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**VILLAGE OF WEST DUNDEE  
MAIN STREET / ILLINOIS ROUTE 31 TIF  
REDEVELOPMENT PLAN AND PROJECT**

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**Jointly Prepared By:**

**Village of West Dundee, Illinois**

**And**

**Kane, McKenna and Associates, Inc.**

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## **LIST OF EXHIBITS**

### **EXHIBITS**

- Exhibit 1      -      Legal Description
- Exhibit 2      -      Boundary Map
- Exhibit 3      -      Existing Land Use Map
- Exhibit 4      -      Proposed Land Use Map
- Exhibit 5      -      TIF Qualification/Designation Report

## **I. INTRODUCTION**

The Village of West Dundee is a suburban community in eastern Kane County about 38 miles northwest of Downtown Chicago along Interstate 90 (Jane Addam Memorial Tollway I-90). The Village has a population of 7,331 residents as of the 2010 US Census. West Dundee enjoys one of the region's most unique and treasured assets, the Fox River greenway. The Fox River serves as the Village's eastern border and is quickly becoming one of the community's finest recreational areas. The Village is home rule and was incorporated in 1887.

In this report, the Village proposes a Tax Increment Financing Redevelopment Plan to assist an area in overcoming a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of West Dundee to conduct an analysis of the potential qualification and designation of the area as a Tax Increment Financing ("TIF") District, and to assist the Village in drafting the Main Street/Illinois Route 31 Redevelopment Project Area (the "RPA").

For purposes of this report, KMA has subdivided the proposed RPA into two sub-areas:

- Sub-Area 1/Improved land – This classification is for all land that is generally developed, with structures and other improvements in place; the area includes improved properties located north and south along Main Street (IL Route 72), north and south along Market Loop, and east and west along IL Route 31 (8th Street) , and
- Sub-Area 2/Vacant land – This classification is for the Haeger Estate and adjacent properties within the proposed TIF District that is primarily vacant of structures; this property includes parcels located south of Century Plaza and Strom Drive, north of Marriott Drive, north and south along Boncosky Road east and west along IL Route 31 and west along the Fox River.

Sub-Area 1 consists of approximately two hundred twenty nine (229) tax parcels and approximately one hundred twenty two (122) structures. Seventy one (71)% of the buildings are thirty-five (35) years or more of age. Sub-Area 2 consists of twenty seven (27) tax parcels.

The Downtown area and the area west of the Downtown along Main Street was developed primarily in the late 1800s through early 1900s. The historic buildings and character of Downtown and its proximity to the Fox River and Riverwalk are identified as a significant redevelopment opportunity which could provide not only new investment, but offer benefits to the surrounding area through the generation of additional tax revenues to fund public improvements and redevelopment activities.

The area adjacent to Route 31 consists of more modern buildings typically built between the 1970s and early 2000s. The area mostly consists of a combination of commercial/retail shopping centers, office/commercial uses, residential, and at the south portion, the Haeger property.



The 2005 Comprehensive Plan indicates that the Village should promote redevelopment of vacant and underutilized property, including improving Downtown as a mixed-use entertainment center that offers easy access to parking and pedestrian-friendly streets. The Plan also states that the vacant Haeger Estate is ready for residential development because of its potential for a high-quality, master-planned mixed-use development, attractive location along the Fox River, and proximity to commercial and recreational activities.

However, there are certain conditions that are impediments to development, such as declining EAV, obsolescence, deterioration, lack of community planning, and chronic flooding in the Haeger Estate have been evidenced throughout the area and have been documented pursuant to KMA site visits and Village sources.

The RPA may be suitable for redevelopment for modern and more intensive mixed use if there is coordination of uses and infrastructure by the Village. The Village has undertaken an initiative, through the designation of the RPA, to redevelop key areas within the Village and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

### **The Redevelopment Plan**

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if Tax Increment Financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional and other Village existing developments or potential redevelopment;

- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs; and
- Coordinating land and facilitating assembly in order to provide sites for more modern redevelopment plans.
- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Provision of roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA; and
- Coordinating and providing adequate water retention and storm water management for portions of the Redevelopment Project Area.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of residential, retail, and commercial uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment plan and project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

## **Summary**

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to the taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Exhibit 1 and the boundary map is attached as Exhibit 2.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

The following goals and objectives are presented for the RPA in conformance with the Village's Comprehensive Plan (including any amendments thereto). The Village's Comprehensive Plan was established October 17, 2005.

#### **General Goals of the Village**

- A) To provide for implementation of economic development and redevelopment strategies that benefit the Village and its residents.
- B) To provide public infrastructure improvements including water detention and storm water management within the area.
- C) To encourage positive and feasible redevelopment of vacant sites and/or underutilized facilities.
- D) To strengthen the property tax base of the Village and overlapping tax districts.
- E) To create new jobs and retain existing jobs for Village and area residents.
- F) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding adjacent land use conflicts and negative community impacts.
- G) To create a cooperative partnership between Village and private redevelopment entities.
- H) Concentrate commercial development within the Village's four key sub-areas: Spring Hill Mall, Randall Road Corridor, Route 31 Corridor, and Downtown.
- I) Establish a safer, more attractive pedestrian environment along Main Street, with links to the Riverwalk and parking lots behind buildings.
- J) Maintain and improve existing buildings in Downtown to preserve area character, increase shopper activity and encourage new development.

### **Specific Objectives for the RPA**

- A) Promote the redevelopment of existing properties and any available sites located within the RPA.
- B) Provide for necessary water detention and storm water management upgrades.
- C) Improve the necessary infrastructure and related improvements in order to serve the parcels (including potential new development), and improve service to parcels within the RPA.
- D) Improve existing streets and right-of-ways, including the coordination of parking improvements.
- E) Provide for the necessary site preparation, grading, and excavation (if necessary) of property located within the RPA.
- F) Coordinate redevelopment activities within the RPA in a manner that conforms with the fiscal and economic development policies of the Village.
- G) Promote redevelopment of vacant and underutilized property.
- H) Enhance existing commercial uses and streetscape along Route 31 north of the Haeger property and south of Route 72.
- I) Design and complete physical improvements in Downtown, including a more pedestrian oriented streetscape on Main Street, parking directional signage, and extension of the Riverwalk to Oregon Street.
- J) Implementation of Downtown Phase II Plans.
- K) Maintain easy-to-find, ample parking to serve Downtown businesses.
- L) Streetscape enhancements on both sides of Route 72, including raised planters with seasonal plantings, to give pedestrians a sense of enclosure and safer physical edge along the sidewalk and to improve the appearance of the roadway.
- M) Traffic signal improvements at First and Second Streets to facilitate crossings for pedestrians traveling between the north and south sides of the area across Route 72, as well as left turns for motorists.
- N) Attractive directional signs on Route 72 that guide motorists to the parking lots behind the Main Street buildings.
- O) Additional landscaping in parking lots.
- P) Extension of the Riverwalk south to Oregon Street.

- Q) A mid-block pedestrian path between the parking lot and buildings south of Route 72/Main Street using an existing gangway or opening between buildings.
- R) Pedestrian / bicycle crossing over the Fox River, north or south of Route 72.
- S) A community gateway feature at the River at West Dundee's east entrance.
- T) Improvements to building fronts and visible building backs, including business names, clearly defined rear doorways, wall improvements, and decorative trash bin enclosures.
- U) Possible changes to alleviate traffic noise along Main Street.
- V) Mix uses and housing products to create demand for area commercial activity and to provide more housing choices.
- W) Establish an efficient street system that connects the Haeger property with adjacent residential neighborhoods.
- X) Redevelopment of the Haeger property should be well-planned and have sensible development that respects the natural features of the area, while incorporating commercial, residential, office, and recreational uses.

### **Redevelopment Objectives**

The purpose of the RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report, present within the area. These factors include declining EAV, obsolescence, inadequate utilities, deterioration, lack of community planning, and chronic flooding;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA; and
- e) Provide for an attractive overall appearance of the area.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community and Village residents.

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

##### **A. Evidence of the Lack of Development and Growth Within the RPA**

As found in Exhibit 5 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the Village.

The RPA evidences declining EAV, deterioration, lack of community planning, obsolescence, inadequate utilities, and chronic flooding.

##### **B. Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended or obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts and library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.



## **V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

### **Findings**

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that sub-area 1 qualifies as a TIF district as a “conservation area” and sub-area 2 qualifies as a TIF district as a “blighted vacant area” pursuant to “chronic flooding” finding under the TIF Act. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this Plan.

### **Eligibility Survey**

The RPA was evaluated from October, 2016 to the date of this report by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA’s evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

## **VI. REDEVELOPMENT PROJECT**

### **A. Redevelopment Plan and Project Objectives**

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.
- 2) By constructing public improvements which may include (if necessary):
  - i. Street and sidewalk improvements (including new street construction and widening of current streets)
  - ii. Utility improvements (including, but not limited to, water, stormwater sewer, and sanitary sewer projects consisting of construction and rehabilitation)
  - iii. Storm water management and flood mitigation
  - iv. Signalization, traffic control and lighting
  - v. Off-street parking including parking structures (if applicable)
  - vi. Landscaping and beautification
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for land acquisition, site preparation, clearance, and demolition, including grading and excavation as necessary and appropriate.
- 5) By the redevelopment of certain existing buildings through necessary rehabilitation and improvement of structures.
- 6) By providing for the redevelopment of certain existing institutional uses within the RPA including the improvement of open space and recreational opportunities.
- 7) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

## **B. Redevelopment Activities**

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

### Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Storm water management and flood mitigation;
- Beautification, identification markers, landscaping, lighting, streetscape, and signage of public right-of-ways; and
- Parking improvements.

### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### School Tuition and Library District Costs

The Village may provide for the payment of school tuition and library district costs pursuant to the Act.

## **C. General Land Use Plan**

Existing land use generally consists of commercial, retail, residential, institutional, and vacant land. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will generally continue to include mixed uses as described above. The land uses will conform to the Comprehensive Plan of the Village.

## **D. Additional Design and Control Standards**

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, shall apply to the RPA.

## **E. Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement “Redevelopment Project Costs”, are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and 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, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, 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 three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
  - 1.1 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 area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest 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;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs 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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent

certification, 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 the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that 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;

6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
7. 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 pursuant to the Act 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;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) 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;
9. 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 the 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 the 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 the 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 district, 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 district, 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 the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment 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 the Act. 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;
10. 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, 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 applies only if (i) the library 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 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 shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph 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 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. 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;

11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, 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 the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs 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 the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer 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 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 the 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 the Act;
  - e) the cost limits set forth in subparagraphs (b) and (d) 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 and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
  - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other

provisions of the 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 the 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) 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).

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) 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;

15. 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.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects 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, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

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 incremental revenues derived from the tax imposed pursuant to 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 the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

**VILLAGE OF WEST DUNDEE  
MAIN STREET / ILLINOIS ROUTE 31  
REDEVELOPMENT PROJECT  
ESTIMATED PROJECT COSTS**

<u>Redevelopment Cost Items</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs (including Relocation Costs)	\$ 5,000,000
2. Utility Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	\$ 10,000,000
3. Site Preparation and Demolition, including Environmental Remediation	\$ 5,000,000
4. Rehabilitation of Structures	\$ 7,000,000
5. Interest Costs Pursuant to the Act	\$ 2,500,000
6. Public Improvements, including Parking	\$ 10,000,000
7. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,500,000
8. School Tuition and Library District Costs as provided for by the TIF Act	\$ 2,500,000
9. Job Training	\$ 500,000
10. Capital Costs of Taxing Districts	\$ 1,500,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$45,500,000</u></b>

- (A) All project cost estimates are in year 2018 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for annual interest costs, capitalized interest, and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2016 tax year for the RPA based upon the County’s certification of taxable valuation.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate. The Village may direct incremental revenues from the proposed RPA to any contiguous RPA for redevelopment activities conformant with the provisions of the

TIF Statute and it may also receive incremental revenues from any contiguous RPA in order to further the redevelopment activities described in this Plan.

**G. Nature and Term of Obligations to be Issued**

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance, including tax increment revenues from contiguous RPAs.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for tax year 2016 of the property within the RPA is approximately \$15,041,288 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.



**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$70,000,000 to \$80,000,000.

## **VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT**

### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition, Site Preparation and Relocation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and relocation activities may be necessary for future projects.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses. Existing or proposed open space/recreational improvements may also be addressed.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

School District and Library District Costs: Provide for the payment of such costs pursuant to the requirements of the TIF Act.

## **B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race, religion or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the 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 RPA is adopted.

