

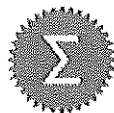
Tax Increment Finance
Village of Long Grove
Downtown/IL Rt. 83
Redevelopment Project Area



Eligibility Report

November 2007

Prepared by



EHLERS
LEADERS IN PUBLIC FINANCE

**Village of Long Grove
Downtown/IL Rt. 83 Redevelopment Project Area
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Table of Contents

EXECUTIVE SUMMARY 1

I. BASIS FOR REDEVELOPMENT 2

A. Statutorily Required Findings..... 2

B. Eligibility of a Blighted Area 2

C. Eligibility of a Conservation Area 4

D. Eligibility of an Industrial Park Conservation Area 4

E. Conclusions and Findings..... 4

II. THE REDEVELOPMENT PROJECT AREA..... 8

III. ANALYSIS OF CONDITIONS IN THE REDEVELOPMENT PROJECT AREA 10

A. Eligibility Survey and Analysis 10

B. Presence of Eligibility Factors..... 11

C. Eligibility of a Conservation Area 11

D. Eligibility of a Blighted Area 15

E. Eligibility of an Industrial Park Conservation Area 20

IV. ELIGIBILITY CONCLUSIONS 21

TABLES & ATTACHMENTS..... 24

Table 1: Parcel Number and Five-Year EAV History..... 24

Table 2: Rating Survey – Improved Land 26

Attachment 1: Legal Description..... 27

Attachment 2: Map 28

Attachment 3: FEMA Flood Map 29

Attachment 4: Engineer Certification of Chronic Flooding..... 30

Attachment 5: Photographs of Redevelopment Project Area 31

EXECUTIVE SUMMARY

This Village of Long Grove's Downtown/IL Rt. 83 Redevelopment Project Area Eligibility Report (the "Eligibility Report"), among other things, documents the eligibility and qualifications of the Redevelopment Project Area (the "Redevelopment Project Area") in the Village of Long Grove, Illinois (the "Village") for designation as both a conservation and blighted area pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act").

As set forth in the Act, "Redevelopment Project Area" (Redevelopment Project Area) means an area designated by a 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 "an industrial park conservation area" (an "Industrial Park Conservation Area") or a blighted area ("Blighted Area") or a conservation area ("Conservation Area"), or a combination of both.

Conservation Area and Blighted Area provisions apply to this Redevelopment Project Area.

As defined in the Act "...'blighted area' means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: "industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. "

As defined in the Act "...'conservation area' means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area."

As defined in the Act "...'industrial park conservation area' means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land."

This Eligibility Report documents the relevant statutory requirements and how the Redevelopment Project Area meets the eligibility criteria.

I. BASIS FOR REDEVELOPMENT

A. Statutorily Required Findings

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project qualifies either as a "Blighted Area" or as a "Conservation Area" or a Combination of Blighted and Conservation Area or an "Industrial Park Conservation Area" within the definitions set forth in the Act.

B. Eligibility of a Blighted Area

There are three categories under which an area can be determined to meet the "Blighted area" criteria. The area must meet the criteria under one of the following three categories.

"Blighted area," means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

1. If improved, industrial commercial and residential building or improvements are detrimental to the public safety, health, or welfare because of a combination of five or more of the following factors, each of which is (i) present, with the 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 improved part of the Redevelopment Project Area:
 - Dilapidation
 - Obsolescence
 - Deterioration
 - Presence of structures below minimum code standards
 - Illegal use of individual structures
 - Excessive vacancies
 - Lack of ventilation, light, or sanitary facilities
 - Inadequate utilities
 - Excessive land coverage
 - Deleterious land use or layout
 - Lack of community planning

- EPA Remediation Finding
- Declining EAV

OR

2. If vacant (Vacant Land), 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 with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:
 - Obsolete platting
 - Diversity of ownership
 - Tax sale and special ownership
 - Deterioration of structures or site improvements in neighboring or adjacent areas.
 - The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs.
 - The Total EAV of the proposed area has declined or not appropriately appreciated for three (3) of the last five (5) calendar years.

OR

3. If vacant (Vacant Land), 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 area to which it pertains:
 - The area consists of one or more unused quarries, mines or strip mine ponds.
 - The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - 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.
 - 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.
 - Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (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) above, 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.

