to the District and receipt has been issued.

(E) The District shall use the impacts fees received only for the purposes allowed under the Impact Fee Ordinance.

4. The District shall conduct a needs assessment pursuant to Section 159.05(A) of the Village Code, as amended from time to time, for the District's portion of the impact fees, no less than every three (3) years. The District shall provide the Village a written copy of the needs assessment promptly after it is complete.

5. The District or the Village may terminate this Agreement upon no less than ninety (90) days' written notice delivered to the other party, which notice shall be effective as the date of the delivery to the other party. In such event, the parties' obligations under this Agreement shall cease ninety (90) days from the effective date of said notice, except as to any loss, damage, cost, claim, expense or liability, including attorneys' fees, arising out of, or in connection with, the payment, collection, receipt, refund, or expenditure of said contributions, and arising prior to ninety (90) days from the effective date of said notice, which shall survive the termination of this Agreement.

6. This Agreement shall remain in force and effect until terminated pursuant to Section 4. above.

7. The Recitals of this Agreement are hereby adopted as if fully set forth herein.

8. This Agreement shall not be altered or codified except by a written agreement signed by the parties hereto.

9. The terms of this Agreement shall bind, and inure to the benefit of, the parties hereto and their agents, successors and assigns. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

10. If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall affect no provision of this Agreement which can be given effect without the invalid provision, and to this end the provisions of this Agreement are to be severable.

11. It is expressly understood and agreed that the indemnification covenants contained herein shall not apply to claims, demands or suits which may arise resulting from any type of willful or criminal or grossly negligent misconduct by the Village, its officers or employees.

APPROVED AND AGREED:

**EAST DUNDEE AND COUNTRYSIDE
FIRE PROTECTION DISTRICT**

VILLAGE OF EAST DUNDEE

By:_____

By:_____

Attest:

Attest:

ORDINANCE NUMBER 20 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS, AMENDING CHAPTER 159 OF THE VILLAGE OF
EAST DUNDEE VILLAGE CODE REGARDING DEVELOPMENT IMPACT FEES**

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

WHEREAS, the President and Board of Trustees of the Village find that amending Chapter 159 of the Village of East Dundee Village Code ("Village Code") regarding development impact fees best serves the public's health, safety and welfare;

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

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

SECTION 2: Amendments. That the Village Code is hereby amended as follows, with additions underlined and deletions struck through:

Amendment One:

Section 159.05(B)(4) of the Village Code is amended as follows:

"The following fees shall be collected by the Village, or, for fire impact fees, by the East Dundee and Countryside Fire Protection District if authorized in an intergovernmental agreement between the Village and the East Dundee and Countryside Fire Protection District, prior to issuing any building permit for a ~~residential~~ development: development impact fees, in the amount calculated and due pursuant to this chapter; and administrative fees, in the amount set forth in the annual fee resolutions."

Amendment Two:

Section 159.05(D)(1) of the Village Code is amended as follows:

"Development impact fees may be expended only for the uses set forth in Section 159.06 of this Code ~~type of capital improvements for which they were imposed, calculated and collected, and only according to procedures established by this chapter.~~"

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

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

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

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

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.

CALL TO ORDER

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

ROLL CALL:

Trustees Lynam, Selep, Mahony, Andresen, Kunze and President Miller. Trustee Wood was absent.

Also in attendance Administrator Jennifer Johnsen, Assistant Administrator Brad Mitchell, Village Attorney Greg Smith, Public Works Director Phil Cotter, Police Chief George Carpenter, Village Engineer Joe Heinz, Management Analyst Amanda Rafter and Village Clerk Katherine Holt.

PLEDGE OF ALLEGIANCE: None

PUBLIC COMMENT (Agenda items only): None

CONSENT AGENDA-CONSIDERATION OF AN “OMNIBUS VOTE”:

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President, a group of assorted ordinances, resolution, motions and orders by an “Omnibus Vote”. The “Omnibus Vote” shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated July 6, 2020**
- B. Motion to Approve the Special Village Board Meeting Minutes Dated July 13, 2020**
- C. Motion to Approve a Resolution Approving the Release and Audio File Destruction of Certain Executive Session Minutes of Regular and Special Meetings of the President and Board of Trustees**
- D. Motion to Approve an Ordinance Waiving Certain Water and Sewer Service Late Fees and Shutoff Requirements in Chapters 51 and 53 of the Village of East Dundee Village Code**

Motion to approve the consent agenda and include New business item *A. Motion to Approve a Resolution Appointing Finance Director/Treasurer Brandiss Martin as the Authorized Agent to Represent the Village of East Dundee in the Participation of the Illinois Municipal Retirement Fund* and item *B. Motion to Approve an Ordinance Repealing Ordinance 20-27 and Proposing an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and the Approval of an Amended Business District Plan in Relation Thereto and the Rescheduling of a Public Hearing in Connection Therewith* by Kunze/Andresen.

Roll: Ayes – 5 – Trustees Lynam, Selep, Mahony, Andresen and Kunze. Nays – 0. Absent – 1 – Trustee Wood. Motion carries.

OLD BUSINESS: None

NEW BUSINESS:

- A. Motion to Approve a Resolution Appointing Finance Director/Treasurer Brandiss Martin as the Authorized Agent to Represent the Village of East Dundee in the Participation of the Illinois Municipal Retirement Fund**
- B. Motion to Approve an Ordinance Repealing Ordinance 20-27 and Proposing an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and the Approval of an Amended Business District**

**Plan in Relation Thereto and the Rescheduling of a Public Hearing in Connection
Therewith**

New Business items A and B were approved as part of the consent agenda.

FINANCIAL REPORTS:

- A. Warrants List #1 \$86,292.81
- B. Warrants List #2 \$158,216.48
- C. Warrants List #3 \$136,476.18

Reports: VILLAGE TRUSTEES

Lynam: Stated that he would like to get The Depot painted. He said he will reach out to see if he could get paint donated. Otherwise, he said he would raise the money privately. He is interested in doing another color scheme. Trustee Mahony said she will get the color schemes for the time period around 1875. He stated that the roof also needs to be redone. Administrator Johnsen advised that Zeller Marketing has been doing a lot of pro bono work for the Village and may be able to offer mock ups with various colors. Lynam also mentioned that he noticed that bicyclists are not utilizing the downtown municipal parking lot enough and wants to come up with ideas on how to drive more traffic to the lot. President Miller said he would like to see more amenities in the parking lot that would attract bicyclists. He asked others to look to see what other river front towns on the bike path are doing.

Selep: None

Wood: None

Mahony: Thanked Public Works for digging out the culvert on Ravine Road and relining it with rocks. She also stated that there has been a dumping pattern in that area and asked if the area needs more monitoring. Public Works Director Cotter advised that there has been dumping along Water Street and the Fox River as well. He said that “No Dumping” signs have been put up and the police will increase patrol of the Lake Estates area. President Miller asked if a “Camera Monitor in Use” sign could also be put up in the Estates area. Mahony also inquired about the pond issue at Ashland and Bonnie Dundee Roads. Cotter said that he met with the Engineer for the property owner last week and walked the property. The Engineer collected information and will be reaching back out to the Village for next steps.

