



East Dundee is nestled on the banks of the Fox River in Kane County, just 40 miles NW of Chicago. Here the best of all worlds meet, with the bustle of Prairie Stone and Hoffman Estates to the east, and rural Illinois to the west. Residents and visitors have quick access to I-90, Elgin, O'Hare, and downtown Chicago. This is a place of unique possibility: A redevelopment renaissance in the Village is now opening new development sites and business opportunities with attractive incentives.

East Dundee

ILLINOIS



Where small-village charm and Chicago-sized opportunity meet

Dundee Crossing

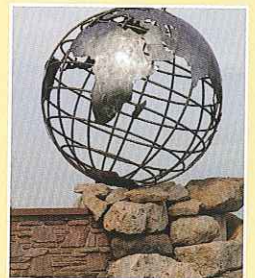
Located at the crossroads of Highways 25 and 72, Dundee Crossing is minutes from Prairie Stone with direct access to the NW Tollway. The Village offers assistance with TIF and BDD incentives.

- **The River Valley Square Shopping Center** is available for redevelopment. These sites are positioned for anchor retail and smaller retail tenants.
- **The Santa's Village Amusement Park** offers additional commercial outlots on the 38-acre site. Several parcels are available with high visibility and frontage along Route 25.
- **Commercial Development** is anchored by an existing WalMart, and offers retail and office sites ready to capture new activity on the southeast corner.



Terra Business Park

The Park's location proximate to I-90, the Loop, and O'Hare make it an attractive location for business, office, and large-scale industrial uses. Sites in Terra Business Park are subdividable from 1 acre to 150 acres for maximum flexibility. The privately owned Terra Business/Industrial Park offers attractive property tax and sales tax incentives. A Master Development Agreement is in place to ensure immediate construction of any additional improvements tenants may require.



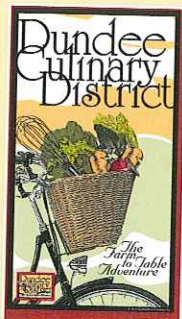


Downtown East Dundee: Opportunity in a River Village

As with many river communities, East Dundee is experiencing an economic revitalization in its downtown. Plans are in place and have been implemented to include



a "Culinary District" complete with restaurants and specialty shops to create a downtown destination. Municipal investments in tax increment financing and business development districts, along with community development in special events and marketing, are now visible.



"From the very first call, we had an exceptional experience getting transitioned from Arlington Heights to our new space in downtown East Dundee. Not only was the Building Department helpful, but the knowledge and efficiency was remarkable on the execution of TIF funds, tax incentives, and the façade program."

— Sven Bley, Managing Director
Made to Measure

As the first municipality just over the Cook County border, East Dundee helps businesses realize, on average, a sixty-percent property tax savings. Through a team of community, municipal and business leaders, plans for East Dundee have been carefully crafted to be a self-sustaining and viable downtown district. Combined with several major public works projects, land acquisitions and private business investments, East Dundee is prepared to welcome a variety of business initiatives.

- public gathering space
- river access
- programmed events
- hiking, canoeing, kayaking
- greenscape improvements
- Jackson St.

- River-themed trail and street crossings
- Integrated into Depot Commons Plaza
- Landscaping improvements
- Themed art/trail features

Revised: May 28, 2014

VILLAGE BUSINESS INCENTIVES

General Business Environment

The Village of East Dundee maintains a business-friendly environment, with a focused effort to help businesses solve problems and minimize costs while maintaining compliance with all life-safety and health codes. Property taxes and registration fees are among the lowest in the area, and service delivery is consistently ranked among the highest.

Property Tax Rate

Total Property Tax Rate 10.603/hundred dollars EAV*

(Source: Illinois Department of Commerce and Economic Opportunity, 10/2012) *Equalized Assessed Valuation

Property tax rates per \$100 equalized assessed valuation. Valuation is 33.3% of real property. On average, property taxes in Kane County are 45% of the property tax rate for a comparable building in Cook County.