- The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Eligibility of a Conservation Area

“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA Remediation Finding
- Declining EAV

D. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

E. Conclusions and Findings

1. There are three categories under which an area can be determined to meet the blight criteria. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the

Blighted and Conservation designation deals with developed property. Two sets within the blighted designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;

2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. The factors are distributed throughout the Redevelopment Project Area; and
3. The property must equal or exceed 1.5 acres.

Eligibility Findings

This report concludes that the Downtown/IL Rt. 83 Redevelopment Project Area is eligible for Tax Increment Finance ("TIF") designation as a Conservation Area for improved and a Blighted Area for vacant land.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(b) (2), (6), (8), (9), (11), and (13) of the Act for designation of improved land as a Conservation Area. For designation as a Conservation Area for improved land, three criteria are required to be met. The following six criteria are present in the improved area:

- Obsolescence
- Excessive Vacancies
- Inadequate Utilities
- Excessive Land Coverage
- Lack of community planning
- EAV rate of growth is less than the Village's in five (5) of the last five (5) calendar years.

The Redevelopment Project Area is eligible to be designated as a "Conservation Area" in that 50% or more of the structures in the area are 35 years or older, based on visual observations.

The Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a blighted area for vacant land, there are two sections under which vacant land can be determined to be blighted. One of the two sections must be met in order for a Redevelopment Project Area to qualify as blighted for vacant land. The meeting of two or more of the criteria in one section is required. In the other section, the meeting of one or more of the criteria is required.

Requirements for both sections of the Act are met.

The following parcels constitute vacant land or partially vacant land:

15-30-100-009	15-30-200-030
15-30-106-003	15-30-200-031
15-30-200-022	15-30-200-032
15-30-200-024	15-30-400-249

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D) and (F) of the Act. Two criteria are required for designation of vacant land as a Blighted Area. The following three criteria are present in the vacant area:

- Obsolete Platting
- Deterioration of structures or site improvements in neighboring or adjacent areas.
- The total equalized assessed value of the proposed Redevelopment Project Area in the year in which the Redevelopment Project Area is designated is increasing at an annual rate that is less than the balance of the Village in four (4) of the last five (5) calendar years.

Further, the Redevelopment Project Area meets the requirement of Section 11-74.4-3 (a) (3) (C) of the Act. One criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the following criterion was present:

- Vacant property in the Redevelopment Project Area suffers from chronic flooding that impacts real property based on certification by an appropriate regulatory agency or by a certified engineer. Either of these serves as a basis for the finding of chronic flooding.

The regulatory agency that documents flooding is FEMA. FEMA's 100 year floodplain map for the Redevelopment Project Area is attachment 3 of this report. In addition, an engineering certification is also included for one set of parcels.

The land meets the definition of vacant land under the Act in Section 11-74.4-3 (v). The land is not considered vacant land if it has been commercially farmed in the last five years unless it has been subdivided. The land has not been "commercially farmed" in the last five years. In addition, based on a review of recorded conveyances, the land has been "subdivided" in accordance with Section 11-74.4-3 (v) of the Act.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. The criteria presented are reasonably present and distributed in the improved portion of the Redevelopment Project Area. All criteria are throughout the entire area.

The Redevelopment Project Area is approximately 140 acres, in excess of the required 1 ½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of conservation and blighted Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems. Flooding documented by inclusion in FEMA maps for 100 year flooding requires that extra measures be taken for the development of the vacant land and redevelopment of structures, not only according to municipal regulatory standards, but also to meet bank requirements. Extraordinary expenses will be needed for land preparation.

There have been no building permits issued for construction in the vacant portions of the Redevelopment Project Area.

The Redevelopment Project Area also lacks the infrastructure necessary for development and redevelopment. Water improvements are needed for the entire area. Stormwater improvements will be needed for the vacant land. Lighting and sidewalk improvements are needed for the improved area. Wastewater treatment must be addressed in vacant areas and may need to be addressed in some improved areas. Access to the land is very difficult because of the presence of IL Rt. 83. In addition, further problems with access are created due to the other arterials.

These factors go beyond normal development needs and TIF funds will be necessary to finance such infrastructure.