Kunze: None

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: None

Village Administrator: Johnsen reported that the Village Board will meet on September 14 and 28 due to the Labor Day holiday. She also reported that the Kane County Health Department press release issued today reported that the State has put Kane County on a watch list. This is due to exceeding 2 of the targeted levels they are using as indicators, which is the number of COVID cases and the number of COVID related deaths. Johnsen also reported that Daily Herald reporter, Lauren Rohr, will not longer be covering East Dundee anymore as she will now cover Dupage County for the Daily Herald. Lastly, She said that staff has been discussing a public education Bicyclist Safety Campaign. She said this also includes the 3 hour River Street parking limit enforcement.

Assistant Village Administrator: None

Village Attorney: Smith reported that because the Village will be meeting on the second and fourth Mondays of September instead due to the holiday, one of his associate attorneys will be in attendance in his place.

Village Engineer: None

Police Chief: Carpenter reported that the ILEP onsite was held a month ago. The final report has not yet been issued but he feels it went very well. He stated that the property and evidence room needs corrections. He said the evidence custodian is a part time employee and has not been able to come back to work yet. He said they are working on this and he is confident that the department will achieve the ILEP accreditation. He will advise when the report comes out. Next, he mentioned that he will be providing a news release tomorrow to Administrator Johnsen and Assistant Administrator Mitchell of an arrest that was made regarding a business owner reporting a robbery at gun point. It has been determined this was a false report and charges have been brought against this individual. The purpose of the news release is to educate the public about the law regarding a false report.

Public Works Director: Cotter reported that 2 large tree limbs came down during the last storm that Public Works had to tend to. He said that storm damage will continue to be collected in the coming days.

Building Official: None

Finance Director: None

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: Yes

Motion to adjourn the Regular Village Board Meeting at 6:35 p.m. to Executive Session for (c)(21) Discussion and Approval of Minutes by Andresen/Lynam.

Roll: Ayes – 6 – Trustees Lynam, Selep, Mahony, Andresen, Kunze and President Miller. Nays – 0.
Absent – 1 – Trustee Wood. Motion carries

Respectfully submitted,

Katherine Holt

By: _____
Village President, Lael Miller

Attest: _____
Village Clerk, Katherine Holt



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

To: Village President and Board of Trustees
From: Jennifer Johnsen, Village Administrator
Subject: Depot Maintenance
Date: September 14, 2020

Background

At the Village Board meeting held on August 18, 2020, Trustee Lynam expressed his concerns about the maintenance of the Depot. Although the Village staff has been concerned about the maintenance needs of the Depot for the last several years, due to other funding priorities and especially the financial constraints that COVID-19 is placing upon the Village, the maintenance of the Depot has not yet made it into the annual budget. Needed Depot maintenance includes the replacement of the roof, exterior paint, and siding and trim repair. Village staff has also identified the need for landscaping and hardscape improvements as well. However, the purpose of the September 14, 2020 discussion is to discuss roof and paint maintenance.

Roof

Prior to the drafting and subsequent adoptions of the FY 2020-2021 Budget, staff obtained a proposal to replace the Depot roof. At just over \$14,000, the replacement of the roof was not recommended for inclusion in the budget. However, based upon the direction of the Village Board and the desire to replace the roof in the near future, staff is in the process of securing additional proposals for both architectural asphalt shingles and a standing seam metal roof. These proposals have not yet been received.

Paint

Staff has been working with Zeller Marketing to determine a color scheme. Zeller has proposed the attached color schemes that utilize the new banner colors. Trustee Lynam is proposing a color scheme for the Depot that includes a soft gray, soft black for the trim, and a creamy linen which is similar to the existing colors of the building (see page 2). Trustee Lynam has been working on repairs to the building and is interested in volunteering his time to paint the building himself as described above.

Village staff is looking for direction on how to proceed with regards to the roof repair and the painting of the Depot. With this being an important focal point in our downtown and revenues being drastically affected by COVID-19, staff is requesting that the Village Board reach a consensus on how to proceed.



Action Requested: Discussion and Consensus Regarding the Depot Paint, Roofing, and Repairs

Attachment: Depot Color Schemes Proposed by Zeller





















PROCLAMATION

Constitution Week September 17-23

WHEREAS: September 17, 2019 marks the two hundred and thirty-third anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and property to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Lael Miller, by virtue of the authority vested in me as President of the Village of East Dundee, Illinois, do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of East Dundee, Illinois to be affixed this 14th day of September of the year of our Lord two thousand twenty.

Signed _____





A PROCLAMATION ESTABLISHING “IT’S OUR FOX RIVER DAY – A Watershed Wide Celebration”

WHEREAS, The Fox River was central to the lives of native Americans inhabiting the Fox River Valley in Wisconsin and Illinois for millennia, providing an abundance of food and water to wildlife and those native populations, and;

WHEREAS, The Fox River the central to the lives of early settlers of the Fox River Valley, providing a source of water and power to mill the grains to feed those settlers, saw the lumber to shelter those settlers, and drive the early machinery which formed the commercial and industrial base that gave first growth to our community, and;

WHEREAS, The Fox River, once a fine fishery and source of public water, became burdened with the uncontrolled discharge of industrial, commercial and municipal wastes, with the resulting pollution threatening the health and welfare of all populations of the Fox River, including human and wildlife, and;

WHEREAS, sustained and increasingly diligent and effective efforts have been made over the past century to reduce and eliminate pollution and changes to our river’s natural shorelines, and;

WHEREAS, The Fox River has been largely freed from its burden of pollution and once again has become a safe source of recreation and reliable public water supply, with its fish and wildlife population in clear recovery;

And WHEREAS,, the Village of East Dundee recognizes the historic, present and future value of this unique and precious natural resource to our community, and all other communities within and beyond the Fox River Valley,

NOW THEREFORE, I, the Village President of the Village of East Dundee, in the State of Illinois, declare the third Saturday of September, this year and every year thereafter, shall be recognized as “It’s Our Fox River Day”, and to have and support events, public and private, that honor and celebrate the life and well-being of the Fox River for us to share now, and with generations to come.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of East Dundee to be affixed, this 14th day of September in the year 2020.