## **VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

June 12, 2017

OF PROPERTY DESCRIBED AS:

That part of Sections 22, 23, 27 and 34 in Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Block 1 of the Original Town of West Dundee; thence Northwesterly along the East line thereof, also being the Westerly Bank of the Fox River, to the Northerly extension of the East line of Third Street; thence Southerly along said Easterly line to the Easterly extension of the North line of Lot 9 in Block 12 of said Original Town; thence West along said extended line and the North line of Lot 9 to the Northwest corner thereof; thence North along the West line of Lot 8 in said Block 12, 55.0 feet; thence West and parallel with the North line of said Block 12, 120.0 feet to the West line of Lot 4 in said Block 12; thence North along said West line to a line 90.0 feet South of and parallel with the North line of said Block 12; thence West along said parallel line and said line extended West to the East line of the Public Square in said Original Town; thence North along the East line thereof to the Northeast corner thereof; thence West along said North line to the Northwest corner thereof; thence South along the West line of said Public Square to the Easterly extension of the South line of Lot 4 in Block 11 of the Original Town; thence West along said line and the South line of said Lot 4 and said line extended West, 150.0 feet; thence South 15.0 feet; thence West along a line 135.0 feet South of and parallel with the North line of said Block 11, 150.0 feet to the West line of said Block; thence Westerly to the Southeast corner of lot 10 in Block 10 of the Original Town; thence West along the South line of Lots 10, 9, 8, 7 and 6 in said Block 10 and said line extended Westerly to the Southeast corner of Lot 10 in Block 9 of said Original Town; thence North along the East line of said Lot 10 to the Northeast corner thereof; thence West along the North line of said Block 9 to the Northwest corner of Lot 7 in said Block 9; thence South along the West line thereof to the Southwest corner thereof; thence West along the North line of Lot 5 in said Block to the Northwest corner thereof; thence South along the West line of said Lot 5 and said line extended Southerly to the South line of Main Street; thence West along said North line to the Easterly right of way line of State Route 31; thence Southerly along said East line to the Easterly extension of the North line of Lot 1 of Royal Acres Subdivision; thence West along said line and also the North line of said Lot 1 to the Northwest corner thereof; thence South along the West line of Lots 1 and 28 in said Royal Acres to the South line thereof; thence West to the East line of Old World Subdivision; thence South along said East line to the North line of Lot 10 in said Subdivision; thence West along said North line of Lot 10 to the Southwest corner thereof; thence Northwesterly to the Northeast corner of Village Quarter Commercial Condominiums; thence Southwesterly along the Northerly line thereof and the Northerly line of Stone Ridge Office Condominiums to the most Northerly corner of

lot 3 of Old World Subdivision; (the next 4 courses being along the Northerly and Westerly lines of Old World Subdivision); thence Southwesterly to an angle being in the Northwesterly line of Lot 4; thence Southwesterly to an angle point in the Northerly line of Lot 6; thence West along said Northerly line to the West line of said subdivision; thence South along the West line of said Old World Subdivision to the Northerly line of Sleepy Hollow Manor Unit No. 8 extended Easterly; thence Southeasterly along said Northerly line to the Northwest corner of a parcel, P.I.N. No. 03-27-176-006; thence Southerly along the West line thereof to the Southwest corner thereof; thence Easterly along the Northerly line of Willow Lane to the Northerly extension of the West line of Chateau West Subdivision; thence South along said extended line and the West line of Lot 1 in said Subdivision to a jog in said West line; thence West along said jog 70.01 feet to the West line of said Lot 1; thence South along said West line and the West line of Lot 2 to the North line of Chateau Bluff Unit 1; thence East along said North line to the Northwest corner of Lot 15 of said subdivision; thence South along said West line and said West line extended to the South line of Market Loop; thence East along said South line and said South line extended East to the West line of State Route 31; thence South along said West line to the Northeast corner of Lot 2 in Steeple Point at Canterfield Subdivision; thence West along the North line of Lots 2, 3 and 4 to the Northwest corner of Lot 4; thence South along the West line thereof to the North line of Angle Tarn; thence South along the East line of the Fairhills at Canterfield Phase 1 to the centerline of Boncosky Road, thence South 67 degrees 45 minutes 30 seconds West along said centerline 962.95 feet, thence continuing Southwesterly along said centerline, being on a curve to the right having a radius of 10,805.86 feet an arc distance of 35.32 feet; thence South 00 degrees 14 minutes West 874.28 feet; thence South 85 degrees 58 minutes 11 seconds East 3.44 feet; thence South 81 degrees 43 minutes 59 seconds East 60.84 feet; thence North 41 degrees 04 minutes 39 seconds East 157.08 feet; thence North 39 degrees 53 minutes 38 seconds East 95.96 feet; thence North 18 degrees 02 minutes 04 seconds East 42.62 feet; thence North 58 degrees 47 minutes 30 seconds East 260.28 feet; thence North 03 degrees 10 minutes 00 seconds East 71.0 feet; thence North 34 degrees 52 minutes 04 seconds East 73.84 feet; thence North 56 degrees 02 minutes 56 seconds East 257.07 feet; thence North 54 degrees 15 minutes 31 seconds East 149.68 feet; thence North 58 degrees 32 minutes 12 seconds East 151.48; thence North 62 degrees 49 minutes 15 seconds East 393.64 feet; thence North 79 degrees 31 minutes 14 seconds East 72.54 feet; thence North 85 degrees 31 minutes 08 seconds East 87.92 feet; thence North 89 degrees 52 minutes 21 seconds East 70.97 feet to the present Westerly right of way line of State Route 31; thence Southerly along the Westerly right of way of State Route 31 to the Easterly extension of the North line of Lot 1 in Tradition at Canterfield; thence Westerly along said North line to a jog in said lot; thence Southerly along a Westerly line of said Lot to a jog in said lot; thence West along a North line of said Lot to a jog in said



Lot; thence Southerly along the West line of said lot to the Southwest corner thereof; thence East along the South line of said Lot and said line extended Easterly to the East line of State Route 31; thence Southerly along said East line to the Northerly line of Dun-El Airport Road and Route 31 Subdivision; thence Southeasterly along the Southerly line thereof to a jog in said Southerly line; thence East along the South line of said subdivision to the Westerly Bank of the Fox River; thence Northwesterly, Northerly, Northeasterly and Easterly along said River to Southerly extension of the West line of First Street in West Dundee; thence North along said extended line and also the West line of First Street to the South line of Dunning Avenue; thence West along said South line to the East line of Third Street; thence South along said East line to the South line of the Northeast Quarter of Section 27 aforesaid; thence West along said South line to the Southwest corner of Lot 62 in Dundee Highlands Subdivision Unit No. 8; thence Northeasterly along the West line thereof to the Northwest corner thereof; thence Northeasterly to the Southwest corner of Lot G of Dundee Highlands Unit No. 7 Resubdivision of Lots 12 through 26; thence North along the West line of said subdivision to the Northwest corner of Lot A in said subdivision; thence Northeasterly along the Northwesterly line thereof to the Westerly line of Eichler Drive; thence Northwesterly and Northerly and Westerly along said Westerly line to the Southerly extension of the East line of Lot 1 in Dundee Highlands Subdivision Unit No. 7; thence Northerly along said extended line and also the East line of said Lot to the Northeast corner thereof; thence West along the North line of said Lot to the Southeast corner of Lot 4 in Dundee Highlands Subdivision 6<sup>th</sup> Addition; thence North along the East line of said Lot to the Northeast corner thereof; thence Northerly to the Southeast corner of Lot 3 in said subdivision; thence North along the East line of said Lot to the Northeast corner thereof; thence West along the North line of said Lot to the Southeast corner of Lot 25 in Route 31-South Street, Hillside First Addition; thence North along the East line of said Lot to the Northeast corner thereof; thence North along the last described line extended Northerly to the North line of Oregon Street; thence East along said North line to the Southeast corner of Lot 6 in Block 8 of the Original Town aforesaid; thence. North along the West line of Lot 6 to the Northwest corner thereof; thence East along the North line of Lots 6 through 10 in said Block 8 and said line extended Easterly to the Southwest corner of Lot 5 in Block 7 of the Original Town; thence East along the South line of Lots 5 through 1 in said Block 7 and said Lot extended Easterly to Southwest corner of Lot 5 in Block 6 of said Original Town; thence East along the South line of Lots 5 through 1 in said Block 6 and said line extended Easterly to the West line of Block 5 in Original Town; thence South along the East line of 5<sup>th</sup> Street, 15.0 feet; thence East parallel with the South line of said Block 5 a distance of 90.0 feet; thence South and parallel with the East line of 5<sup>th</sup> Street, 135.0 feet to the North line of Oregon Street; thence East to the West line of 4<sup>th</sup> Street; thence North along said West line to the Southeast corner of said Block 5; thence East to the Southwest corner of Lot 5 in Block

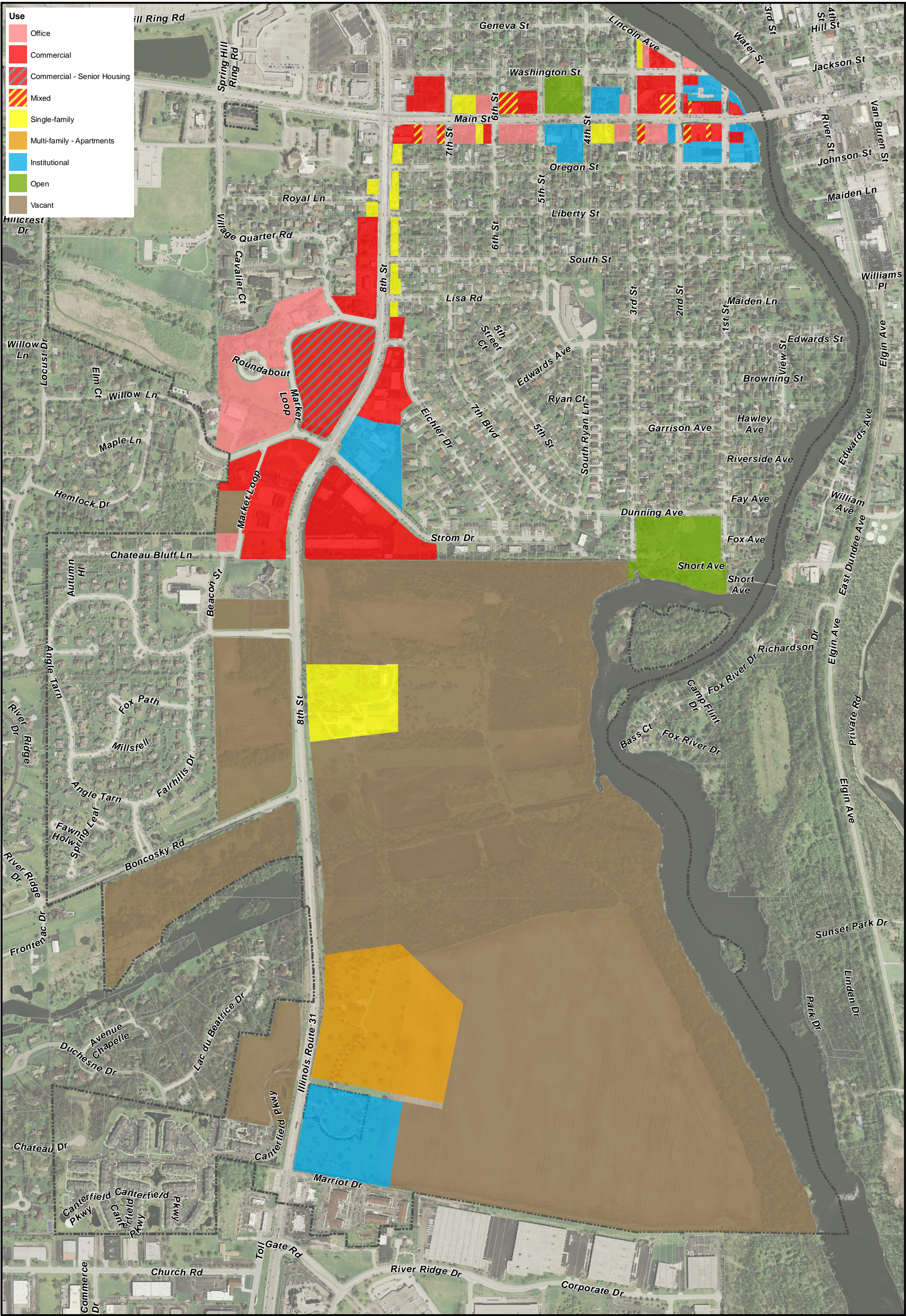
4 in the Original Town; thence East along the South line of Lots 5 through 3 of said Block 4 to the Southeast corner of Lot 3; thence North along the East line thereof to the Southwest corner of Lot 2 of Erwin Schmidt Subdivision; thence East along the south line thereof and said line extended East to the West line of Block 3 in the Original Town; thence East along the South line of Block 3 to the Southeast corner thereof; thence East along the South line of said Block and said line extended Easterly, to the West line of Block 2 of the Original Town; thence South along the East line of Second Street to the North line of Oregon Street; thence East along said North line to the West line of First Street; thence North along said West line to the North line of Main Street; thence East along said North line to the Point of Beginning, and also all that part of the streets and highways lying contiguous to the above described property, in the Village of West Dundee, Kane County, Illinois.