Tax Calculator

(Source: Illinois Department of Commerce and Economic Opportunity, 10/2012)

Total Property Tax Rate 10.603/hundred dollars EAV

Total Sales Tax Rate 8.50% (with an additional 0.5% in Business Development Districts)

Total Utility Tax Rate On: Electricity=5.00% Telephone=6.00%
Natural Gas=5.00% Water=0.00%

Example of Tax Calculator:

\$1,000,000 Fair
Market Value (FMV):

KANE COUNTY	COOK COUNTY
\$1,000,000 Fair Market Value (X) 33.33%	\$1,000,000 Fair Market Value (X) 25%
\$333,333 Assessed Value (X) 1.0 Kane County Multiplier	\$250,000 Assessed Value (X) 2.93 Cook County Multiplier
\$333,333 EAV in Kane County	\$732,500 EAV in Cook County

Village Business Incentive Programs

The Village of East Dundee is committed to promoting growth within the community, and has a wide variety of incentives available to businesses and developers to assist with redevelopment of existing facilities or relocation to East Dundee. The Village will quickly assess the needs of a business, and assemble a package of incentives and improvements to expedite specific development needs. Incentives programs include:

- Façade Improvement Grant Program
- Various Redevelopment Agreements
- TIF incentives
- BDD incentives
- Property tax and sales tax incentives, also available through negotiations during the Redevelopment Agreement process
- Upgraded utilities and streets
- Programs that assist with:
 - Land acquisition
 - Environmental remediation
 - Building improvements
 - New construction
 - Village-wide and area marketing

"We have been open for three years and all I can say is, "Wow." East Dundee is definitely a pro-growth, pro-business community. We exceeded all of our expectations and predictions in the first year and have continued to grow year after year."

—Dan Gunsteen, Jr., Owner, Extreme Clean Carwash

Brief Summary of Village Projects

Downtown/Main Street Properties

The Village assisted with building renovation, business recruitment, land assembly, and public improvements such as utilities and parking as part of the effort to support private investment in downtown East Dundee. In addition, the Depot Square project is a key part of a multi-phased redevelopment renaissance. Past and future development is expected to exceed \$20 million dollars.

"Investing in East Dundee was an easy decision for me. The staff and Village Board are smart, action-oriented and really understand the needs of the private sector. Unlike other communities I've worked with, East Dundee is all about finding ways to make things work and not about coming up with reasons why they won't. I don't think there is a better community to work with in the western suburbs or in all of Chicagoland."

—Tom Roeser, Capitalist

Gardner Place/River Haven Subdivision, a veteran's-preferred housing development

Conveniently located off of Route 72, Gardner Place is an 80-unit senior apartment complex and River Haven is a single-family development of 68 rental homes. With a high-level of finishings that include granite counter tops, Energy Star appliances, and private yards. The Village of East Dundee assisted with land assembly for the River Haven project.

"The Village of East Dundee was incredibly easy to work with. We had a very short deadline to get our zoning in place in order to secure the project financing, and the Village helped guide us through the process every step of the way to ensure our schedule could be met. They were equally accommodating with the construction permitting and inspections. I hope to build there again soon and wouldn't hesitate to recommend the community to all types of developers and businesses."