Lael Miller, Village President

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 08-21-20 FY2020-2021

List #250

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
PAL LAND, LLC					
	Invoice: 2020 1ST INSTAL	1ST REDEV. AGRMNT ORD 12-86/47-07	08/19/20	08/21/20	\$473,182.99
		36-01-5876 1ST PMT ORD12-86	\$136,514.01		
		38-01-5876 1ST PMT ORD.12-86	\$336,668.98		
Vendor Total for: PAL LAND, LLC					\$473,182.99
(Fiscal YTD Payments: \$4,690.57)					

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 08-21-20 FY2020-2021

List #250

Amount

CHRISTINA DRIVE TIF FUND	\$136,514.01
DUNDEE CROSSINGS TIF FUND	\$336,668.98
Grand Total:	\$473,182.99
Total Vendors:	1
 TOTAL FOR REGULAR CHECKS:	 .00
TOTAL FOR DIRECT PAY VENDORS:	473182.99

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 08-21-20 FY2020-2021

List #250

A/P Manual Check Posting List

Postings from all Check Registration runs(NR) since last Check Voucher run(NCR)

Vendor	Invoice	Description	Check: No	Date	Reg #	Amount
FLOOD BROTHERS						
	Invoice: 08/06/2020	AUGUST 2020 GARBAGE PICK UP	111422	08/18/20	868	\$22,715.08
		01-33-5180 AUGUST 20 GARBAGE				\$22,715.08
Vendor Total for: FLOOD BROTHERS						\$22,715.08
(Fiscal YTD Payments: \$68,292.15)						

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 08-21-20 FY2020-2021

List #250

A/P Manual Check Posting List

Postings from all Check Registration runs(NR) since last Check Voucher run(NCR)

Amount

GENERAL FUND

\$22,715.08

Grand Total:

\$22,715.08

Total Vendors:

1

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
ACE HARDWARE					
	Invoice: 073120	VARIOUS MONTHLY CHARGES	07/31/20	09/14/20	\$217.50
		01-12-5110 VARIOUS MONTHLY C	\$15.99		
		01-31-5630 VARIOUS MONTHLY C	\$80.07		
		60-33-5630 VARIOUS MONTHLY C	\$32.49		
		01-21-5121 VARIOUS MONTHLY C	\$25.98		
		01-31-5640 VARIOUS MONTHLY C	\$62.97		
Vendor Total for: ACE HARDWARE		(Fiscal YTD Payments: \$305.22)			\$217.50
ALARM DETECTION SYSTEMS					
	Invoice: 124784-1018	VH ALARM SEC NECKLACES	08/09/20	09/14/20	\$62.01
		01-12-5110 VH ALARM SEC NECK	\$62.01		
	Invoice: 17664-1020	611 E MAIN STREET	08/09/20	09/14/20	\$80.25
		01-31-5197 611 E MAIN STREET	\$80.25		
Vendor Total for: ALARM DETECTION SYSTEMS		(Fiscal YTD Payments: \$142.26)			\$142.26
ALLEGRA PRINT & IMAGING					
	Invoice: 62896	BUSINESS ENVELOPES	08/18/20	09/14/20	\$138.24
		01-12-5610 BUSINESS ENVELOPE	\$46.08		
		01-14-5610 BUSINESS ENVELOPE	\$46.08		
		01-25-5610 BUSINESS ENVELOPE	\$46.08		
Vendor Total for: ALLEGRA PRINT & IMAGING		(Fiscal YTD Payments: \$193.00)			\$138.24
ALTORFER INDUSTRIES INC.					
	Invoice: TT60536	BACK HOE REPAIR	08/31/20	09/14/20	\$1,263.18
		01-31-5120 BACK HOE REPAIR	\$631.59		
		60-33-5120 BACK HOE REPAIR	\$631.59		
Vendor Total for: ALTORFER INDUSTRIES INC.		(Fiscal YTD Payments: \$.00)			\$1,263.18
AT&T					
	Invoice: 847836947608	MONTHLY SERVICE	08/13/20	09/14/20	\$408.76
		60-33-5320 MONTHLY SERVICE	\$201.23		
		01-12-5320 MONTHLY SERVICE	\$207.53		
Vendor Total for: AT&T		(Fiscal YTD Payments: \$2,971.47)			\$408.76
ATLAS BOBCAT					
	Invoice: 706475	SKID STEER BATTERY	08/27/20	09/14/20	\$458.83

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
	Invoice: K40406	01-31-5120 SKID STEER BATTER 60-33-5120 SKID STEER MAINT 01-31-5120 SKID STEER MAINT 60-33-5120 SKID STEER MAINT	\$229.42 \$229.41 08/27/20 \$261.47 \$261.47	09/14/20	\$522.94
Vendor Total for: ATLAS BOBCAT		(Fiscal YTD Payments: \$622.00)			\$981.77
B & F CONSTRUCTION CODE SERVICES, INC.					
	Invoice: 54277	PLAN REVIEWS 01-25-5290 PLAN REVIEWS	08/11/20 \$1,778.87	09/14/20	\$1,778.87
	Invoice: 54339	PLAN REVIEW 01-25-5290 PLAN REVIEW - 104	08/18/20 \$2,287.00	09/14/20	\$2,287.00
Vendor Total for: B & F CONSTRUCTION CODE SERVICES, INC.		(Fiscal YTD Payments: \$2,484.93)			\$4,065.87
BEVERLY MATERIALS INC.					
	Invoice: 256042	HOWARD - SEWER REPAIR STONE 60-33-5140.1 HOWARD - SEWER RE	08/31/20 \$46.08	09/14/20	\$46.08
Vendor Total for: BEVERLY MATERIALS INC.		(Fiscal YTD Payments: \$1,541.08)			\$46.08
CEDAR PATH NURSERIES					
	Invoice: 1915619	REPLACEMENT TREE - PRAIRIE LAKES 01-31-5190 REPLACEMENT TREE	08/07/20 \$190.00	09/14/20	\$190.00
Vendor Total for: CEDAR PATH NURSERIES		(Fiscal YTD Payments: \$.00)			\$190.00
CENTURY SPRINGS					
	Invoice: 2501826	BOTTLED WATER 01-21-5630 BOTTLED WATER	06/29/20 \$37.00	09/14/20	\$37.00
Vendor Total for: CENTURY SPRINGS		(Fiscal YTD Payments: \$338.50)			\$37.00
CHICAGO TITLE INSURANCE COMPANY					
	Invoice: 18017490GV	CLOSING 115 E THIRD STREET 39-01-5230 CLOSING 115 E THI	05/22/20 \$838.00	09/14/20	\$838.00
Vendor Total for: CHICAGO TITLE INSURANCE COMPANY		(Fiscal YTD Payments: \$.00)			\$838.00
CINTAS FIRST AID & SAFETY					
	Invoice: 4059219939	VH MAT CLEANING	08/19/20	09/14/20	\$26.59