**EXHIBIT 2**  
**BOUNDARY MAP**



**EXHIBIT 3**  
**EXISTING LAND USE MAP**







**EXHIBIT 4**  
**PROPOSED LAND USE MAP**







**EXHIBIT 5**

**TIF QUALIFICATION/DESIGNATION REPORT**



Draft 01/08/2018

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*VILLAGE OF WEST DUNDEE, ILLINOIS*  
***TIF QUALIFICATION REPORT***  
*MAIN STREET/ ILLINOIS ROUTE 31 TIF REDEVELOPMENT PROJECT AREA*

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*A study to determine whether certain properties within the Village of West Dundee qualify in part as a conservation area and in part as a blighted-vacant area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes (the "TIF Act").*

***Prepared for: Village of West Dundee, Illinois***

***Prepared Jointly by: Kane, McKenna and Associates, Inc.***  
***and***  
***The Village of West Dundee***

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**January, 2018**

**VILLAGE OF WEST DUNDEE  
MAIN STREET/ILLINOIS ROUTE 31 TIF REDEVELOPMENT PROJECT AREA  
TIF QUALIFICATION REPORT**

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## EXECUTIVE SUMMARY

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Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of West Dundee, Illinois (the “Village”) to conduct an analysis of the potential qualification and designation of certain property located in the Village, to be referred herein as the proposed Redevelopment Project Area (the “RPA” or “TIF District”).

The Village is pursuing the RPA designation as part of its strategy to promote the revitalization of the property and thereby assist the Village in achieving its policy goal of promoting economic redevelopment. By undertaking the designation, the Village will help strengthen the RPA as a significant contributor to the Village’s overall economic base.

For purposes of this report, KMA has subdivided the proposed RPA into two sub-areas:

- Sub-Area 1/Improved land – This classification is for all land that is generally developed, with structures and other improvements in place; the area includes improved properties located north and south along Main Street (IL Route 72), north and south along Market Loop, and east and west along IL Route 31 (8<sup>th</sup> Street) , and
- Sub-Area 2/Vacant land – This classification is for the Haeger Estate and related properties within the proposed TIF District that is primarily vacant of structures; this property includes parcels located south of Century Plaza and Strom Drive, north of Marriott Drive, north and south along Boncosky Road, east and west along IL Route 31 (8<sup>th</sup> Street) and west along the Fox River.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification for the improved land and vacant land within the area as a Tax Increment Finance (“TIF”) District:

- 1) Improved *parcels within the proposed TIF District would qualify as a “conservation area,” as the term is defined under the TIF Act* – Overall, the parcels within the proposed TIF District either have declined, or are in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because 50% or more of the structures are over 35 years of age, the proposed TIF District is especially vulnerable to potential physical decline and would meet statutory criteria as a conservation area TIF.
- 2) *Vacant land within the proposed TIF District qualifies as a “blighted-vacant area” pursuant to the TIF Act.* Currently, the vacant land lacks economic viability for development

due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of KMA, the subject vacant land meets the requirements for designation as a blighted-vacant area under the TIF Act.

3) *Current conditions impede redevelopment* – The conditions found within the proposed TIF District present a barrier to the area’s successful redevelopment. Without the use of Village planning and economic development resources to mitigate such conditions, potential redevelopment activities are not likely to be economically feasible.

4) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

5) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the Village’s investment and redevelopment efforts, KMA recommends that the Village pursue the formal TIF designation process for the RPA.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed TIF District, the Village will not conduct a housing impact study pursuant to the TIF Act.

## ***I. BACKGROUND***

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In the context of planning for the proposed Redevelopment Project Area, the Village has initiated a study of the area to determine whether it would potentially qualify as a TIF District. Kane, McKenna and Associates, Inc. agreed to undertake the study of the proposed RPA or TIF District on the Village's behalf.

The Village of West Dundee is a suburban community in eastern Kane County about 38 miles northwest of Downtown Chicago along Interstate 90 (Northwest Tollway) –it has a population of 7,331 residents as of the 2010 US Census. According to the Village website, West Dundee enjoys one of the region's most unique and treasured assets, the Fox River greenway. The Fox River serves as the Village's eastern border and is quickly becoming one of the community's finest recreational areas. .

### ***Current Land Use***

The proposed TIF District is generally located north of Marriot Drive, south of Main Street (IL Route 72), east of IL Route 31 and Market Loop and west of the Fox River in the Village of West Dundee, Illinois.

The area is primarily retail and commercial with the exception of the Haeger Estate properties located along IL Route 31 on the west and bordered on the north by Marriott Drive, south by Century Plaza and east by the Fox River, which is primarily vacant.

Overall, the area faces a number of redevelopment impediments as described in Section IV of this report. Lagging EAV, deterioration, obsolescence, lack of community planning, and chronic flooding are some of the principal impediments that currently limit the competitiveness of the area.

### ***General Redevelopment Objectives***

The redevelopment of the proposed RPA would further the Village's overarching land use objectives, which are contained in its *Comprehensive Plan*, zoning ordinance, and other land use planning elements. In the *Comprehensive Plan*, the Village has articulated a number of public policy objectives which would be supported by the Village's adoption of the proposed RPA as a TIF District (see exhibit below). The *Comprehensive Plan* defines several broad policy goals and related strategies, as indicated in Exhibit 1.

Given the gap between the Village's goals for the area versus the conditions described in this report, the Village has determined that the redevelopment of the proposed RPA would be

highly beneficial to the community. With a redevelopment strategy in place, the economic base associated with the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

**Exhibit 1**

**Redevelopment Policy Goals - West Dundee Comprehensive Plan (Excerpt)**

<b>Policy Goals</b>	<b>Strategies</b>
<ul style="list-style-type: none"> <li>• Maintain and improve existing and historic buildings to preserve area character, encourage new development and increase shopper activity</li> <li>• Establish a safer, more attractive pedestrian environment along Main Street, with links to the Riverwalk</li> <li>• Maintain parking lots behind buildings along with easy-to-find, ample parking to serve Downtown businesses</li> <li>• Improve business and directional signage that clearly identifies business and parking locations</li> <li>• Establish an efficient street system that connects the Haeger property with adjacent residential neighborhoods</li> <li>• Maintain Route 31 as a scenic corridor and community gateway.</li> <li>• Preserve and enhance the natural features of the Haeger property.</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve the character of Main Street between Second Street and Route 31, including ensuring that changes made to the residential structures used for commercial purposes is appropriate for the scale and image of the historic area.</li> <li>• Consider allowing residential uses above commercial uses if adequate parking is provided.</li> <li>• Provide technical assistance to those property owners who want to renovate or preserve their historic properties.</li> <li>• Consider an office park in the southern portion of the Haeger Sub-Area would provide an employment center for West Dundee.</li> <li>• Develop the east side of the Route 31 commercial frontage as a denser, pedestrian oriented neighborhood center.</li> <li>• Incorporate stormwater best management practices, with particular attention given to proper planning and design of areas adjacent to Fox River, Jelkes Creek and Sleepy Creek and its accompanying flood plain.</li> <li>• Promote public-private partnerships to assist in funding site improvements and business development</li> </ul>

Source: Village of West Dundee Comprehensive Plan

**General Scope and Methodology**

KMA performed its analysis by conducting a series of meetings and discussions with Village staff, starting in February 2017 and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA, reviewing individual parcels as well as the RPA as a whole. The field surveys and data collected have been utilized to test the likelihood that the proposed RPA would qualify for TIF designation.

For the purpose of the study, properties within the proposed RPA are divided into two categories. The qualification factors discussed in this report qualify parts of the RPA as either a “conservation area” or a “blighted-vacant” area as such terms are defined pursuant to the TIF Act. The first tract includes those properties that contain improvements. The second tract includes those that are vacant land, generally along the southern portion of the proposed TIF District.

For additional information about KMA’s data collection and evaluation methods, refer to Section III of this report.



## **II. QUALIFICATION CRITERIA**

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With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the proposed RPA to determine the likelihood that qualifying factors listed in the TIF Act would be present. The relevant provisions of the TIF Act are cited below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a “redevelopment project area” is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the TIF Act, a “blighted area” or “conservation area” means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met, as indicated below.

***TIF Qualification Factors for a Conservation Area.*** In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if 50% or more of the structures were 35 years of age or older.

Secondly, if a proposed conservation area meets the age threshold, then the following factors are to be examined to determine TIF qualification:

If a *conservation area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the TIF Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) "Stagnant" EAV. The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years , or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States

Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 years for which information is available.

***TIF Qualification Factors for a Vacant Area.*** In accordance with the TIF Act, KMA assessed the following factors to determine TIF qualification for the proposed Amendment Area characterized as “vacant.” Per the statute, such an area meets state standards provided that:

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area:

A) Obsolete Platting. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

B) Diversity of Ownership. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

C) Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

D) Adjacent Deterioration. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

E) Environmental Deficiencies. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for – or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for – the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

F) Lagging or Declining EAV. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is

less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last (5) calendar years prior to the year in which the redevelopment project area is designated.

***TIF Qualification Factors for a Vacant Area.*** The following are stand-alone factors to determine TIF qualification for area(s) characterized as “blighted-vacant.” Per the statute, such an area meets state standards provided that:

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area:

Additionally, one (1) or more of the following factors must be present in the area under study:

- (A) The area consists of one or more unused quarries, mines, or strip mine ponds.
- (B) The area consists of unused rail yards, rail tracks, or railroad rights of way.
- (C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- (D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- (E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or

comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a “blighted area” immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **III. EVALUATION METHODOLOGY**

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In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel of land within the proposed RPA.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2011-2016 tax information from Kane County and Dundee Township, tax parcel maps, aerial photos, site data, local history (including discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., deleterious land-use and layout, etc.).
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 4) The RPA was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The RPA was evaluated to determine the applicability of the various factors, as defined under the TIF Act, which would qualify the area as either a conservation area or blighted-vacant area.

#### **IV. QUALIFICATION FINDINGS FOR PROPOSED RPA**

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Based upon KMA's preliminary evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a conservation area and as a blighted-vacant area under the TIF Act. These factors are summarized in the table below.

KMA reviewed the criteria needed to qualify an area in part as a conservation area and in part as a blighted area (for vacant or unimproved parcels). The conservation area is in Sub-Area 1 whereas Sub-Area 2 is vacant, lacking structures or significant surface improvements.

##### **Exhibit 2**

##### **Preliminary Findings –Study Area**

<b>Sub-Area</b>	<b>Maximum Possible Factors per Statute</b>	<b>Minimum Factors Needed to Qualify per Statute</b>	<b>Qualifying Factors Present in Proposed Study Area</b>
Sub-Area 1	13	3*	5 <ul style="list-style-type: none"><li>• Lagging/Declining EAV</li><li>• Deterioration</li><li>• Lack of Community Planning</li><li>• Obsolescence</li><li>• Inadequate Utilities</li></ul>
Sub-Area 2	6	1	3 <ul style="list-style-type: none"><li>• Chronic flooding</li><li>• Obsolete Platting</li><li>• Lagging/Declining EAV</li></ul>

\*For a conservation area TIF, 50% or more of the structures must be equal to or greater than 35 years in age and have 3 factors present.

**Findings for Conservation Area (Sub-Area 1).** KMA performed a two-step assessment: first, it reviewed age data to determine if a majority of structures were 35 years in age or greater. Per Village staff review of Kane County GIS aerial photographs and Dundee Township assessment data, an initial determination was made that 87 of 122 structures (71%) were 35 years in age or greater.

Secondly, KMA determined that of the 13 statutory factors, 5 were present and thus would qualify the area as a conservation area.



- 1) Declining or Stagnant EAV. The EAV of the proposed Study Area has declined in three (3) of the past five (5) years. Additionally, it has grown at a rate slower than the Consumer Price Index for three (3) of the last five (5) years (refer to chart below).

### **Exhibit 3**

#### **EAV Trends for Sub-Area 1**

	2016	2015	2014	2013	2012	2011
Total EAV for Area	\$ 14,874,365	\$ 14,149,493	<b>\$ 13,684,194</b>	<b>\$ 14,395,391</b>	<b>\$ 15,188,194</b>	\$ 17,076,341
Annual Change	5.12%	3.40%	<b>-4.94%</b>	<b>-5.22%</b>	<b>-11.06%</b>	-----
Village EAV (Excluding Area)	\$ 206,461,930	\$ 196,015,775	\$ 188,812,206	\$ 217,089,278	\$ 187,516,996	\$ 243,072,807
Annual Change	5.33%	3.82%	-13.03%	15.77%	-22.86%	-----
CPI	1.30%%	0.10%	<b>1.50%</b>	<b>2.10%</b>	<b>1.60%</b>	3.20%

Note: Figures in **bold** for those years in which annual EAV growth in proposed Study Area declined.