—Jim Bergman, River Haven Developer/Owner

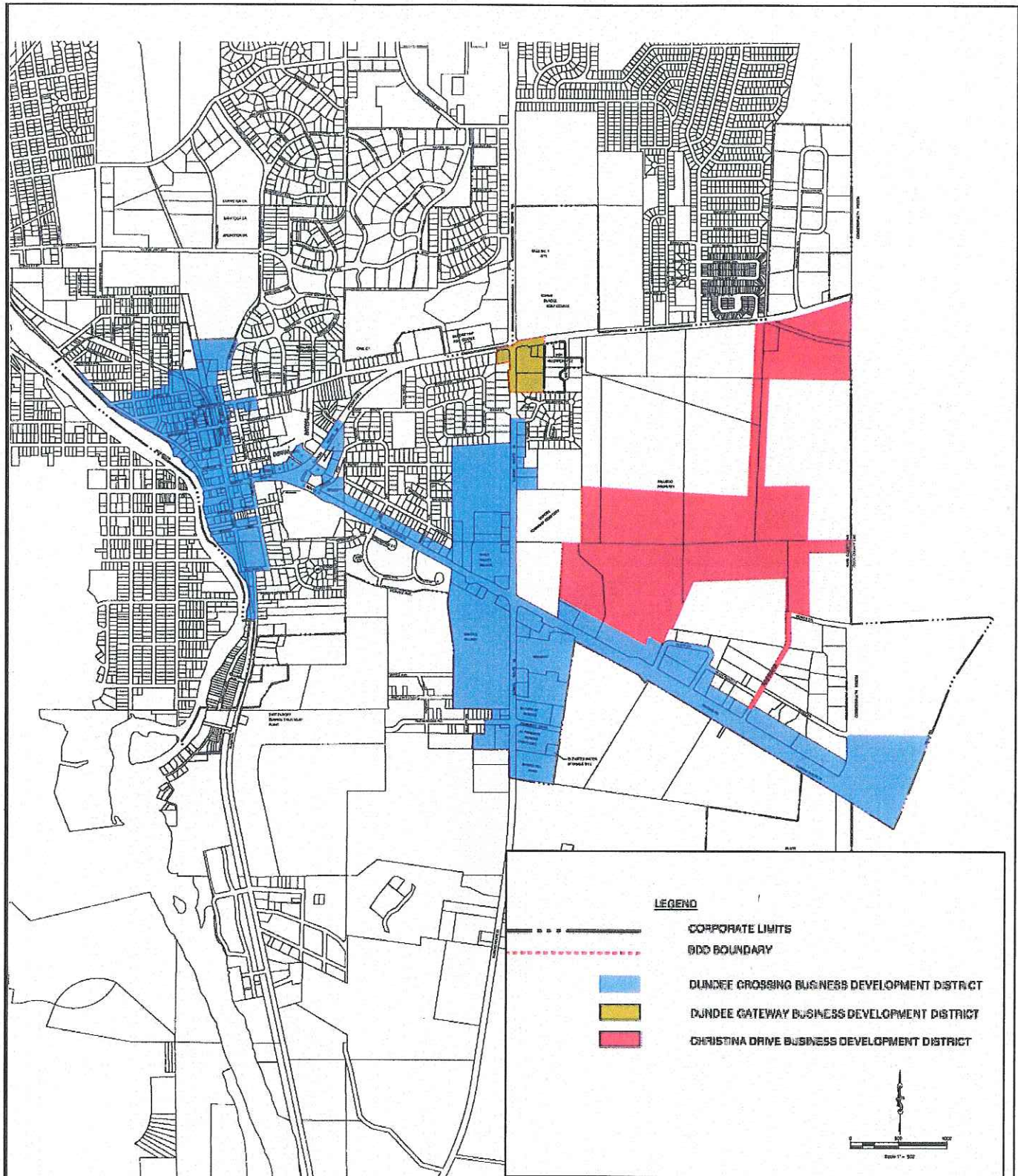
Dundee Crossing, at the intersection of Routes 25 and 72

Dundee Crossing is within TIF and BDD Districts, due to several annexations in 2012. The Village of East Dundee provided property and sales tax rebates, assistance with land acquisition and land assembly, building renovation, new construction assistance, and water and sewer utility upgrades.