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
	Invoice: 4060481268	01-12-5110 VH MAT CLEANING MAT CLEANING 01-12-5110 MAT CLEANING	\$26.59 09/02/20 \$26.59	09/14/20	\$26.59
Vendor Total for: CINTAS FIRST AID & SAFETY		(Fiscal YTD Payments: \$122.56)			\$53.18
COMCAST					
	Invoice: 081520	MONTHLY SERVICE 01-12-5320 MONTHLY SERVICE	08/15/20 \$209.97	09/14/20	\$209.97
Vendor Total for: COMCAST		(Fiscal YTD Payments: \$38.10)			\$209.97
COMCAST BUSINESS					
	Invoice: 081720	MONTHLY SERVICE 01-12-5320 MONTHLY SERVICE 60-33-5320 MONTHLY SERV 01-31-5320 MONTHLY SERV	08/17/20 \$436.80 \$186.83 \$75.37	09/14/20	\$699.00
Vendor Total for: COMCAST BUSINESS		(Fiscal YTD Payments: \$4,714.95)			\$699.00
COMED					
	Invoice: 0713-081120	MONTHLY SERVICE 28-01-5510 MONTHLY SERVICE 01-31-5510 MONTHLY SERVICE	08/11/20 \$2,681.96 \$27.01	09/14/20	\$2,708.97
Vendor Total for: COMED		(Fiscal YTD Payments: \$9,762.55)			\$2,708.97
CONSTELLATION NEW ENERGY					
	Invoice: 1816067891	MONTHLY SERVICE 01-31-5510 MONTHLY SERVICE 60-33-5510 MONTHLY SERVICE	08/31/20 \$677.80 \$13,830.41	09/14/20	\$14,508.21
Vendor Total for: CONSTELLATION NEW ENERGY		(Fiscal YTD Payments: \$48,330.02)			\$14,508.21
COVERALL NORTH AMERICA DBA					
	Invoice: 101-18040	CLEANING - AUGUST 2020 01-35-5260 CLEANING - AUGUST 60-33-5110 CLEANING - AUGUST 60-33-5110.1 CLEANING - AUGUST 01-21-5121 CLEANING - AUGUST 01-35-5260 CLEANING - AUGUST	08/12/20 \$299.00 \$236.00 \$236.00 \$595.00 \$95.00	09/14/20	\$1,461.00
Vendor Total for: COVERALL NORTH AMERICA DBA		(Fiscal YTD Payments: \$.00)			\$1,461.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
DOWN TO EARTH LANDSCAPING					
	Invoice: 55207	TOPSOIL 15-01-5950 TOPSOIL	08/12/20 \$84.00	09/14/20	\$84.00
	Invoice: 55790	HOWARD - SEWER REPAIR 60-33-5140.1 HOWARD - SEWER RE	08/31/20 \$389.00	09/14/20	\$389.00
Vendor Total for: DOWN TO EARTH LANDSCAPING			(Fiscal YTD Payments: \$2,852.00)		\$473.00
DUNDEE FORD					
	Invoice: 829212	TRUCK 23 01-31-5120 TRUCK 23	07/31/20 \$2,349.57	09/14/20	\$2,349.57
	Invoice: 829294	CHECK LIGHT F550 01-31-5120 CHECK LIGHT F550 60-33-5120 CHECK LIGHT F550	08/03/20 \$589.57 \$589.56	09/14/20	\$1,179.13
Vendor Total for: DUNDEE FORD			(Fiscal YTD Payments: \$12,211.35)		\$3,528.70
DUNDEE NAPA AUTO PARTS					
	Invoice: 346841	ROOF TOP BLOWERS 60-33-5110.1 ROOF TOP BLOWERS	05/27/20 \$24.10	09/14/20	\$24.10
	Invoice: 349407	SHOP SUPPLIES 01-31-5120 SHOP SUPPLIES	08/23/20 \$101.82	09/14/20	\$101.82
	Invoice: 350830	SHOP SUPPLIES 01-31-5120 SHOP SUPPLIES	07/08/20 \$26.60	09/14/20	\$26.60
	Invoice: 353489	EXHAUST FLUID 01-31-5120 EXHAUST FLUID	08/05/20 \$26.74	09/14/20	\$26.74
	Invoice: 353589	EXHAUST FLUID 01-31-5120 EXHAUST FLUID	08/05/20 \$26.74	09/14/20	\$26.74
	Invoice: 355089	SHOP SUPPLIES 01-31-5630 SHOP SUPPLIES	08/21/20 \$33.91	09/14/20	\$33.91
	Invoice: 35556	FOR STOCK 01-31-5630 FOR STOCK	08/27/20 \$73.08	09/14/20	\$73.08
Vendor Total for: DUNDEE NAPA AUTO PARTS			(Fiscal YTD Payments: \$228.77)		\$312.99
DW - SERVANT FUND (EAST DUNDEE), LLC					
	Invoice: 1 - 0914	BDD DUNDEE GATEWAY AUG 2020 33-01-5876 BDD DUNDEE GATEWA	08/25/20 \$4,166.67	09/14/20	\$4,166.67
Vendor Total for: DW - SERVANT FUND (EAST DUNDEE), LLC			(Fiscal YTD Payments: \$16,666.68)		\$4,166.67
EAST DUNDEE FIRE					
	Invoice: 20-07-20	PERMIT REVIEW 20-07-20	08/31/20	09/14/20	\$655.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
	Invoice: 200820	01-01-1124 PERMIT REVIEW 20- PLAN REVIEW - 104 N RIVER 01-09-4210 PLAN REVIEW - 104	\$655.00 09/09/20 \$400.00	09/14/20	\$400.00
Vendor Total for: EAST DUNDEE FIRE		(Fiscal YTD Payments: \$2,240.00)			\$1,055.00
EASTERN ILLINOIS UNIVERSITY					
	Invoice: 082620	CLERK TRAINING 01-12-5430 CLERK TRAINING	08/26/20 \$100.00	09/14/20	\$100.00
Vendor Total for: EASTERN ILLINOIS UNIVERSITY		(Fiscal YTD Payments: \$70.00)			\$100.00
EDER CASELLA & CO					
	Invoice: 36786	AUGUST 2020 PAYROLL 01-12-5285 AUGUST 2020 PAYRO 01-14-5285 AUGUST 2020 PAYRO 01-25-5285 AUGUST 2020 PAYRO 01-21-5285 AUGUST 2020 PAYRO 01-31-5285 AUGUST 2020 PAYRO 60-33-5285 AUGUST 2020 PAYRO	08/31/20 \$99.76 \$74.80 \$49.88 \$407.56 \$75.80 \$72.20	09/14/20	\$780.00
Vendor Total for: EDER CASELLA & CO		(Fiscal YTD Payments: \$5,150.00)			\$780.00
FERGUSON WATERWORKS #2516					
	Invoice: 0369860	WATERMAIN REPAIR CLAMPS 60-33-5140 WATERMAIN REPAIR	08/17/20 \$1,351.67	09/14/20	\$1,351.67
	Invoice: 0369888	WATER METER & FLANGE KIT 60-33-5934 WATER METER & FLA	08/24/20 \$814.78	09/14/20	\$814.78
	Invoice: 0372533	2 - 1" METERS: 518 WENDT 60-33-5934 2 - 1" METERS: 51	08/28/20 \$408.70	09/14/20	\$408.70
	Invoice: 0372889	INSTALL COPLING 1" METER 60-33-5934 INSTALL COPLING 1	09/01/20 \$131.73	09/14/20	\$131.73
Vendor Total for: FERGUSON WATERWORKS #2516		(Fiscal YTD Payments: \$.00)			\$2,706.88
FLOOD BROTHERS					
	Invoice: 090120	GARBAGE SERVICE SEPT 2020 01-33-5180 GARBAGE SERVICE S	09/01/20 \$22,689.38	09/14/20	\$22,689.38
Vendor Total for: FLOOD BROTHERS		(Fiscal YTD Payments: \$68,292.15)			\$22,689.38
GREEN SOILS MANAGEMENT LLC					
	Invoice: 219105	TREE DEBRI	08/22/20	09/14/20	\$80.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-31-5570 TREE DEBRI	\$80.00		
Vendor Total for: GREEN SOILS MANAGEMENT LLC		(Fiscal YTD Payments: \$.00)			\$80.00
GUARDIAN TRACKING, LLC					
	Invoice: 2020-0321	FY 21 DUES MEMBERSHIP 01-21-5410 FY 21 DUES MEMBER	04/01/20 \$962.00	09/14/20	\$962.00
Vendor Total for: GUARDIAN TRACKING, LLC		(Fiscal YTD Payments: \$.00)			\$962.00
HAWKINS, INC.					
	Invoice: 4774470	WWTP CHEMICALS 60-33-5650.1 WWTP CHEMICALS	08/04/20 \$2,565.22	09/14/20	\$2,565.22
	Invoice: 4775530	WWTP 60-33-5650.1 WWTP	08/17/20 \$241.51	09/14/20	\$241.51
	Invoice: 4779594	WWTP 60-33-5130.1 WWTP	08/20/20 \$192.90	09/14/20	\$192.90
Vendor Total for: HAWKINS, INC.		(Fiscal YTD Payments: \$14,055.92)			\$2,999.63
HEINZ, GERALD & ASSOC.					
	Invoice: 19426	DRAINAGE ASHLAND AVE AND BONNIE DUN 01-12-5220 DRAINAGE ASHLAND	08/05/20 \$225.00	09/14/20	\$225.00
	Invoice: 19430	509 MAXWELTON GARAGE 01-12-5220 509 MAXWELLTON GA	08/05/20 \$600.00	09/14/20	\$600.00
	Invoice: 19431	72 TIFF 85-01-2394 72 TIFF	08/05/20 \$1,404.00	09/14/20	\$1,404.00
	Invoice: 19434	NATIONAL TOOL GRANT ADMIN 38-01-5220 NATIONAL TOOL GRA	08/05/20 \$2,964.00	09/14/20	\$2,964.00
	Invoice: 19457	MISC CONSULT SERV 01-12-5220 MISC CONSULT SERV	09/02/20 \$375.00	09/14/20	\$375.00
	Invoice: 19458	SPEEDWAY - CONSTR OBSERV 85-01-2381 SPEEDWAY - CONSTR	09/02/20 \$150.00	09/14/20	\$150.00
	Invoice: 19459	401 CHRISTINA - FINAL ACCEPT 85-01-2393 401 CHRISTINA - F	09/02/20 \$60.75	09/14/20	\$60.75
	Invoice: 19460	ALT/CAT CONST OBSER/PLAN REVIEW 85-01-2394 ALT/CAT CONST OBS	09/02/20 \$6,798.00	09/14/20	\$6,798.00
	Invoice: 19461	PALUMBO CONF IL RTE 68 01-01-1124 PALUMBO CONF IL R	09/02/20 \$75.00	09/14/20	\$75.00
	Invoice: 19462	509 MAXWELTON - PLAN REV 01-25-5220 509 MAXWELTON - P	09/02/20 \$150.00	09/14/20	\$150.00
	Invoice: 19463	CHICAGO NUT AND BOLT PLAN REV 85-01-2396 CHICAGO NUT AND B	09/02/20 \$300.00	09/14/20	\$300.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
(HEINZ, GERALD & ASSOC. Cont'd)					
	Invoice: 19464	PEHRSON-LONG PLAN REV 85-01-2394.1 PEHRSON-LONG PLAN	09/02/20 \$3,675.00	09/14/20	\$3,675.00
	Invoice: 19465	NATIONAL TOOL GRANT ADMIN 38-01-5220 NATIONAL TOOL GRA	09/02/20 \$675.00	09/14/20	\$675.00
	Invoice: 19466	YULLIVAN CARRIERS - PLAN REV 85-01-2397 YULLIVAN CARRIERS	09/02/20 \$2,899.50	09/14/20	\$2,899.50
	Invoice: 19467	GREAT LAKES TECH IEP APP 01-12-5220 GREAT LAKES TECH	09/02/20 \$150.00	09/14/20	\$150.00
Vendor Total for: HEINZ, GERALD & ASSOC.		(Fiscal YTD Payments: \$57,411.00)			\$20,501.25
HELPING HAND IT					
	Invoice: 20-35357	DOMAIN NAME TRANSFER 01-12-5286 DOMAIN NAME TRANS	08/31/20 \$56.25	09/14/20	\$56.25
Vendor Total for: HELPING HAND IT		(Fiscal YTD Payments: \$.00)			\$56.25
HESS, GAIL					
	Invoice: GH090820	MISC PURCHASES - K HOLT WEDDING GIF 01-12-5630 WALGREENS 01-12-5630 ETSY 01-12-5630 AMAZON	09/08/20 \$50.00 \$29.32 \$30.80	09/14/20	\$110.12
Vendor Total for: HESS, GAIL		(Fiscal YTD Payments: \$.00)			\$110.12
HOME DEPOT					
	Invoice: 3753 081320	MISC SUPPLIES 01-31-5630 MISC SUPPLIES 15-01-5950 MISC SUPPLIES 01-21-5121 MISC SUPPLIES	08/13/20 \$66.86 \$66.85 \$66.85	09/14/20	\$200.56
Vendor Total for: HOME DEPOT		(Fiscal YTD Payments: \$444.53)			\$200.56
HUGHES ENVIRONMENTAL CONSULTING					
	Invoice: 1021	SERVICES AUGUST 2020 60-33-5290 SERVICES AUGUST 2	08/31/20 \$8,437.50	09/14/20	\$8,437.50
Vendor Total for: HUGHES ENVIRONMENTAL CONSULTING		(Fiscal YTD Payments: \$19,687.50)			\$8,437.50
IMPACT NETWORKING					
	Invoice: 1874364	KONICA MINOLTA C368	08/21/20	09/14/20	\$153.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-12-5340 KONICA MINOLTA C3	\$114.75		
		01-14-5340 KONICA MINOLTA C3	\$38.25		
Vendor Total for: IMPACT NETWORKING		(Fiscal YTD Payments: \$2,839.42)			\$153.00
ISMAEL JIMENEZ					
	Invoice: 2020 FALL	SCHOOL BOOKS	08/27/20	09/14/20	\$437.98
		01-14-5430 SCHOOL BOOKS	\$80.99		
		01-14-5430 SCHOOL BOOKS	\$356.99		
Vendor Total for: ISMAEL JIMENEZ		(Fiscal YTD Payments: \$.00)			\$437.98
J.G. UNIFORMS, INC					
	Invoice: 74822	UNIFORM PANTS AK	08/25/20	09/14/20	\$78.00
		01-21-5080 UNIFORM PANTS AK	\$78.00		
Vendor Total for: J.G. UNIFORMS, INC		(Fiscal YTD Payments: \$1,085.69)			\$78.00
JOSEPH D. FOREMAN & CO.					
	Invoice: 327917	DUNRIDGE VALVE REPAIR PARTS	08/27/20	09/14/20	\$1,663.27
		60-33-5140 DUNRIDGE VALVE RE	\$1,663.27		
	Invoice: 327925	HOWARD SANITARY SEWER	08/27/20	09/14/20	\$160.00
		60-33-5140.1 HOWARD SANITARY S	\$160.00		
	Invoice: 327927	REPAIR - MAIDEN LANE	08/27/20	09/14/20	\$372.63
		60-33-5140 REPAIR - MAIDEN L	\$372.63		
Vendor Total for: JOSEPH D. FOREMAN & CO.		(Fiscal YTD Payments: \$201.00)			\$2,195.90
LAKE JULIAN CONTRACTING INC					
	Invoice: 836	SEWER REPAIR 203 HOWARD	08/26/20	09/14/20	\$2,450.00
		01-31-5140 SEWER REPAIR 203	\$500.00		
		60-33-5140.1 SEWER REPAIR 203	\$1,950.00		
Vendor Total for: LAKE JULIAN CONTRACTING INC		(Fiscal YTD Payments: \$1,750.00)			\$2,450.00
LAUTERBACH & AMEN, LLP					
	Invoice: 48649	APRIL 30, 2020 AUDIT	08/31/20	09/14/20	\$15,300.00
		47-01-5210 APRIL 30, 2020 AU	\$500.00		
		46-01-5210 APRIL 30, 2020 AU	\$270.00		
		42-01-5210 APRIL 30, 2020 AU	\$500.00		
		39-01-5210 APRIL 30, 2020 AU	\$270.00		
		38-01-5210 APRIL 30, 2020 AU	\$270.00		