II. THE REDEVELOPMENT PROJECT AREA

The Redevelopment Project Area is approximately 140 acres.

The improved land consists of commercial and residential properties. There are also seven large parcels of vacant land and one small parcel that is irregularly shaped and has no potential for development.

A generic description of the Redevelopment Project Area is as follows:

The Redevelopment Project area begins at the northwest corner of parcel 15-30-100-003, and follows east along its northern boundary to the northeast corner of said parcel, and then proceeds south along the easterly property line to a point of intersection with the southwest corner of parcel 15-30-102-012, and then heads east along the north property line of parcel 15-30-100-010 to a point of intersection with parcel 15-30-102-021, thence northeasterly along the west side of parcel 15-30-102-021 and the northern boundary of parcel 15-30-100-032 to a point of intersection with its northeast corner, then south along the western property line of parcel 15-30-102-025 to the southwest corner of said parcel being a point on the northern right of way of Robert Parker Road, thence northeasterly along the northern right of way line to a point (said point being on the south property line of parcel 15-30-102-026), thence proceeding south crossing Robert Parker Coffin Road, to a point of intersection on the southern right-of-way line of Robert Parker Coffin Road at the northeast corner of parcel 15-30-108-001 and continuing south along the eastern property line of parcels 15-30-108-001 and 15-30-108-003 until reaching northerly right-of-way line of Old McHenry Road. Then proceeding southeast along the northern right of way line of Old McHenry Road to a point of intersection with the southwest corner of parcel 15-30-205-019 thence heading north along the western boundary of parcels 15-30-205-019 and 15-30-205-023, and continuing north to a point of intersection on the northern right of way line of Robert Parker Coffin Road, and thence northeasterly following the northern right of way line of Robert Parker Coffin Road to a point of intersection with the western right of way line of IL Route 83 (also being the southeast corner of parcel 15-30-201-009). The project area then continues north along the western right of way line of IL Route 83 to a point of intersection with the northerly right of way line of Aptakisic Road (said point being along the easterly property line of parcel 15-19-400-014) and then proceeding east along the northern right of way line of Aptakisic Road to a point of intersection with the eastern boundary of parcel 15-30-200-030 (said point being along the south property line of parcel 15-19-402-001), and then proceeding south until reaching the a point at the southeast corner of parcel 15-30-200-027, said point also a being part of the corporate boundary of the Village of Long Grove, thence west along the corporate boundary line and crossing over IL Route 83, and following the corporate boundary line until reaching a point a of intersection with the western right of way line of Fremont Way (as extended to meet the Long Grove corporate boundary) and then heading south along the western boundary of Fremont Way until reaching the southeast corner of parcel 15-30-400-249, and then heading west to a point on the eastern property line of parcel 15-30-401-126 being the eastern corner of said parcel, thence proceeding northwest along the southwest property line of parcel 15-30-400-249 to a point of intersection with the eastern property line of parcel 15-30-401-123 and then northwest along eastern property line of parcel 15-30-401-123 to a point of intersection on the southern right of way line of Illinois Route 53 (a.k.a. Hicks Road) thence heading north/northwest and crossing over IL Route 53 to a point at the southeast corner of parcel 15-30-106-010 and following the north line of said parcel to its point of intersection with parcel 15-30-106-007, thence south to the point of intersection with parcel 15-30-106-009, thence west and south

following the boundary of said parcel to its intersection with parcel 15-30-106-004, thence west following the north parcel lines of parcels 15-30-106-004 and 15-30-106-003 to the eastern most point of parcel 15-30-106-002, thence heading northwest along the north property line of parcel 15-30-106-002 to the point of intersection with parcel 15-30-106-001 and following the northeast line parcel 15-30-106-001 to a point being its intersection with eastern right of way line of Schaefer Road (said point also being the southwest corner of parcel 15-30-100-034) and proceeding due west to a point on the west right of way line of Schaefer Road opposite of the southwest corner of parcel 15-30-100-004 (said point being on the east property line of parcel 15-30-100-026) and then heading northwesterly along the west right of way line of Schaeffer Road to a point said point being the southwest corner of Schaeffer Road and Robert Parker Coffin Road, thence southwesterly along the south right of way line of Robert Parker Coffin Road to a point adjacent to the southeast corner of parcel 15-30-100-024 (said point being on the northwest property line of parcel 15-30-107-005) and then crossing Parker Coffin Road and following the western boundary of parcel 15-30-100-009 to Old McHenry Road, and then proceeding northwest following the southern right of way line of Old McHenry Road to a point adjacent to the western boundary of parcel 15-30-100-004 (said point being on the north property line parcel 15-30-100-005) then crossing Old McHenry Road and proceeding northeasterly to the southwest corner of parcel 15-30-100-003 and then heading north to the place of beginning said project area being located with Township 43 North, Range 10 East and Township 43 North, Range 11 East of the Third Principal Meridian, and within the corporate limits of the Village of Long Grove, situated in Lake County, Illinois.