- 2) Deterioration. Various degrees of deterioration were identified throughout the area ranging from minor to severe. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. Such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors.

With respect to surface improvements, deterioration related to parking areas and driveways was observed throughout the improved section of the proposed Study Area. This was evidenced by surface cracking, potholes, depressions, weed growth and loose paving materials.

Deterioration is primarily observed among the surface improvements. Parking lots adjacent to the Downtown area, Century Plaza and the Old World Village, both vacant and occupied buildings, have widespread cracking as well as potholes and depressions. Because parking lots constitute a much larger percentage of overall land use, the poorly maintained lots, in combination with the lack of landscaping, have a negative impact on area appearance.

Secondary evidence of deterioration was observed among certain buildings along Main Street (IL Route 72) and in the Old World Village, such as the vacant properties identified above and the Downtown area in the rear portions of occupied buildings..

- 3) Lack of Community Planning. According to the Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or

incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The Village did not have a comprehensive plan in place during the time period that the area was developed, as evidenced by unmitigated flood conditions related to the presence of the Fox River, Jelkes Creek and Sleepy Creek.

Based upon the Village West Dundee 2020 Economic Development Plan, the area's lack of community planning is evidenced by the following:

- a) Insufficient or non-existent buffering and set-backs between various commercial uses and between buildings and roadways;
- b) Parking that does not meet contemporary standards for off-street parking and that is overcrowded; and
- c) Insufficient space for ingress/egress and for unloading/loading; and
- d) Uncoordinated commercial and residential uses interspersed throughout the Study Area.

These deficiencies were observed in three specific areas: the parcels in the main Downtown area defined by the river to the east and Third Street to the west, and Lincoln Avenue to the north and Oregon Street to the south; parcels near the Main Street (IL Route 72)/ IL Route 31 (8<sup>th</sup> Street) intersection; and the area surrounding the Market Loop/Village Quarter Road/Roundabout intersections. Collectively, these indicators all reinforce the fact that the area was developed without benefit of a modern, comprehensive community plan.

Modern development of the parcels within the proposed RPA would discourage the mixing of conflicting land-uses without sufficient land platting, provide buffers between commercial and residential areas, establish appropriate land development ratios, and set other restrictions to prevent problems that arise out of incompatible uses.

- 4) **Obsolescence.** The RPA includes instances of both functional and economic obsolescence. Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Many of the parcels within the RPA suffer from area-wide functional obsolescence due in large part the advanced age of the buildings and to the factors of deleterious layout, obsolete platting, and site improvements. Many of these structures exhibit special use

design or characteristics that are not conducive to modern market uses. Obsolete conditions within the area serve to hinder Village goals to promote a more suitable mix of retail and excessive land coverage.

The fact that approximately 87 of 122 structures (71%) are 35 years old or greater based upon Kane County data lends itself to obsolescence. Also, the RPA has sporadic vacancies throughout its retail and commercial areas.

- 5) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

Village water and sanitary/storm sewer mains are aged – any future redevelopment will require repair/reconstruction in order to accommodate redevelopment activities as well as provide for newer uses. Relocation of service may also be required.

**Findings for Sub-Area 2: Blighted Vacant Factors.** Sub-Area #2 contains approximately twenty-seven (27) vacant tax parcels. Within this area, KMA identified two (2) vacant qualification factors and one (1) stand-alone factor. As previously defined in Section II, an area qualifies for vacant status with the presence of any two of the six vacant factors and one of the stand-alone factors.

- 1) Lagging or Declining EAV. The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, and increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

### **Exhibit 3**

#### **EAV Trends for Sub-Area 1**

	2016	2015	2014	2013	2012	2011
Total EAV for Area	\$ 165,322	\$ 152,144	<b>\$ 146,351</b>	<b>\$ 147,445</b>	<b>\$ 156,033</b>	\$ 165,231
Annual Change	8.66%	3.96%	<b>-0.74%</b>	<b>-5.50%</b>	<b>-5.57%</b>	-----
Village EAV (Excluding Area)	\$ 221,170,973	\$ 210,013,124	\$ 202,350,049	\$ 231,337,224	\$ 202,549,157	\$ 259,983,917
Annual Change	5.31%	3.79%	-12.53%	14.21%	-22.09%	-----
CPI	1.30%	0.10%	<b>1.50%</b>	<b>2.10%</b>	<b>1.60%</b>	3.20%

Note: Figures in **bold** for those years in which annual EAV growth in proposed Study Area declined.

- 2) Obsolete Platting. Obsolete platting can be defined as vacant land that has platting that fails to create right-of-ways for streets, alleys or other public right-of-ways or that omits easements for public utilities. The southern portion of the RPA, generally referred to as Haeger Estate, includes obsolete platting. There are a number of platting deficiencies including integration with existing uses. For example, the vacant sub-area lacks the appropriate right-of-ways for streets, alleys and public right-of-ways. Additionally, it lacks easements for public utilities required for the proposed redevelopment. Infrastructure needs to be provided to accommodate future development.

***Findings for Vacant Area (Sub-Area 2).*** Sub-area 2 qualifies under the TIF Act using a single stand-alone factor in the TIF Act. The TIF Act provides that if an area, prior to its designation, is subject to “chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency” and “the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding,” then a finding of chronic flooding can be made.

According to the Village engineer, the RPA is largely without storm sewers and stormwater detention, and is solely dependent on poorly draining ditches and field tiles. The lack of storm water conveyance or appropriate water detention results in uncontrolled discharge of surface water that adversely impact current residents and farmland in the center and southeastern portion of the RPA. See engineer’s report and flood map for further information (Appendix II).

## ***V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION***

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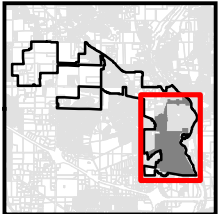
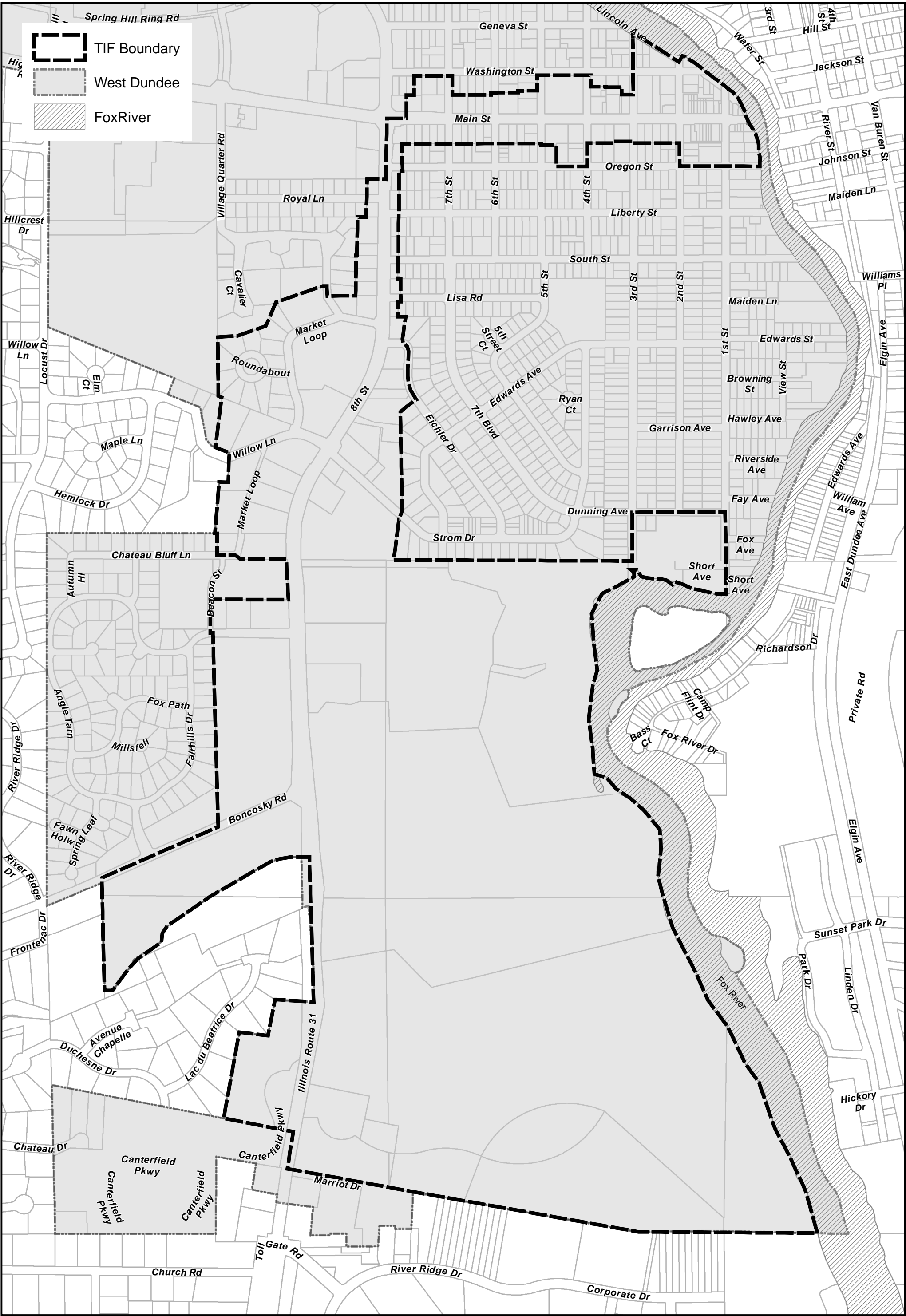
The following is a summary of relevant qualification findings as it relates to the Village potentially designating the study area as a TIF District.

- The area is contiguous and is greater than 1½ acres in size;
- Portions of the proposed RPA will qualify as a “conservation area” and portions will qualify as a “blighted-vacant” area. Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA. (A more detailed analysis of the qualification findings is outlined in Section IV of this report.)
- All property in the area would substantially benefit by the proposed redevelopment project improvements;
- The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these preliminary findings support the case for the Village to initiate a formal process to consider the proposed RPA as a TIF District.



***Appendix I***  
***TIF Boundary Map***





***Appendix II***  
***Flooding Background***



March 31, 2017

Mr. Joseph Cavallaro  
Village Manager  
102 South Second Street  
West Dundee, IL 60118

RE: Village of West Dundee  
Haeger Property TIF- Flooding Report  
WBK Project #16-0261

Dear Mr. Cavallaro:

Enclosed herewith, please find the following documents pertaining to the flooding/drainage issues associated with the Village of West Dundee, specifically within the Haeger property portion of the proposed TIF District:

1. Proposed TIF Exhibit depicting floodplains
2. Drainage Basins North portion of property
3. Drainage Basins South portion of property
4. Soils Map showing Hydrologic Soils Group information
5. Soils Map showing Drainage Classification
6. Soils Map showing Ponding Frequency
7. Approximate Limits of FEMA Regulatory Floodplain/Floodway Map
8. Wetland Inventory Map

The Village of West Dundee is generally located in the Fox North watershed as defined by the Kane County Comprehensive Stormwater Management Plan and includes the significant drainageways of Sleepy Creek and Jelkes Creek. The Village lies along the west bank of the Fox River which drains approximately 1,460 square miles at the confluence with Jelkes creek. The Fox River, Jelkes Creek and Sleepy creek all have floodway and floodplain limits within the Village of West Dundee.

The Haeger portion of the proposed TIF District comprises approximately 390 acres and is located north of Interstate 90 and primarily between IL 31 and the Fox River. The property can generally be considered undeveloped except for River Valley Memorial Gardens cemetery at the southwest corner of the District and LMR Healthcare System building and Haeger Farm buildings / complex located in the northerly half of the property. Our analysis primarily considers the undeveloped areas within the proposed TIF District. There are several existing roads and out-structures traversing the property including one crossing of Jelkes

Creek. A significant portion of the property south of Jelkes Creek is utilized for agricultural purposes. Areas adjacent to the west bank of the Fox River and in the Jelkes Creek floodplain are wooded. Areas north of Jelkes Creek are a mixture of woods, agricultural field and farm / business use.