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		36-01-5210 APRIL 30, 2020 AU	\$500.00		
		35-01-5210 APRIL 30, 2020 AU	\$500.00		
		01-14-5210 APRIL 30, 2020 AU	\$8,885.00		
		60-33-5210 APRIL 30, 2020 AU	\$2,295.00		
		33-01-5210 APRIL 30, 2020 AU	\$270.00		
		34-01-5210 APRIL 30, 2020 AU	\$270.00		
		40-01-5210 APRIL 30, 2020 AU	\$270.00		
		56-01-5210 APRIL 30, 2020 AU	\$500.00		
Vendor Total for: LAUTERBACH & AMEN, LLP		(Fiscal YTD Payments: \$850.00)			\$15,300.00
MCGINTY BROS., INC					
	Invoice: 213487	WATER STREET/RR STREET	08/07/20	09/14/20	\$1,300.00
		01-31-5190 WATER STREET/RR S	\$1,300.00		
	Invoice: 214589	WATER STREET	08/07/20	09/14/20	\$300.00
		01-31-5190 WATER STREET	\$300.00		
Vendor Total for: MCGINTY BROS., INC		(Fiscal YTD Payments: \$2,206.00)			\$1,600.00
METROPOLITAN MAYORS CAUCUS					
	Invoice: 2020-100	CAUCUS DUES 2020	08/19/20	09/14/20	\$130.00
		01-16-5410 CAUCUS DUES 2020	\$130.00		
Vendor Total for: METROPOLITAN MAYORS CAUCUS		(Fiscal YTD Payments: \$.00)			\$130.00
MIDWEST MATERIAL MANAGEMENT					
	Invoice: MM-77566	DISPOSAL MISC DEBRI	08/15/20	09/14/20	\$591.80
		01-31-5570 DISPOSAL MISC DEB	\$591.80		
Vendor Total for: MIDWEST MATERIAL MANAGEMENT		(Fiscal YTD Payments: \$2,105.00)			\$591.80
MIDWEST SALT					
	Invoice: P452765	WATER SOFTNER SALT	08/20/20	09/14/20	\$2,877.30
		60-33-5650 WATER SOFTNER SAL	\$2,877.30		
Vendor Total for: MIDWEST SALT		(Fiscal YTD Payments: \$13,751.70)			\$2,877.30
MUNICIPAL RESEARCH SERVICE INC					
	Invoice: 090720	RESEARCH & STATS AUDIT 043020	09/07/20	09/14/20	\$1,825.00
		01-14-5210 RESEARCH & STATS	\$1,825.00		
Vendor Total for: MUNICIPAL RESEARCH SERVICE INC		(Fiscal YTD Payments: \$.00)			\$1,825.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
NICOR GAS					
	Invoice: 082720	MONTHLY SERVICE 01-31-5510 MONTHLY SERVICE 60-33-5510 MONTHLY SERVICE	08/27/20 \$42.46 \$427.69	09/14/20	\$470.15
Vendor Total for: NICOR GAS		(Fiscal YTD Payments: \$4,953.52)			\$470.15
NORTHERN KANE COUNTY					
	Invoice: 4239-12957	COVID-19 LOCAL RESTAURANT RALLY 01-12-6010.1 LOC REST RALLY	09/09/20 \$1,000.00	09/14/20	\$1,000.00
Vendor Total for: NORTHERN KANE COUNTY		(Fiscal YTD Payments: \$.00)			\$1,000.00
PADDOCK PUBLICATIONS, INC					
	Invoice: 155189	PUBLIC HEARING NOTICES S IL 72 TIF 85-01-2394 PUBLIC HEARING NO	08/30/20 \$1,304.10	09/14/20	\$1,304.10
Vendor Total for: PADDOCK PUBLICATIONS, INC		(Fiscal YTD Payments: \$159.85)			\$1,304.10
PDC LABORATORIES, INC					
	Invoice: 9431086	WATER QUALITY TESTING 60-33-5290 WATER QUALITY TES	08/31/20 \$232.50	09/14/20	\$232.50
	Invoice: 9431087	WW TESTING 60-33-5290 WW TESTING	08/31/20 \$3,450.50	09/14/20	\$3,450.50
Vendor Total for: PDC LABORATORIES, INC		(Fiscal YTD Payments: \$6,729.85)			\$3,683.00
POLLARDWATER.COM EAST					
	Invoice: WW011450	HYDRANT FLUSHING DIFFUSER 60-33-5140 HYDRANT FLUSHING	08/07/20 \$250.00	09/14/20	\$250.00
Vendor Total for: POLLARDWATER.COM EAST		(Fiscal YTD Payments: \$.00)			\$250.00
QUAD COM 9-1-1					
	Invoice: 20-edpd-9	RADIO DISPATCH SEPT 2020 01-21-5360 RADIO DISPATCH SE	09/01/20 \$15,697.92	09/14/20	\$15,697.92
Vendor Total for: QUAD COM 9-1-1		(Fiscal YTD Payments: \$62,791.68)			\$15,697.92
RALPH HELM, INC					
	Invoice: 116985	PORTABLE PRESSURE WASHER	09/03/20	09/14/20	\$383.95