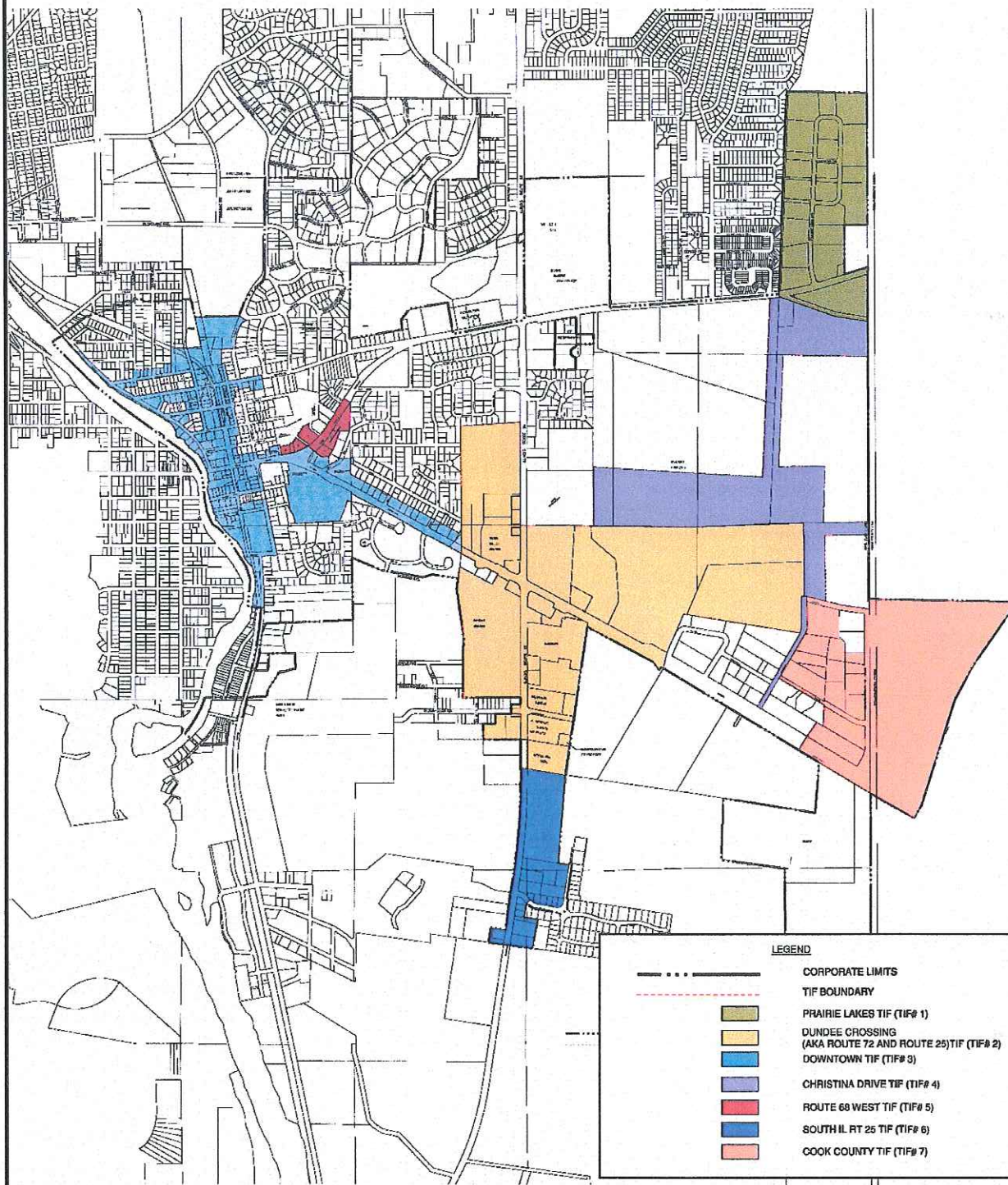
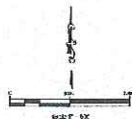
"To be honest, I was initially very reluctant to annex into the Village of East Dundee. However, it was without a doubt the best thing I could have done for my business. The annexation and subsequent use of Village business development programs allowed me to expand my building by 70%, including an expanded indoor rifle range, classrooms, and retail space, making it one of the largest in the Midwest. I could never have taken on a project of that magnitude alone but now my sales have increased dramatically and I'm not saddled with a huge mortgage. I can't thank the staff and Village Board enough for their patience and creativity in helping to make this project such a huge success."