Drainage pattern within the proposed TIF District boundaries include the following:

- Areas west of 31 and south of Jelkes Creek drain north towards Jelkes Creek.
- Areas west of IL 31 and north of Jelkes Creek drain both north toward Sleepy Creek and south toward Jelkes Creek with the divide near Angle Tarn.
- Areas east of IL 31 and north of Jelkes Creek drain
  - North towards Sleepy Creek (north end)
  - Towards a significant draw at the location of Angle Tarn extended east that flows east to the Fox River
  - South towards Jelkes Creek.
  - There are significant topographic changes in the northerly and easterly regions of this area.
- Areas east of IL 31 and south of Jelkes Creek are much flatter than north of Jelkes Creek and either drain north towards Jelkes Creek or towards the Fox River.

The Haeger portion of the proposed TIF District is impacted by three floodplains; Jelkes Creek, Sleepy Creek and the Fox River. All three floodplains have floodways which further impact land use and development activities. The most notable floodplain is that of Jelkes Creek which impact approximately 38 acres from IL 31 to the Fox River. As noted previously, Jelkes Creek generally bisects the property creating challenges for access and contiguous land use activities. The Fox River is considered a Public Body of Water and further regulated under Section 3704 of the Illinois Administrative Code.

The soils maps indicate poorly drained and hydric soils adjacent to Jelkes Creek. As expected the National Wetland Inventory maps also indicate the likelihood of a wetland environment adjacent to Jelkes Creek. Some hydric soils are noted at the north end of the property where Sleepy Creek joins the Fox River and one isolated area south of Jelkes Creek in an agricultural field.

This area does not appear to have any formal drainage network or system and has no recognized storm water detention mitigating peak runoff. The land is currently dependent on overland drainage swales or assumed field tiles. Chronic flooding generally occurs along Jelkes Creek and Sleepy Creek as well as along the banks of the Fox River. The proximity of residential buildings along Sleepy Creek give rise to the potential for flood conveyance improvements which may mitigate chronic flooding within this area. Flood elevations within Jelkes Creek appear to be a result of a backwater condition from the Fox River and not driven by upstream conveyance needs. The possibility of preserving storage and environmental resources while facilitating access and land use appears promising. The lack of a managed drainage system and appropriate storm water detention systems result in uncontrolled discharge of surface water runoff further contributing to chronic flooding within this portion of the proposed TIF District.

The Fox River is an impaired waterway and suffers from high nutrient levels. Agricultural uses are recognized as a primary source of nutrient loading within waterways in the US. Conversion of land from an agricultural use to a developed land use with implementation of stormwater best management practices has the likely outcome of reducing nutrient load to the Fox River; a significant natural resource for West Dundee and the Fox Valley.

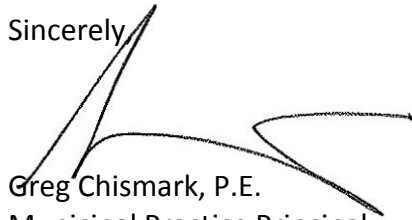
TIF district increment funds can be applied to greatly improve the drainage infrastructure within the proposed TIF District and address chronic flooding along Sleepy Creek and Jelkes Creek while seeking to improve water quality in the Fox River. To manage rainfall runoff and storm water flow throughout the proposed TIF District, proposed improvements will include:

- stormwater detention to mitigate peak flows
- storm sewers to mitigate erosion and sedimentation of creeks and rivers
- stormwater best management practices to improve water quality and protect natural resources along Creeks and Rivers.

We trust that the information presented will adequately describe the present chronic flooding conditions that exist in and around the proposed Haeger property portion of the TIF District of the Village of West Dundee. Should you have any questions or require additional information, please contact me directly at 630-443-7755.

If you have any questions or comments, please contact me directly at (630) 443-7755.

Sincerely,



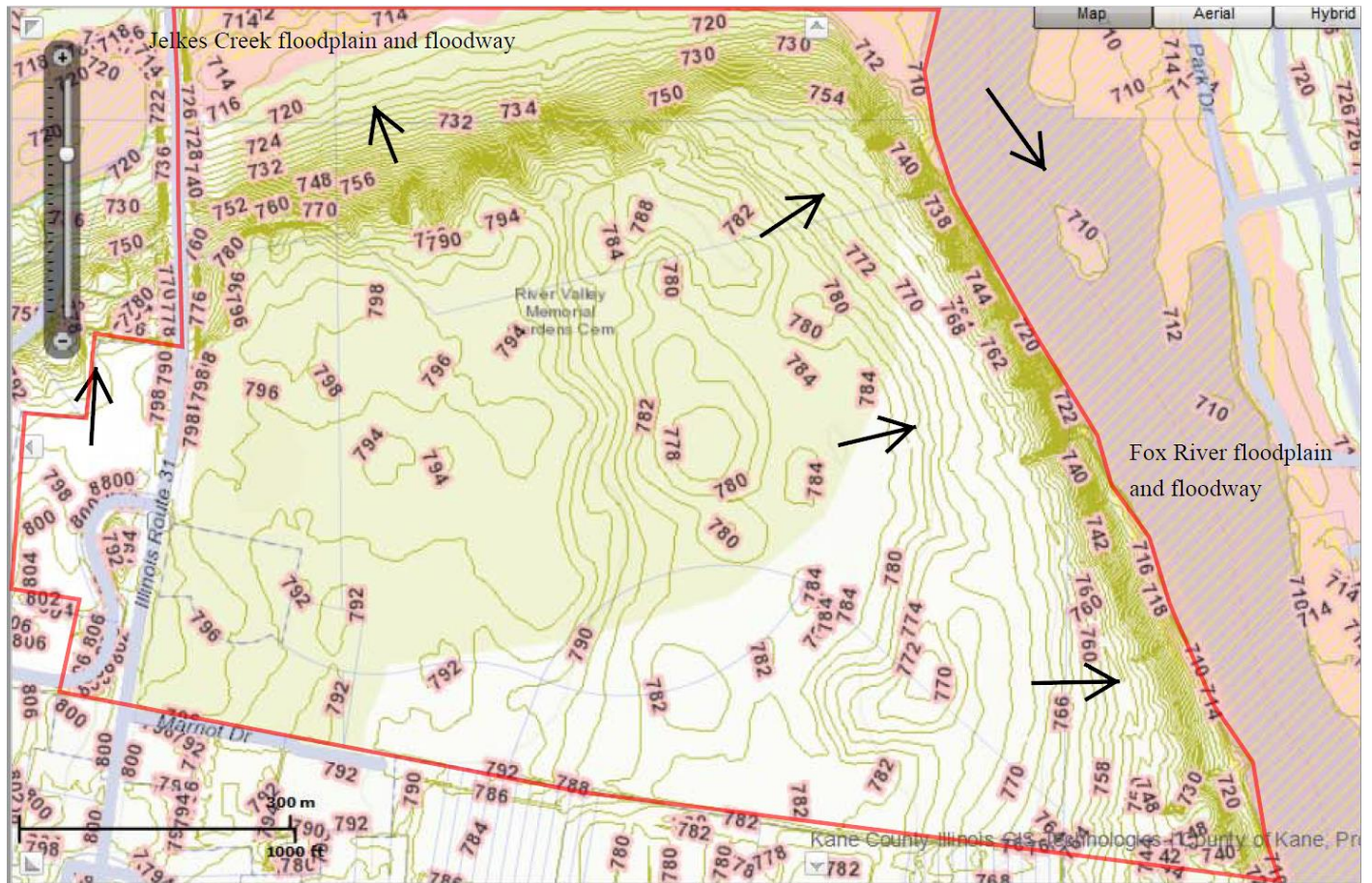
Greg Chismark, P.E.  
Municipal Practice Principal  
WBK Engineering LLC



Kane County GIS Floodplain and Floodway- September 2016 (scale: NTS)