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
	Invoice: 331853	01-31-5640 PORTABLE PRESSURE 60-33-5640 PORTABLE PRESSURE PW EQUIP 01-31-5640 PW EQUIP	\$191.98 \$191.97 09/04/20 \$62.98	09/14/20	\$62.98
Vendor Total for: RALPH HELM, INC		(Fiscal YTD Payments: \$634.57)			\$446.93
STAN'S LPS MIDWEST					
	Invoice: 355102	SERV AGMT C2051 01-37-5340 SERV AGMT C2051	09/02/20 \$13.56	09/14/20	\$13.56
Vendor Total for: STAN'S LPS MIDWEST		(Fiscal YTD Payments: \$856.90)			\$13.56
STAPLES ADVANTAGE					
	Invoice: 3454590183	OFFICE SUPPLIES 01-21-5630 OFFICE SUPPLIES 01-21-5610 OFFICE SUPPLIES	08/22/20 \$19.79 \$15.87	09/14/20	\$35.66
Vendor Total for: STAPLES ADVANTAGE		(Fiscal YTD Payments: \$374.51)			\$35.66
SYNAGRO TECHNOLOGIES					
	Invoice: 15669	LAND APP BIO SOLIDS 60-33-5287 LAND APP BIO SOLI	06/30/20 \$1,804.20	09/14/20	\$1,804.20
Vendor Total for: SYNAGRO TECHNOLOGIES		(Fiscal YTD Payments: \$6,014.00)			\$1,804.20
TLO LLC					
	Invoice: 090120	MEMBERSHIP DUES JULY AUG 2020 01-21-5410 MEMBERSHIP DUES J	09/01/20 \$100.00	09/14/20	\$100.00
Vendor Total for: TLO LLC		(Fiscal YTD Payments: \$150.00)			\$100.00
TRAFFIC CONTROL & PROTECT					
	Invoice: 104868	NO DUMPING SIGNS - LAKEWOOD 15-01-5950 NO DUMPING SIGNS	08/18/20 \$145.50	09/14/20	\$145.50
Vendor Total for: TRAFFIC CONTROL & PROTECT		(Fiscal YTD Payments: \$1,056.30)			\$145.50
UNIQUE PRODUCTS (ELGIN PAPER COMPANY)					
	Invoice: 397087-1	EDPD TOWEL ROLLS 01-21-5610 EDPD TOWEL ROLLS	08/19/20 \$77.64	09/14/20	\$77.64