—Greg Tropino, Owner of G.A.T. Guns

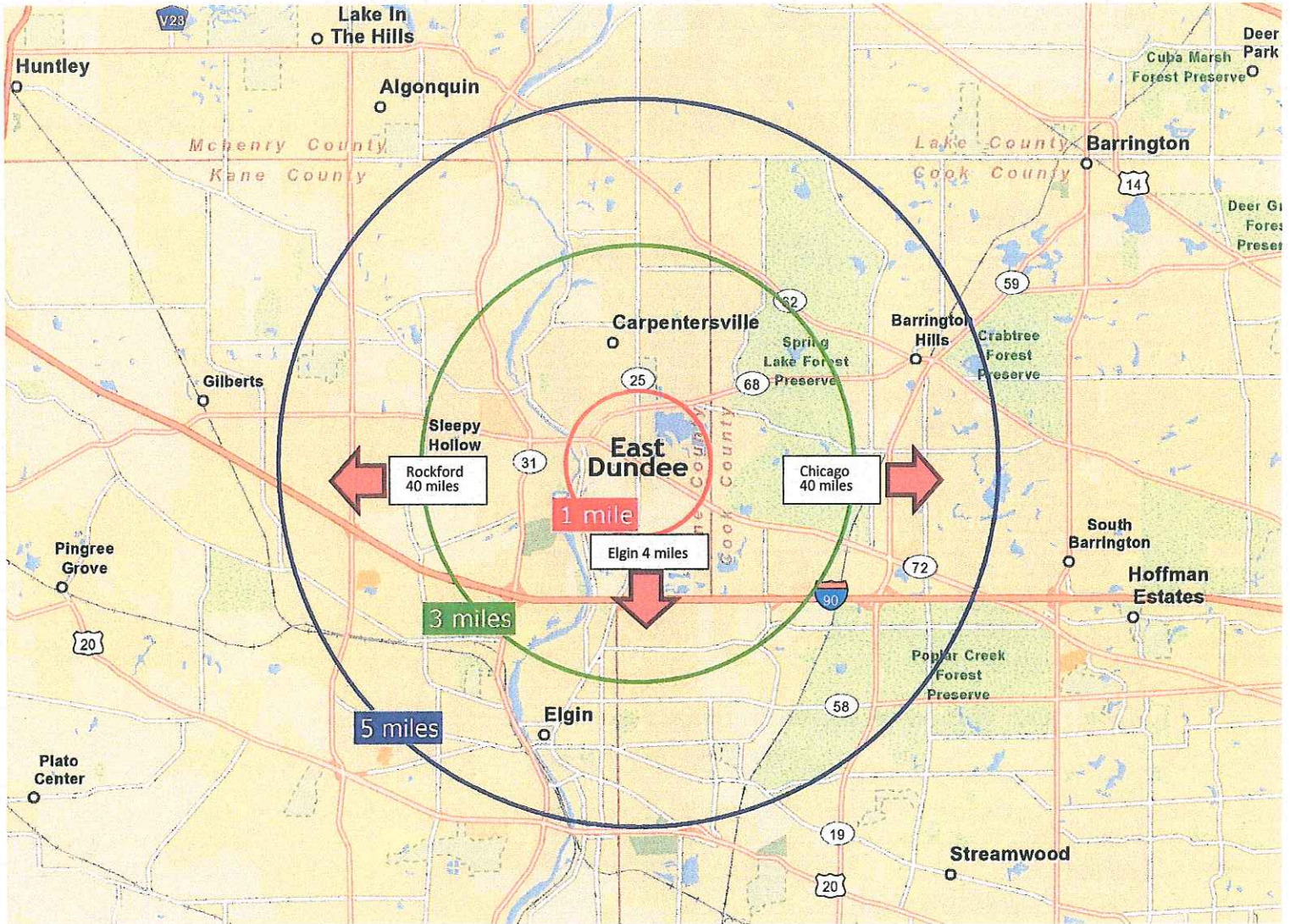
East Dundee Business Development Districts Map



East Dundee Tax Increment Financing Districts Map



East Dundee, Route 25 and Route 72



EAST DUNDEE DEMOGRAPHICS SUMMARY, FROM ROUTE 25 AND ROUTE 72

2012 Estimates	1 Mile	3 Miles	5 Miles
Population	2,306	53,878	152,661
Households	996	17,023	49,036
Average Household Income	\$91,798	\$78,390	\$84,322

Source: ESRI Business Analyst

2012 Households by Income	1 Mile	3 Miles	5 Miles
Number of Households	996	17,023	49,036
<\$15,000	7.5%	7.4%	6.9%
\$15,000 - \$24,999	6.7%	8.2%	7.6%
\$25,000 - \$34,999	7.9%	9.9%	9.0%
\$35,000 - \$49,999	11.9%	13.8%	13.3%
\$50,000 - \$74,999	20.7%	21.0%	20.1%
\$75,000 - \$99,999	15.6%	13.9%	13.8%
\$100,000 - \$149,999	14.0%	16.8%	17.6%
\$150,000 - \$199,999	6.1%	4.9%	5.9%
\$200,000+	9.3%	4.3%	5.7%
Average Household Income	\$91,798	\$78,390	\$84,322