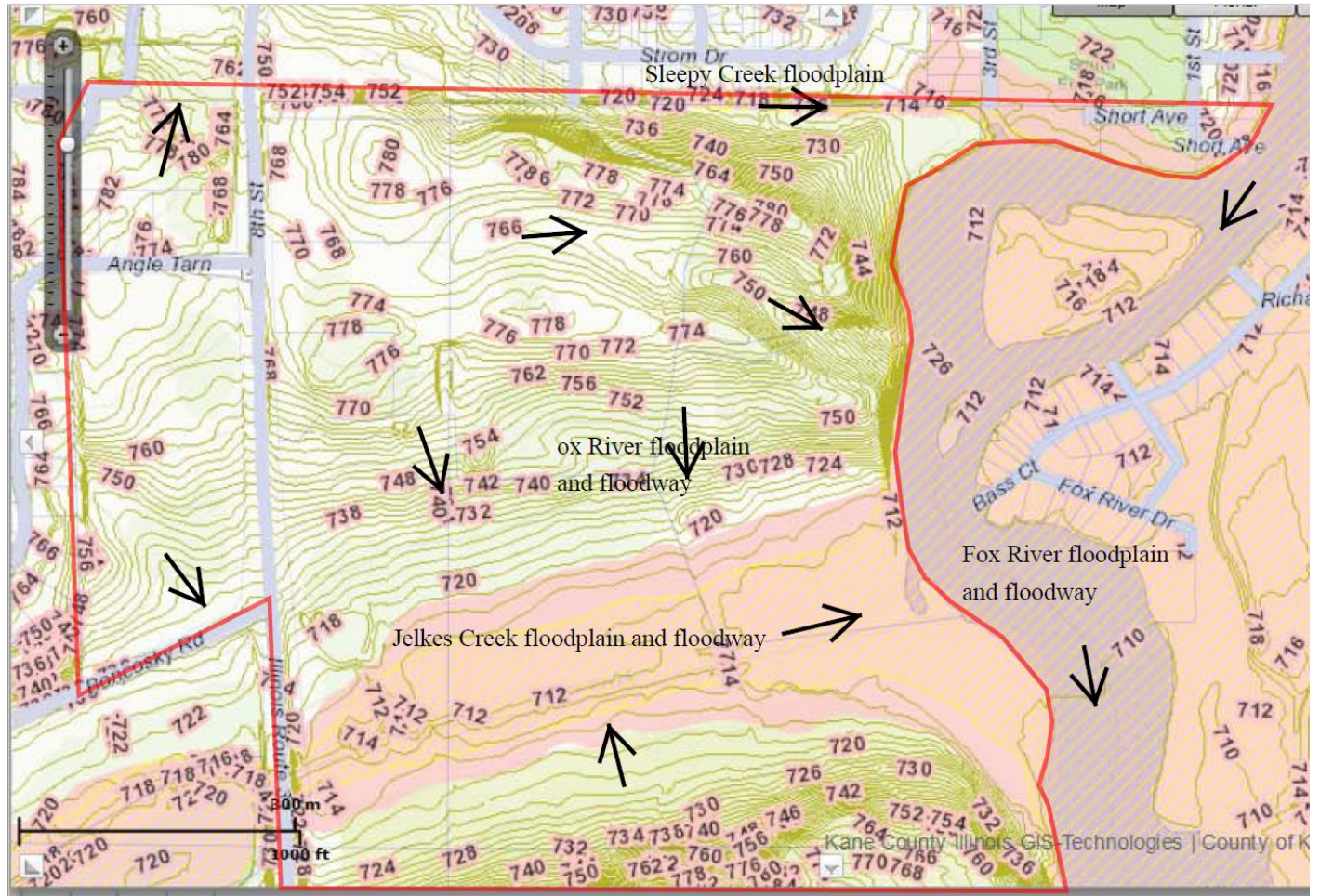




**Kane County Topographic Map- Southern Half of Proposed Area- September 2016 (scale: NTS)**





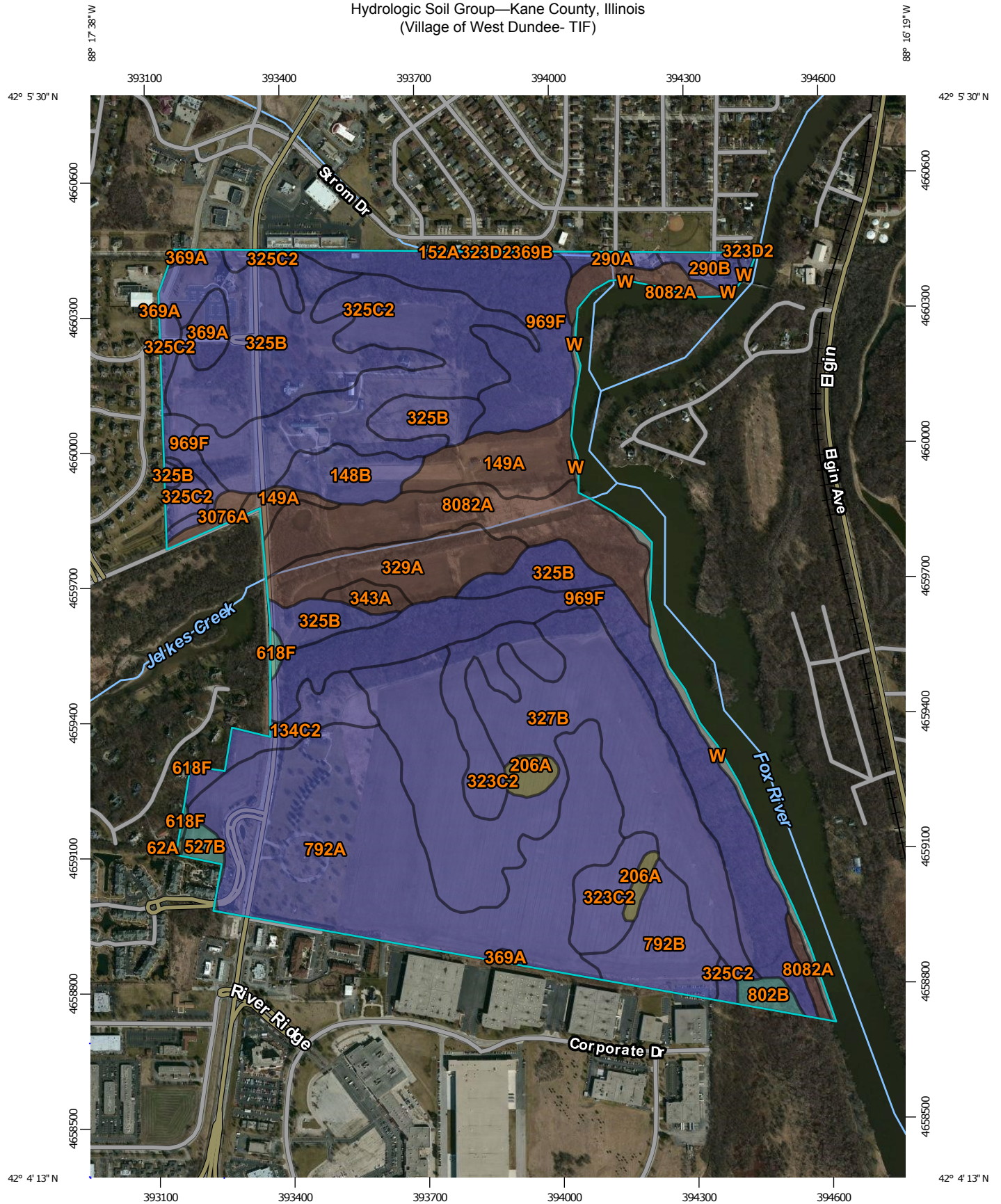


**Kane County Topographic Map- Northern Half of Proposed Area- September 2016 (scale: NTS)**

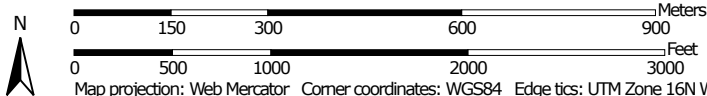




# Hydrologic Soil Group—Kane County, Illinois (Village of West Dundee- TIF)



Map Scale: 1:11,700 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84




**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

9/29/2016  
Page 1 of 5

## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kane County, Illinois  
 Survey Area Data: Version 9, Sep 25, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2012—Mar 28, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Kane County, Illinois (IL089)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
62A	Herbert silt loam, 0 to 2 percent slopes	C/D	0.1	0.0%
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	B	7.5	1.8%
148B	Proctor silt loam, 2 to 5 percent slopes	B	7.1	1.7%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	12.9	3.2%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	0.1	0.0%
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	3.4	0.8%
290A	Warsaw loam, 0 to 2 percent slopes	B	1.8	0.4%
290B	Warsaw loam, 2 to 4 percent slopes	B	2.6	0.6%
323C2	Casco loam, 4 to 6 percent slopes, eroded	B	18.3	4.5%
323D2	Casco loam, 6 to 12 percent slopes, eroded	B	0.4	0.1%
325B	Dresden silt loam, 2 to 4 percent slopes	B	45.3	11.0%
325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	B	40.5	9.9%
327B	Fox silt loam, 2 to 4 percent slopes	B	63.0	15.3%
329A	Will loam, 0 to 2 percent slopes	B/D	14.1	3.4%
343A	Kane silt loam, 0 to 2 percent slopes	B/D	2.3	0.6%
369A	Waupecan silt loam, 0 to 2 percent slopes	B	4.1	1.0%
369B	Waupecan silt loam, 2 to 4 percent slopes	B	0.0	0.0%
527B	Kidami silt loam, 2 to 4 percent slopes	C	1.7	0.4%
618F	Senachwine silt loam, 20 to 30 percent slopes	C	0.8	0.2%

Hydrologic Soil Group— Summary by Map Unit — Kane County, Illinois (IL089)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
792A	Bowes silt loam, 0 to 2 percent slopes	B	71.0	17.3%
792B	Bowes silt loam, 2 to 4 percent slopes	B	11.6	2.8%
802B	Orthents, loamy, undulating	C	2.1	0.5%
969F	Casco-Rodman complex, 20 to 30 percent slopes	B	63.6	15.5%
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	B/D	1.7	0.4%
8082A	Millington silt loam, 0 to 2 percent slopes, occasionally flooded	B/D	29.7	7.2%
W	Water		4.6	1.1%
<b>Totals for Area of Interest</b>			<b>410.4</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

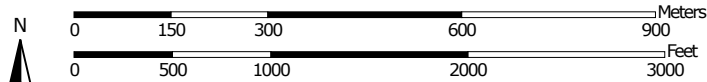
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

Drainage Class—Kane County, Illinois  
(Village of West Dundee- TIF)



Map Scale: 1:11,700 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



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9/29/2016  
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
## MAP LEGEND

### Area of Interest (AOI)


 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available


#### Soil Rating Lines

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available






#### Soil Rating Points

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available


### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

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Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

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## Drainage Class

Drainage Class— Summary by Map Unit — Kane County, Illinois (IL089)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
62A	Herbert silt loam, 0 to 2 percent slopes	Somewhat poorly drained	0.1	0.0%
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	Well drained	7.5	1.8%
148B	Proctor silt loam, 2 to 5 percent slopes	Well drained	7.1	1.7%
149A	Brenton silt loam, 0 to 2 percent slopes	Somewhat poorly drained	12.9	3.2%
152A	Drummer silty clay loam, 0 to 2 percent slopes	Poorly drained	0.1	0.0%
206A	Thorp silt loam, 0 to 2 percent slopes	Poorly drained	3.4	0.8%
290A	Warsaw loam, 0 to 2 percent slopes	Well drained	1.8	0.4%
290B	Warsaw loam, 2 to 4 percent slopes	Well drained	2.6	0.6%
323C2	Casco loam, 4 to 6 percent slopes, eroded	Somewhat excessively drained	18.3	4.5%
323D2	Casco loam, 6 to 12 percent slopes, eroded	Somewhat excessively drained	0.4	0.1%
325B	Dresden silt loam, 2 to 4 percent slopes	Well drained	45.3	11.0%
325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	Well drained	40.5	9.9%
327B	Fox silt loam, 2 to 4 percent slopes	Well drained	63.0	15.3%
329A	Will loam, 0 to 2 percent slopes	Poorly drained	14.1	3.4%
343A	Kane silt loam, 0 to 2 percent slopes	Somewhat poorly drained	2.3	0.6%
369A	Waupecan silt loam, 0 to 2 percent slopes	Well drained	4.1	1.0%
369B	Waupecan silt loam, 2 to 4 percent slopes	Well drained	0.0	0.0%
527B	Kidami silt loam, 2 to 4 percent slopes	Moderately well drained	1.7	0.4%
618F	Senachwine silt loam, 20 to 30 percent slopes	Well drained	0.8	0.2%

Drainage Class— Summary by Map Unit — Kane County, Illinois (IL089)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
792A	Bowes silt loam, 0 to 2 percent slopes	Well drained	71.0	17.3%
792B	Bowes silt loam, 2 to 4 percent slopes	Well drained	11.6	2.8%
802B	Orthents, loamy, undulating	Well drained	2.1	0.5%
969F	Casco-Rodman complex, 20 to 30 percent slopes	Somewhat excessively drained	63.6	15.5%
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	Poorly drained	1.7	0.4%
8082A	Millington silt loam, 0 to 2 percent slopes, occasionally flooded	Poorly drained	29.7	7.2%
W	Water		4.6	1.1%
<b>Totals for Area of Interest</b>			<b>410.4</b>	<b>100.0%</b>

## Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

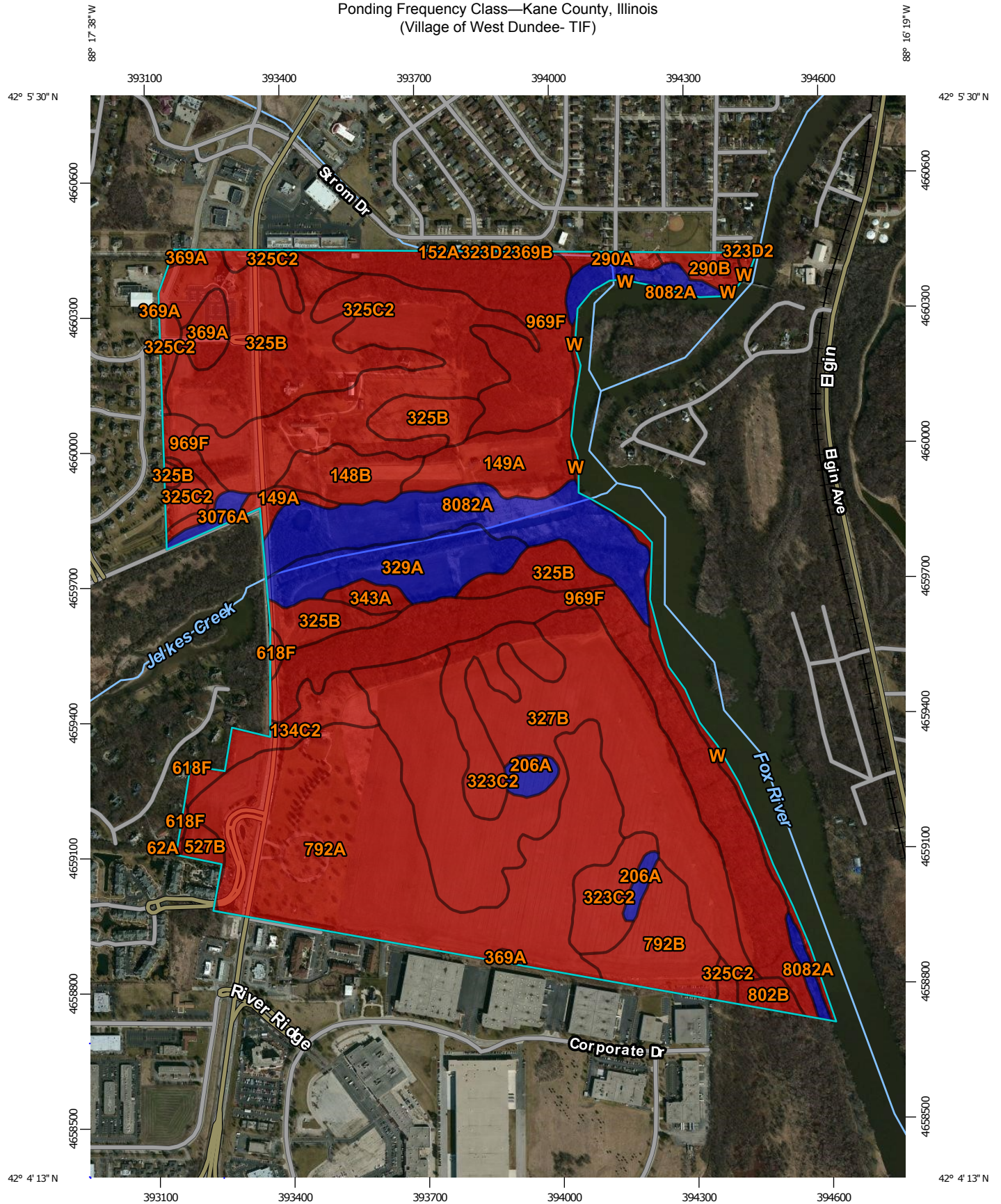
## Rating Options

*Aggregation Method:* Dominant Condition

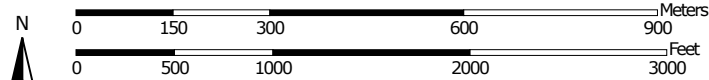
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

Ponding Frequency Class—Kane County, Illinois  
(Village of West Dundee- TIF)



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National Cooperative Soil Survey

9/29/2016  
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



## MAP LEGEND

### Area of Interest (AOI)






 Area of Interest (AOI)