Attachment 1 is the legal description of the Redevelopment Project Area. Attachment 2 is the Map of the Redevelopment Project Area. Both are made part of this document by reference hereto.

III. ANALYSIS OF CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

In determining whether or not the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted research and field surveys.

A survey and analysis of existing conditions within the Redevelopment Project Area were completed in October and November 2007 by the Consultant to document the extent to which each blighted factor is present within the Redevelopment Project Area. Various research and field surveys were undertaken including:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of tax maps to ascertain platting;
5. Analysis of vacant sites;
6. Review of previously prepared plats, plans and studies;
7. Review of FEMA and Lake County flood maps;
8. Analysis of water, sewer, gas utilities, etc.; and
9. Contacts with Village officials, county officials and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and down spouts.

2. Building Components Evaluated

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact

the area.

b. Deteriorated

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or required contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems, as these findings were not necessary for the qualification of the Redevelopment Project Area.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the Redevelopment Project Area. In order to qualify the Redevelopment Project Area for a TIF, the Redevelopment Project Area must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the Redevelopment Project Area, and the relative extent to which the factor is present.

C. Eligibility of a Conservation Area

"Conservation Area" means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.

"Conservation Area" means any improved or vacant area within the boundaries of the Redevelopment Project Area located within the territorial limits of the municipality where:

1. **If improved**, 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 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 buildings, 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.

No buildings were noted that meet this requirement.

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

Most buildings in the improved areas meet these criteria. There are many residential units that have been converted to retail operations. Likewise, these structures and others have additions that have been added for specific purposes of that retail establishment. In most instances these building are no longer suited for their original use. Blocks with obsolescence are shown in the rating survey.

- (c) **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and 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 not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Deterioration was found in structures in the improved areas of the Redevelopment Project Area including residential buildings. Given the age of structures in the Redevelopment Project Area, other structures likely suffer from interior deterioration not detectable through an exterior inspection. However, this criterion was not present to a major extent with respect to building defects. Off-street parking exhibited significant deterioration with surface cracking, crumbling and loose paving materials. Finally, parcels bordering the vacant area (with the exception of parcels 15-30-100-009 and 15-30-400-249) were found to have structures with deterioration. Approximately 50 percent of these structures exhibited defects with windows, porches, gutters, and downspouts.

- (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.

This criterion does not apply.

- (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.

This criterion does not apply.

- (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.

Vacancies were found throughout the Redevelopment Project Area. Blocks where vacancies were observed are shown in the Rating Survey.

- (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 refer 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.

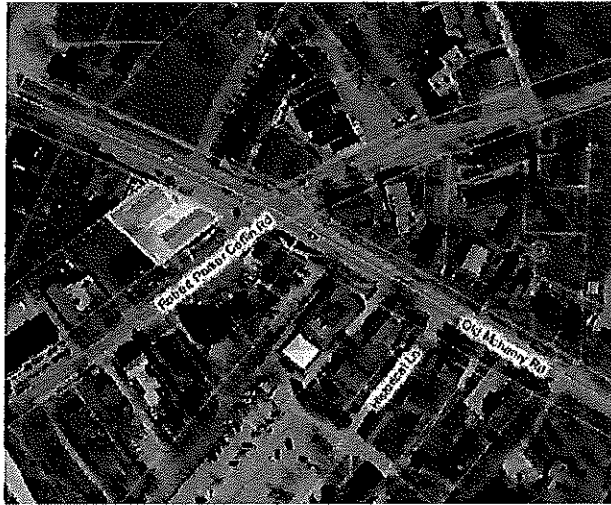
This criterion does not apply.