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
Vendor Total for: UNIQUE PRODUCTS (ELGIN PAPER COMPANY)		(Fiscal YTD Payments: \$.00)			\$77.64
US BANK					
	Invoice: 2601 PP 0825	MONHTLY CHARGES 01-31-5530 STUMP GRINDER/ROL 01-31-5130 MOWER PARTS	08/25/20 \$514.00 \$21.98	09/14/20	\$535.98
	Invoice: 2665 082520 GC	IACP 2020 CONFERENCE 01-21-5430 IACP 2020 CONFERE	08/25/20 \$200.00	09/14/20	\$200.00
	Invoice: 4356 bm 082520	MONTHLY CHARGES 01-12-5410 SIRIUS RADIO 01-12-5410 AMAZON PRIME MEMB 01-12-5330 MC JOB POST 01-12-5410 ICMA MEMBERSHIP	08/25/20 \$13.34 \$12.99 \$190.00 \$3,235.50	09/14/20	\$3,451.83
	Invoice: 4372 PC 082520	MONHTLY CHARGES 01-31-5320 APPLE STORAGE 01-31-5130 CHAIN SAW REPAIR	08/25/20 \$.99 \$35.00	09/14/20	\$35.99
	Invoice: 5082 08250 ar	MONTHLY CHARGES 01-21-5630 FLASHLIGHT FOR OF 01-21-5630 RANGE SUPPLIES 01-21-5630 PART - OFFICERS R 01-21-5630 PD MAGAZINES (2)	08/25/20 \$133.79 \$23.94 \$20.49 \$62.34	09/14/20	\$240.56
	Invoice: 5486 082520 BJM	ECC - BRANDISS MARTIN 01-14-5430 ECC - BRANDISS MA	08/25/20 \$798.00	09/14/20	\$798.00
	Invoice: 5824 GG 082520	MONTHLY CHARGES 60-33-5320 APPLE STORAGE	08/25/20 \$.99	09/14/20	\$.99
	Invoice: 8646 082520 JJ	MONTHLY CHARGES 01-01-1124 DUNDEE FOUNDATION 01-37-5410 MAILCHIMP 01-12-6010.1 ZOOM MONTHLY MEET 01-12-5410 TRIB SUB	08/25/20 \$11.00 \$37.18 \$14.99 \$27.72	09/14/20	\$90.89
Vendor Total for: US BANK		(Fiscal YTD Payments: \$17,482.36)			\$5,354.24
US BANK/VOYAGER FLEET SYSTEMS, INC.					
	Invoice: 080720 FLT	MONTHLY GAS MAY 2020 01-31-5620 MONTHLY GAS MAY 2 60-33-5620 MONTHLY GAS MAY 2	08/07/20 \$1,034.14 \$1,434.67	09/14/20	\$2,468.81
	Invoice: 080720 FLT 2	MONTHLY GAS JUNE 2020 60-33-5620 MONTHLY GAS JUNE 01-31-5620 MONTHLY GAS JUNE	08/07/20 \$382.48 \$889.18	09/14/20	\$1,271.66
Vendor Total for: US BANK/VOYAGER FLEET SYSTEMS, INC.		(Fiscal YTD Payments: \$9,903.83)			\$3,740.47

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
USA BLUEBOOK					
	Invoice: 320535	WATER LAB SUPPLIES 60-33-5630 WATER LAB SUPPLIE	08/06/20 \$260.82	09/14/20	\$260.82
	Invoice: 345125	ADAPTER HOSES WITH HYDRANT 60-33-5140 ADAPTER HOSES WIT	08/31/20 \$64.79	09/14/20	\$64.79
Vendor Total for: USA BLUEBOOK			(Fiscal YTD Payments: \$2,847.61)		\$325.61
VANDEWALLE AND ASSOCIATES					
	Invoice: 202008057	BDD AMENDMENT/TIF CREATION 85-01-2394 BDD AMENDMENT/TIF	08/19/20 \$1,503.75	09/14/20	\$1,503.75
Vendor Total for: VANDEWALLE AND ASSOCIATES			(Fiscal YTD Payments: \$8,943.75)		\$1,503.75
VCNA PRAIRIE LLC					
	Invoice: 889682826	CONCRETE CURB/WATER MAIN REP 60-33-5140 CONCRETE CURB/WAT	08/26/20 \$446.61	09/14/20	\$446.61
Vendor Total for: VCNA PRAIRIE LLC			(Fiscal YTD Payments: \$2,517.85)		\$446.61
VERIZON WIRELESS					
	Invoice: 9860422395	MONTHLY SERVICE - W/CREDIT 01-12-5320 MONTHLY SERVICE - 01-14-5320 MONTHLY SERVICE - 01-21-5320 MONTHLY SERVICE - 01-25-5320 MONTHLY SERVICE - 01-31-5320 MONTHLY SERVICE - 60-33-5320 MONTHLY SERVICE - 60-33-5320 MONTHLY SERVICE -	08/10/20 \$16.50 \$16.40 \$16.40 \$16.40 \$16.38 \$16.40 \$16.30	09/14/20	\$114.78
Vendor Total for: VERIZON WIRELESS			(Fiscal YTD Payments: \$4,543.78)		\$114.78
VORTEX TECHNOLOGIES, INC					
	Invoice: 6262	FLOW METER CALIBRATION 60-33-5130.1 FLOW METER CALIBR	08/13/20 \$2,550.00	09/14/20	\$2,550.00
Vendor Total for: VORTEX TECHNOLOGIES, INC			(Fiscal YTD Payments: \$.00)		\$2,550.00
WAGEWORKS, INC					
	Invoice: 2254900	BENEFIT JULY 2020 01-12-5060 BENEFIT JULY 2020	08/17/20 \$158.00	09/14/20	\$158.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
Vendor Total for: WAGEWORKS, INC		(Fiscal YTD Payments: \$468.00)			\$158.00
WELCH BROTHERS, INC.					
	Invoice: 3102585	102 W RIVER SEWER REPAIR 01-31-5140 102 W RIVER SEWER	08/31/20 \$374.00	09/14/20	\$374.00
Vendor Total for: WELCH BROTHERS, INC.		(Fiscal YTD Payments: \$2,629.61)			\$374.00
WEST DUNDEE, VILLAGE OF					
	Invoice: 2026	FINAL COMPUTER SUPPORT - M SPIRO 01-12-5286 FINAL COMPUTER SU 01-14-5286 FINAL COMPUTER SU 01-21-5286 FINAL COMPUTER SU 01-25-5286 FINAL COMPUTER SU 01-31-5286 FINAL COMPUTER SU 60-33-5286 FINAL COMPUTER SU	09/01/20 \$800.00 \$266.67 \$3,333.34 \$333.33 \$666.67 \$1,266.66	09/14/20	\$6,666.67
	Invoice: 2032	GO DADDY 01-12-5286 GO DADDY 01-14-5286 GO DADDY 01-21-5286 GO DADDY 01-25-5286 GO DADDY 01-31-5286 GO DADDY 60-33-5286 GO DADDY	08/26/20 \$2.18 \$.73 \$9.09 \$.91 \$1.82 \$3.44	09/14/20	\$18.17
Vendor Total for: WEST DUNDEE, VILLAGE OF		(Fiscal YTD Payments: \$19,627.00)			\$6,684.84