### Soils






#### Soil Rating Polygons

 None  
 Rare  
 Occasional  
 Frequent  
 Not rated or not available


#### Soil Rating Lines

 None  
 Rare  
 Occasional  
 Frequent  
 Not rated or not available

#### Soil Rating Points





 None  
 Rare  
 Occasional  
 Frequent  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways

 US Routes  
 Major Roads  
 Local Roads  
**Background**  
 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

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 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
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## Ponding Frequency Class

Ponding Frequency Class— Summary by Map Unit — Kane County, Illinois (IL089)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
62A	Herbert silt loam, 0 to 2 percent slopes	None	0.1	0.0%
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	None	7.5	1.8%
148B	Proctor silt loam, 2 to 5 percent slopes	None	7.1	1.7%
149A	Brenton silt loam, 0 to 2 percent slopes	None	12.9	3.2%
152A	Drummer silty clay loam, 0 to 2 percent slopes	Frequent	0.1	0.0%
206A	Thorp silt loam, 0 to 2 percent slopes	Frequent	3.4	0.8%
290A	Warsaw loam, 0 to 2 percent slopes	None	1.8	0.4%
290B	Warsaw loam, 2 to 4 percent slopes	None	2.6	0.6%
323C2	Casco loam, 4 to 6 percent slopes, eroded	None	18.3	4.5%
323D2	Casco loam, 6 to 12 percent slopes, eroded	None	0.4	0.1%
325B	Dresden silt loam, 2 to 4 percent slopes	None	45.3	11.0%
325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	None	40.5	9.9%
327B	Fox silt loam, 2 to 4 percent slopes	None	63.0	15.3%
329A	Will loam, 0 to 2 percent slopes	Frequent	14.1	3.4%
343A	Kane silt loam, 0 to 2 percent slopes	None	2.3	0.6%
369A	Waupecan silt loam, 0 to 2 percent slopes	None	4.1	1.0%
369B	Waupecan silt loam, 2 to 4 percent slopes	None	0.0	0.0%
527B	Kidami silt loam, 2 to 4 percent slopes	None	1.7	0.4%
618F	Senachwine silt loam, 20 to 30 percent slopes	None	0.8	0.2%

Ponding Frequency Class— Summary by Map Unit — Kane County, Illinois (IL089)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
792A	Bowes silt loam, 0 to 2 percent slopes	None	71.0	17.3%
792B	Bowes silt loam, 2 to 4 percent slopes	None	11.6	2.8%
802B	Orthents, loamy, undulating	None	2.1	0.5%
969F	Casco-Rodman complex, 20 to 30 percent slopes	None	63.6	15.5%
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	Frequent	1.7	0.4%
8082A	Millington silt loam, 0 to 2 percent slopes, occasionally flooded	Frequent	29.7	7.2%
W	Water	None	4.6	1.1%
<b>Totals for Area of Interest</b>			<b>410.4</b>	<b>100.0%</b>

## Description

Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

"None" means that ponding is not probable. The chance of ponding is nearly 0 percent in any year.

"Rare" means that ponding is unlikely but possible under unusual weather conditions. The chance of ponding is nearly 0 percent to 5 percent in any year.

"Occasional" means that ponding occurs, on the average, once or less in 2 years. The chance of ponding is 5 to 50 percent in any year.

"Frequent" means that ponding occurs, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year.

## Rating Options

*Aggregation Method:* Dominant Condition

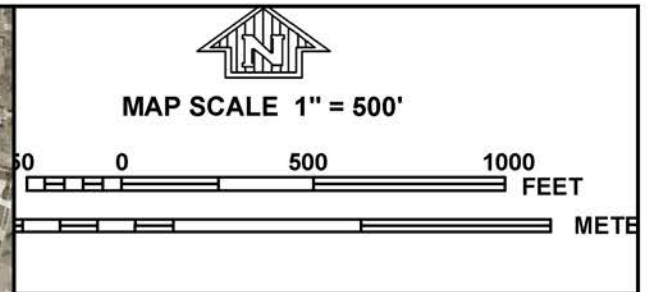
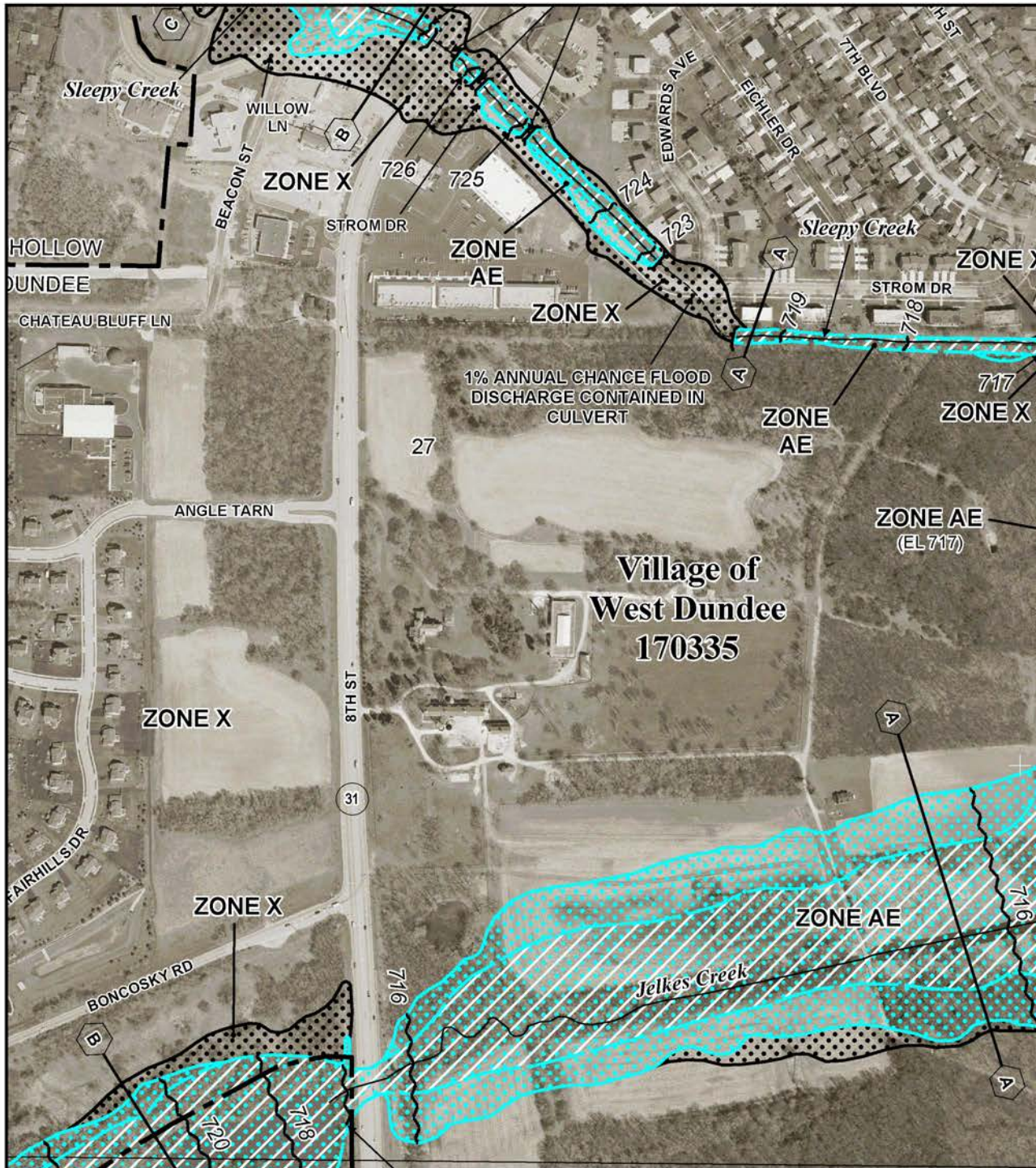
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* More Frequent

*Beginning Month:* January

*Ending Month:* December





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0158H

**FIRM**  
FLOOD INSURANCE RATE MAP  
KANE COUNTY,  
ILLINOIS  
AND INCORPORATED AREAS

PANEL 158 OF 410  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELGIN, CITY OF	170087	0158	H
KANE COUNTY	170896	0158	H
SLEEPY HOLLOW, VILLAGE OF	170331	0158	H
WEST DUNDEE, VILLAGE OF	170335	0158	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



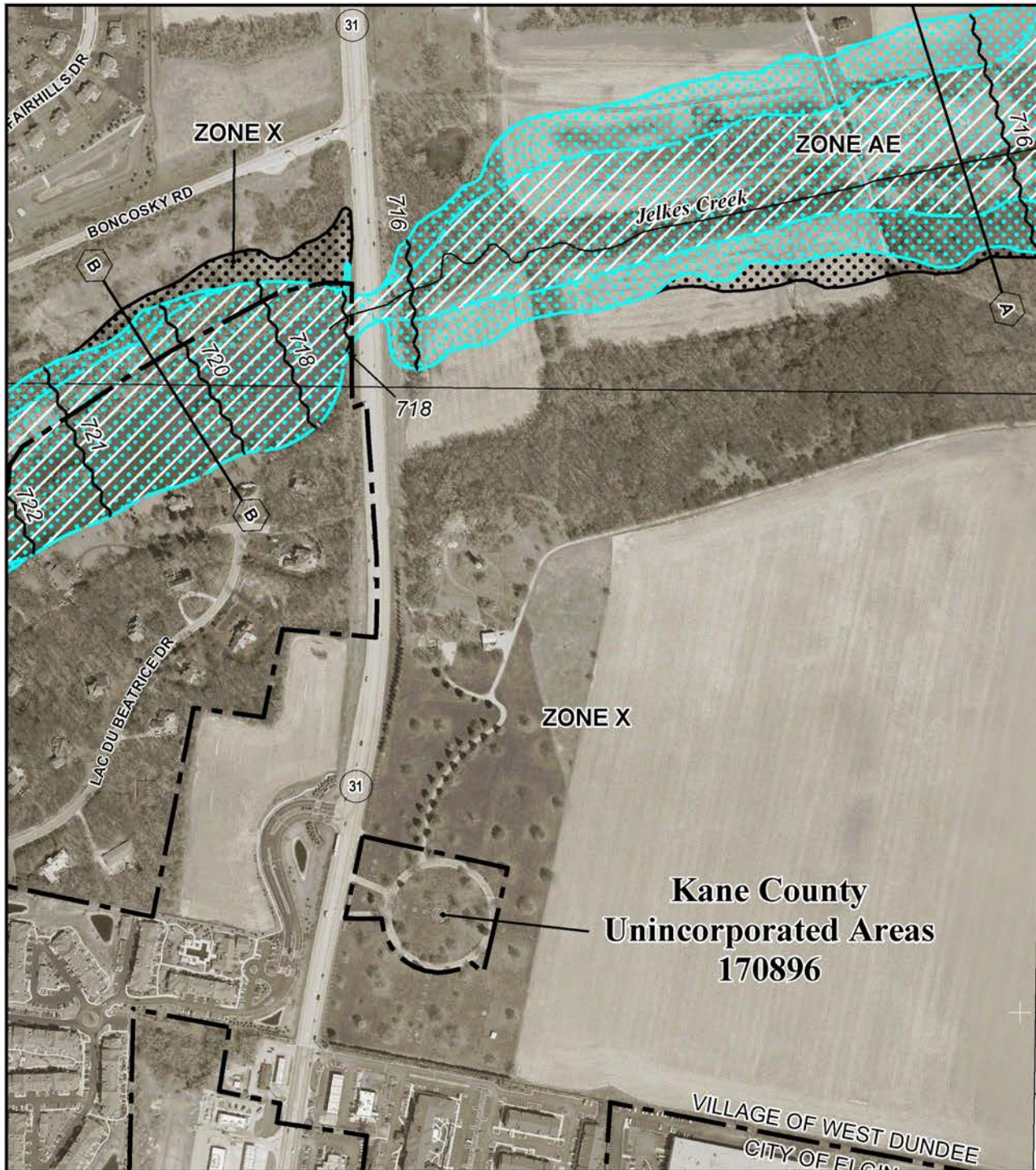
MAP NUMBER  
17089C0158H

MAP REVISED  
AUGUST 3, 2009

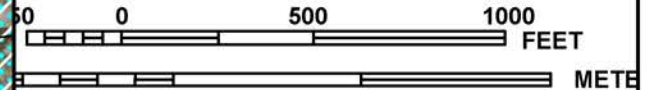
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0158H