- (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, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.

The improved area needs water system, sidewalk and street lighting and road improvements. The vacant area will need all infrastructure improvements. Flooding will need to be addressed in most vacant parcels. Much of the community is served by septic systems. Some replacement with sewer systems may be necessary and new areas added to the Village may need sewage treatment through intergovernmental agreements.

- (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 one 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 building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

There are buildings that are improperly situated on parcels, buildings that are located on parcels of inadequate size or shape, and multiple buildings on a single parcel throughout the improved portion of the Redevelopment Project Area. This occurs on all blocks in the downtown area as shown on the survey and as illustrated in the photo below.



Lake County Assessor Aerial Map Showing Overcrowding of Structures on Parcels at Robert Coffin Road and Old Mc Henry Road Intersection.

- (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.

This criterion does not apply.

- (k) **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.

Street layout within the Redevelopment Project Area creates access problems. There are parcels of inadequate shape and size to meet contemporary development standards.

- (l) **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, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

This criterion does not apply.

- (m) **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 five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

EAV is provided in Table 1. The table below illustrates that the parcels within the Redevelopment Project Area did grow at a rate less than the rate of the Village as a whole in five of the last five calendar years. Therefore, this criterion does apply.

	2002	2003	2004	2005	2006
Total EAV	9,229,344	8,924,932	9,059,406	9,562,022	9,765,606
Percent Change	4.12%	-3.30%	1.51%	5.55%	2.13%
Village Wide Balance of	455,892,869	500,038,726	540,364,790	586,663,715	640,168,736
Village Wide Percent Change	446,663,525	491,113,794	531,305,384	577,101,693	630,403,130
	10.88%	9.95%	8.18%	8.62%	9.24%

The Redevelopment Project Area does qualify as a Conservation Area based on the above criteria. The review of the Redevelopment Project Area, according to the thirteen criteria used for improved land, shows that it qualifies, having met six of the thirteen criteria. Three are required. An additional criterion of age of structure is also applied for Conservation Area designation. Fifty percent or more of the structures must be 35 years of age or older. Based on visual observations, 50% or more of the structures in the Redevelopment Project Area have an age of 35 years or more.

D. Eligibility of a Blighted Area

"Blighted area," means any vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

1. **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 with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:
 - (a) **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.

Platting of the vacant land is obsolete. The size of the parcels of vacant land is not compatible with contemporary standards and requirements for commercial development for which the parcels are best suited. In all cases, platting failed to create rights-of-way for streets, alleys or other rights of way. One instance of this is parcel 15-30-106-003, which is a sliver of land that has no development capability due to its size and shape.

- (b) **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

This criterion does not apply.

- (c) **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.

This criterion does not apply.

- (d) **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land.

Structures bordering the vacant area east of IL Rt. 83 and north of Arlington Heights Road were found to have deterioration. Approximately 50 percent of these structures exhibited defects with windows, porches, gutters, roofs, driveways and/or downspouts. All vacant parcels are adjacent to deterioration found in the improved portions of the Redevelopment Project Area.

- (e) **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.

This criterion does not apply.

- (f) **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 five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

EAV is provided in Table 1. The table below illustrates that the Vacant parcels within the Redevelopment Project Area did grow at a rate less than the rate of the Village as a whole in four of the last five calendar years. Therefore, this criterion does apply.

	2002	2003	2004	2005	2006
Total EAV	365,251	391,425	428,257	459,754	464,964
Percent Change	-37.09%	7.17%	9.41%	7.35%	1.13%
Village Wide	455,892,869	500,038,726	540,364,790	586,663,715	640,168,736
Balance of Village Wide	455,527,618	499,647,301	539,936,533	586,203,961	639,703,772
Percent Change	10.81%	9.69%	8.06%	8.57%	9.13%

2. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by one (1) 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 to which it pertains:

- (a) **The area consists of one or more unused quarries, mines, or strip mine ponds.**