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

Amount

GENERAL FUND	\$83,983.18
STREET & BRIDGE FUND	\$296.35
MOTOR FUEL TAX FUND	\$2,681.96
DUNDEE GATEWAY BDD	\$4,436.67
DOWNTOWN & DUNDEE CROSSINGS BDD	\$270.00
PRAIRIE LAKES TIF IMPROVMNT FUND	\$500.00
CHRISTINA DRIVE TIF FUND	\$500.00
DUNDEE CROSSINGS TIF FUND	\$3,909.00
DOWNTOWN REDEVELOPMENT TIF	\$1,108.00
CHRISTINA DRIVE BDD	\$270.00
ROUTE 68 WEST TIF FUND	\$500.00
Route 25 TIF Fund	\$270.00
North Cook County TIF	\$500.00
PENNY AVE TIF	\$500.00
WATER OPERATING FUND	\$53,228.60
ESCROW/DEPOSIT FUND	\$18,095.10
Grand Total:	\$171,048.86
Total Vendors:	68
 TOTAL FOR REGULAR CHECKS:	 45022.05
TOTAL FOR DIRECT PAY VENDORS:	126026.81

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

A/P Manual Check Posting List

Postings from all Check Registration runs(NR) since last Check Voucher run(NCR)

Vendor	Invoice	Description	Check: No	Date	Reg #	Amount
BLUE CROSS BLUE SHIELD						
	Invoice: 09/01/20BCBS	SEPTEMBER'S 2020 BCBS	111426	09/08/20	871	\$34,988.46
		01-12-5060 SETP 20 BCBS				\$3,702.80
		01-14-5060 SETP 20 BCBS				\$1,570.25
		01-21-5060 SETP 20 BCBS				\$15,746.83
		01-25-5060 SETP 20 BCBS				\$1,572.57
		01-31-5060 SETP 20 BCBS				\$4,661.35
		60-33-5060 SETP 20 BCBS				\$7,734.66
Vendor Total for: BLUE CROSS BLUE SHIELD			(Fiscal YTD Payments: \$192,946.76)			\$34,988.46
CIVIC SYSTEMS						
	Invoice: 2020CIVIC	2020 CIVIC E-TRAINING	111424	08/25/20	870	\$400.00
		01-12-5430 KATHERINE H				\$50.00
		01-14-5430 BRANDISS M				\$270.00
		01-25-5430 CHRIS R				\$25.00
		60-33-5430 PHIL C				\$55.00
Vendor Total for: CIVIC SYSTEMS			(Fiscal YTD Payments: \$43,580.00)			\$400.00
PRINCIPAL FINANCIAL GROUP LIFE INSURANCE						
	Invoice: 09/01/20LF INS	SEPTEMBER'S 2020 LIFE INS	111428	09/08/20	871	\$628.05
		01-12-5060 SETP 20 LIFE INS				\$75.40
		01-14-5060 SETP 20 LIFE INS				\$33.43
		01-21-5060 SETP 20 LIFE INS				\$291.16
		01-25-5060 SETP 20 LIFE INS				\$28.58
		01-31-5060 SETP 20 LIFE INS				\$79.86
		60-33-5060 SETP 20 LIFE INS				\$119.62
Vendor Total for: PRINCIPAL FINANCIAL GROUP LIFE INSURANCE			(Fiscal YTD Payments: \$2,985.50)			\$628.05
PRINCIPAL FINANCIAL GROUP						
	Invoice: 09/01/20 DENTAL	SEPTEMBER 2020 DENTAL	111427	09/08/20	871	\$1,733.43
		01-14-5060 SETP 20 DENTAL				\$67.08
		01-21-5060 SETP 20 DENTAL				\$951.41
		01-25-5060 SETP 20 DENTAL				\$98.10
		01-31-5060 SETP 20 DENTAL				\$307.15
		60-33-5060 SETP 20 DENTAL				\$309.69
Vendor Total for: PRINCIPAL FINANCIAL GROUP			(Fiscal YTD Payments: \$10,936.79)			\$1,733.43
BAXTER AND WOODMAN CONSULTING ENGINEERS						
	Invoice: 0214492-2	2020 MS4 SERVICES REISSUED CHECK	111425	08/25/20	870	\$900.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

A/P Manual Check Posting List

Postings from all Check Registration runs(NR) since last Check Voucher run(NCR)

Vendor	Invoice	Description	Check:	No	Date	Reg #	Amount
--------	---------	-------------	--------	----	------	-------	--------

(BAXTER AND WOODMAN CONSULTING ENGINEERS Cont'd)

01-31-5220 2020 MS4 SERVICES	\$900.00
------------------------------	----------

Vendor Total for: BAXTER AND WOODMAN CONSULTING ENGINEERS(Fiscal YTD Payments: \$7,526.35)	\$900.00
--	----------

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 09-14-20 FY2020-2021

List #251

A/P Manual Check Posting List

Postings from all Check Registration runs(NR) since last Check Voucher run(NCR)

Amount

GENERAL FUND	\$30,430.97
WATER OPERATING FUND	\$8,218.97
Grand Total:	\$38,649.94
Total Vendors:	5