Source: ESRI Business Analyst

Trends: 2012 - 2017 Annual Growth Rate Projections

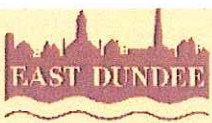
	1 Mile	3 Miles	5 Miles
Population	0.6%	0.4%	0.4%
Households	0.5%	0.4%	0.4%
Families	0.3%	0.3%	0.3%
Owner Occupied Households	0.7%	0.7%	0.7%
Median Household Income	3.5%	4.0%	3.7%

Source: ESRI Business Analyst

Major Roadways and Traffic Counts

Illinois Route 72 (Main Street)	32,900
Illinois Route 25	23,900
Illinois 68	16,400
Interstate 90	101,400
Illinois Route 31	29,000

Source: Illinois Department of Transportation, 2013 Data



RETAIL/OFFICE/RESIDENTIAL

Relevant Demographics

Though a small town, East Dundee is located in close proximity to a large population that includes many high-income neighborhoods. There are 150,000 people within a 5-mile radius of downtown East Dundee. The average household income is nearly \$90,000 and, according to industry data (ESRI Business Analyst), tend to be prosperous, professional households that are computer-savvy and value health and wellness lifestyles. Additional demographic types include growing families with high and middle incomes, with high rates of home ownership.

2012 Estimates	1 Mile	3 Miles	5 Miles
Population	2,306	53,878	152,661
Households	996	17,023	49,036
Average Household Income	\$91,798	\$78,390	\$84,322
Average Household Size	2.32	3.13	3.08
Median Age	45.6	32.4	33.1
Owner-Occupied HH%	80%	73%	72%
Renter-Occupied HH%	20%	27%	28%
Source: ESRI Business Analyst			

Proximity to Key Destinations

East Dundee lies on the Eastern banks of the Fox River in Kane County, just north of Elgin and 40 miles northwest of Chicago. The Village offers a charming small-town atmosphere that is near to the bustle of the northwest suburbs to the East, as well as the suburbs, recreation and rural open spaces to the West.

- 1 mile to Route 25 and Route 31
- 1 mile to Interstate 90
- 20 miles to Interstate 290
- 25 miles to O'Hare International Airport
- 40 miles to Chicago Loop

Proximity to Employment Areas

With over 2,300 employees within the Village, East Dundee is much more than a suburban bedroom community. Key employers in the nearby Prairie Stone Business Park include the world headquarters of Sears Holdings (over 10,000 employees). Major local employers such as Otto Engineering (over 500 employees) combined with apet, Wal-Mart, GAT Guns, and employers like Haegar Potteries, Medical Billing Specialists, Davey Care of Trees, Cutlery and More, Made to Measure, and Power Electronics International, Inc. provide many employment opportunities to local residents and the region. East Dundee is well positioned to capture the lunch and after-work crowd, and shoppers commuting to and from work. The nearby Spring Hill Mall has nearly 100 retail stores, and downtown Elgin with the Grand Victoria Casino is within 5 miles of the Village.



Retail, Office & Development Opportunities

Origin Destination/Trips

All roads lead to East Dundee. Several state routes and expressways make East Dundee easily accessible. A network of scenic roads and highways connect our village to State Routes 25, 31, 68, and 72. Interstate 90 is within minutes of East Dundee, making both O'Hare International Airport and downtown Chicago easily accessible. East Dundee's central business district is located off Highway 72, with 32,900 average daily trips, according to Illinois Department of Transportation traffic counts (2013). Traffic counts going east toward Chicago are the largest activity for trips to and from East Dundee include areas directly north, west, and south of the Village, including Carpentersville, Dundee and Dundee Township, and north Elgin.

Utility Capacity

Water Supplier: Municipal

Water Storage Capacity: 1.32 million gallons
Treatment Capacity: 2 million gallons
Avg Daily Demand: 491,000 gallons
Peak Daily Demand: 704,500 gallons
Excess Capacity: 1.58 million gallons

Sewage Treatment: Municipal

Total Treatment Capacity: 1.15 million gallons
Current Excess Capacity: 715,000 gallons

Natural Gas Supplier: NICOR

Electric Supplier: Commonwealth Edison

Local Telephone Supplier: AT&T

Fiber Optics: Yes