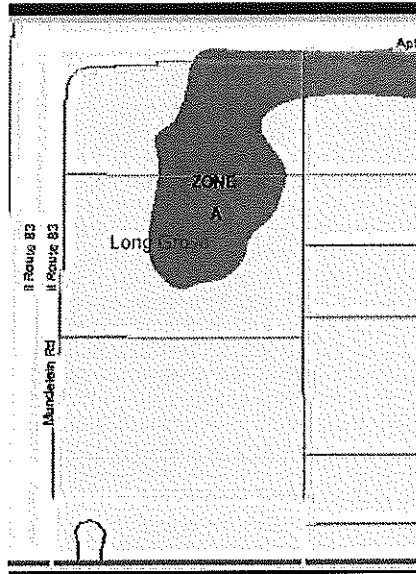
There are no quarries, mines, or strip mine ponds present. Therefore, this criterion does not apply.

- (b) **The area consists of unused rail yards, rail tracks, or railroad rights-of-way.**

There are no unused rail yards, rail tracks, or railroad rights-of-way. Therefore, this criterion does not apply.

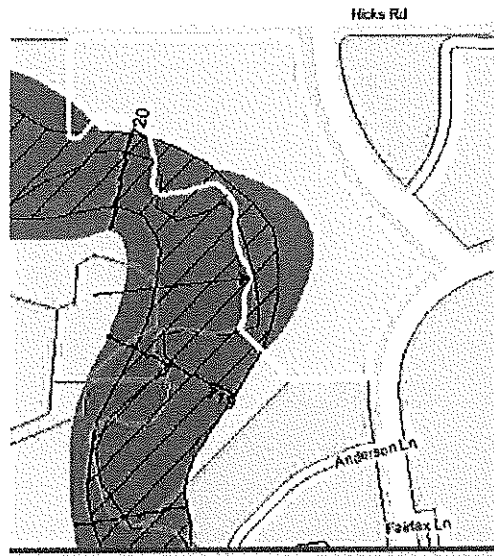
- (c) **The area, prior to its designation**, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes 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.

The maps of parcels 15-30-200-030, 15-30-200-031, 15-30-200-032, 15-100-009 and 15-30-400-249 shows chronic flooding impacting the parcels on FEMA map overlays. An engineer's letter certifying this fact is Attachment 4.

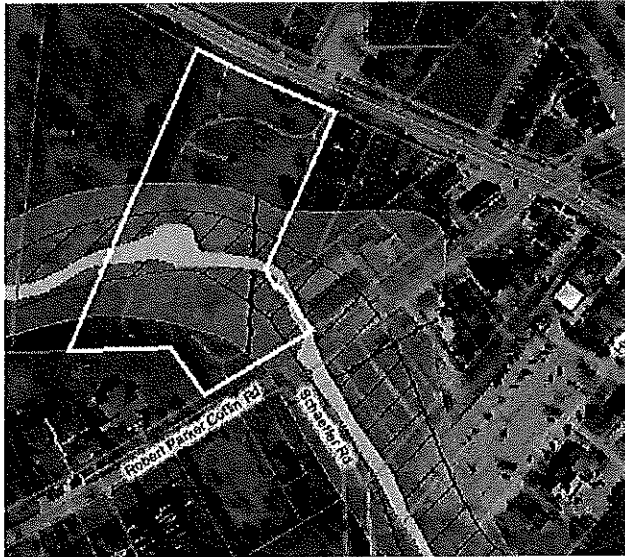


Lake County Assessor FEMA Flood Map Overlay, Vacant Land North (at) of Robert Parker Coffin Road and East of State Highway 83

Parcels 15-30-100-009 and 15-30-400-249 show flooding on FEMA maps.



Lake County Assessor FEMA Flood Map Overlay, Vacant Land Parcel 15-30-400-249



*Lake County Assessor FEMA Flood Map Overlay, Vacant Land
Parcel 15-30-100-009*

- (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.

There was no disposal sites noted. Therefore, this criterion does not apply.

- (e) **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (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) above, 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.**

These criteria do not apply.

- (f) **The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.**

This criterion does not apply.

The vacant portion of the Redevelopment Project Area qualifies as blighted for vacant land in that all vacant parcels meet the criteria in the first section of the law. Parcels 15-30-200-030, 15-30-200-031, 15-30-200-032, 15-30-100-009 and 15-30-400-249 meet the criteria in the second section of the law.