**FIRM**  
FLOOD INSURANCE RATE MAP  
KANE COUNTY,  
ILLINOIS  
AND INCORPORATED AREAS

**PANEL 158 OF 410**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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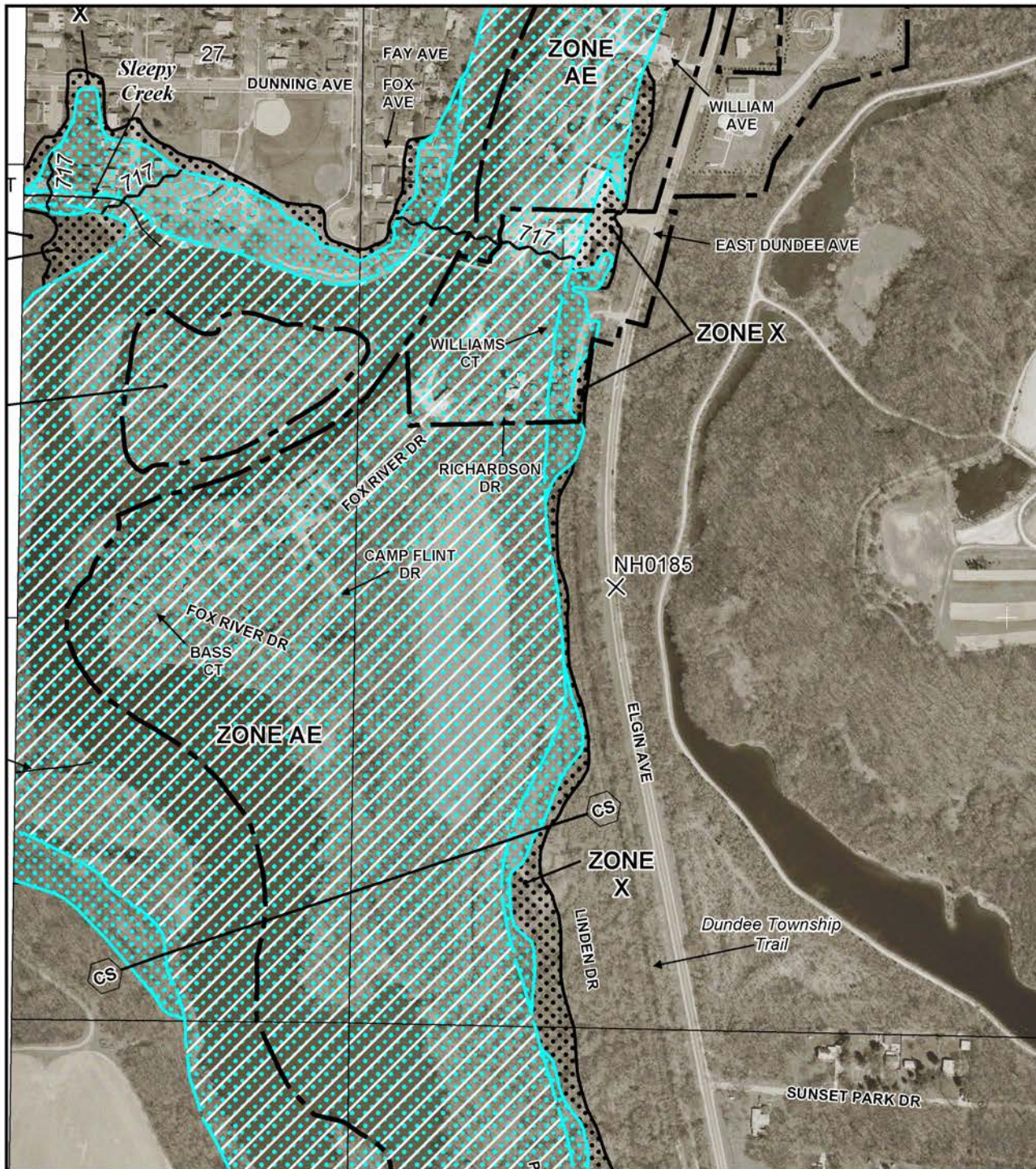
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**17089C0158H**

**MAP REVISED**  
**AUGUST 3, 2009**

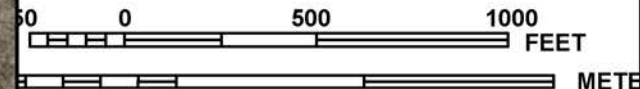
Federal Emergency Management Agency

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MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0159H

**FIRM**

FLOOD INSURANCE RATE MAP

KANE COUNTY,  
ILLINOIS

AND INCORPORATED AREAS

PANEL 159 OF 410

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EAST DUNDEE, VILLAGE OF	170323	0159	H
ELGIN, CITY OF	170087	0159	H
KANE COUNTY	170896	0159	H
WEST DUNDEE, VILLAGE OF	170335	0159	H

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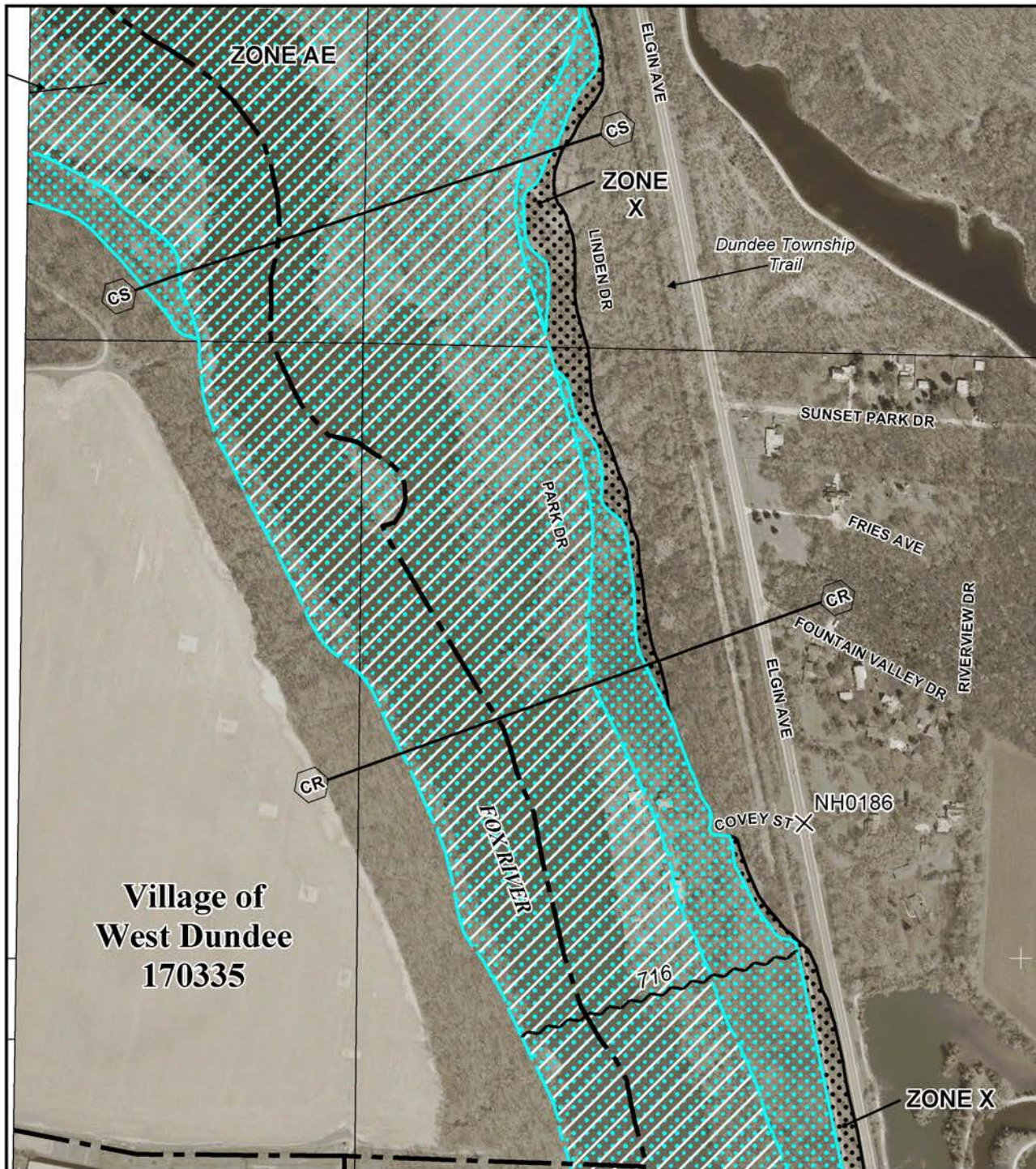
MAP NUMBER  
17089C0159H

MAP REVISED  
AUGUST 3, 2009

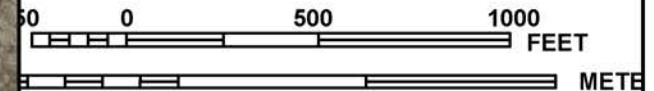
Federal Emergency Management Agency

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MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0159H

**FIRM**

**FLOOD INSURANCE RATE MAP  
KANE COUNTY,  
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**PANEL 159 OF 410**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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17089C0159H**

**MAP REVISED  
AUGUST 3, 2009**

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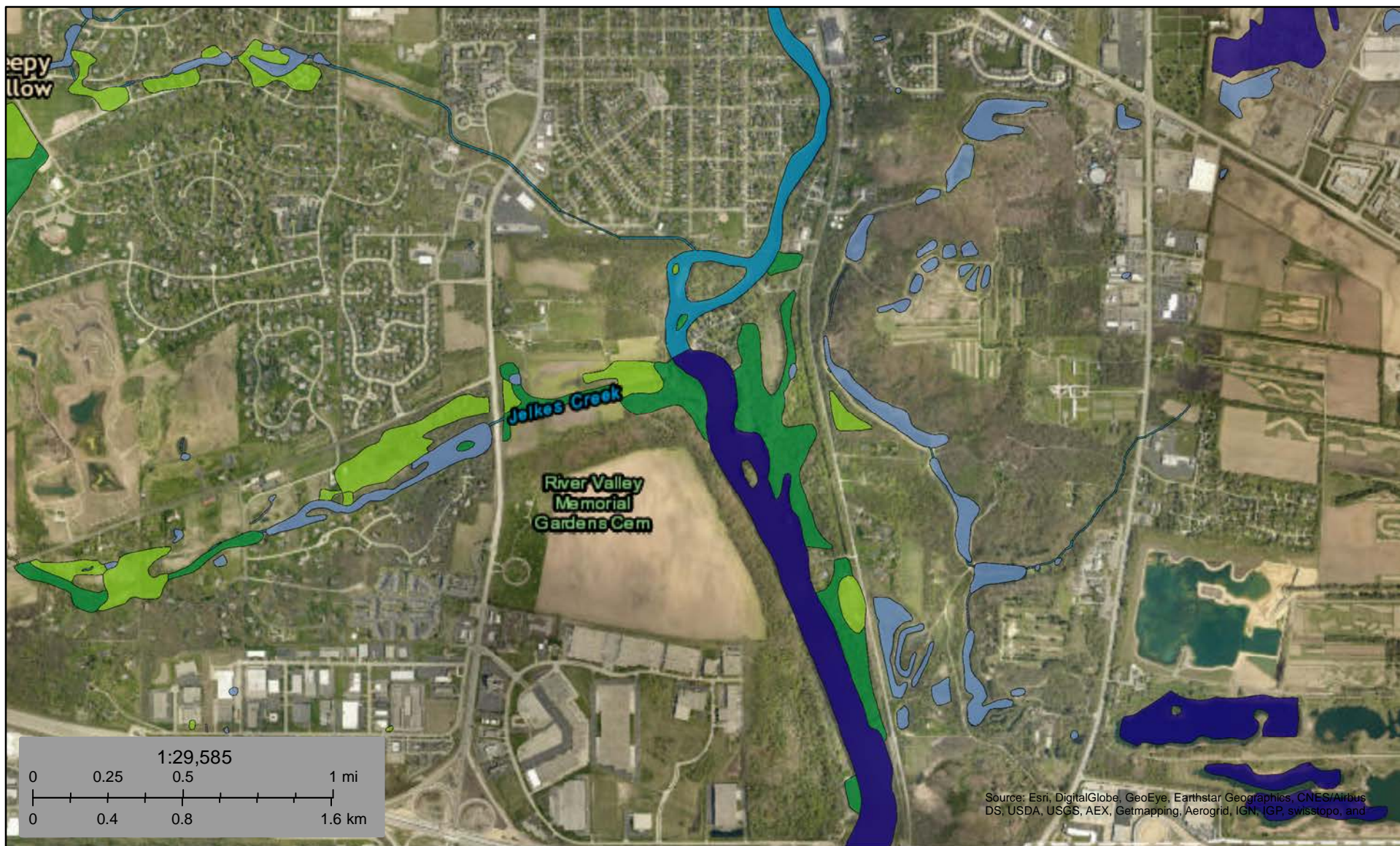




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Village of West Dundee- TIF



September 29, 2016

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other    |
| Estuarine and Marine Wetland   | Freshwater Pond                   | Riverine |
| Freshwater Emergent Wetland    | Lake                              |          |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.