E. Eligibility of an Industrial Park Conservation Area

"Industrial Park Conservation Area" means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

The Redevelopment Project Area does not qualify as an Industrial Park Conservation Area.

IV. ELIGIBILITY CONCLUSIONS

This report concludes that the Downtown/IL Rt. 83 Redevelopment Project Area is eligible for Tax Increment Finance ("TIF") designation as a Conservation Area for improved and a Blighted Area for vacant land.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(b) (2), (6), (8), (9), (11), and (13) of the Act for designation of improved land as a Conservation Area. For designation as a Conservation Area for improved land, three criteria are required to be met. The following six criteria are present in the improved area:

- Obsolescence
- Excessive Vacancies
- Inadequate Utilities
- Excessive Land Coverage
- Lack of community planning
- EAV rate of growth is less than the Village's in five (5) of the last five (5) calendar years.

The Redevelopment Project Area is eligible to be designated as a "Conservation Area" in that 50% or more of the structures in the area are 35 years or older, based on visual observations.

The Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a blighted area for vacant land, there are two sections under which vacant land can be determined to be blighted. One of the two sections must be met in order for a Redevelopment Project Area to qualify as blighted for vacant land. The meeting of two or more of the criteria in one section is required. In the other section, the meeting of one or more of the criteria is required.

Requirements for both sections of the Act are met.

The following parcels constitute vacant land or partially vacant land:

15-30-100-009	15-30-200-030
15-30-106-003	15-30-200-031
15-30-200-022	15-30-200-032
15-30-200-024	15-30-400-249
15-30-200-027	

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D) and (F) of the Act. Two criteria are required for designation of vacant land as a Blighted Area. The following three criteria are present in the vacant area:

- Obsolete Platting
- Deterioration of structures or site improvements in neighboring or adjacent areas.
- The total equalized assessed value of the proposed Redevelopment Project Area in the year in which the Redevelopment Project Area is designated is increasing

at an annual rate that is less than the balance of the Village in four (4) of the last five (5) calendar years.

Further, the Redevelopment Project Area meets the requirement of Section 11-74.4-3 (a) (3) (C) of the Act. One criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the following criterion was present:

- Vacant property in the Redevelopment Project Area suffers from chronic flooding that impacts real property based on certification by an appropriate regulatory agency or by a certified engineer. Either of these serves as a basis for the finding of chronic flooding.

The regulatory agency that documents flooding is FEMA. FEMA's 100 year floodplain map for the Redevelopment Project Area is attachment 3 of this report. In addition, an engineering certification is also included for one set of parcels.

The land meets the definition of vacant land under the Act in Section 11-74.4-3 (v). The land is not considered vacant land if it has been commercially farmed in the last five years unless it has been subdivided. The land has not been "commercially farmed" in the last five years. In addition, based on a review of recorded conveyances, the land has been "subdivided" in accordance with Section 11-74.4-3 (v) of the Act.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. The criteria presented are reasonably present and distributed in the improved portion of the Redevelopment Project Area. All criteria are throughout the entire area.

The Redevelopment Project Area is approximately 140 acres, in excess of the required 1 ½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of conservation and blighted Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems. Flooding documented by inclusion in FEMA maps for 100 year flooding requires that extra measures be taken for the development of the vacant land and redevelopment of structures, not only according to municipal regulatory standards, but also to meet bank requirements. Extraordinary expenses will be needed for land preparation.

There have been no building permits issued for construction in the vacant portions of the Redevelopment Project Area.

The Redevelopment Project Area also lacks the infrastructure necessary for development and redevelopment. Water improvements are needed for the entire area. Stormwater improvements will be needed for the vacant land. Lighting and sidewalk improvements are needed for the improved area. Wastewater treatment must be addressed in vacant areas and may need to be addressed in some improved areas. As previously noted, access to the land is very difficult because of the presence of IL Rt. 83. In addition, further problems with access are created due to the other arterials.

These factors go beyond normal development needs and TIF funds will be necessary to finance such infrastructure.

Based on these factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a Blighted Area and a Conservation Area as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

TABLES & ATTACHMENTS

Table 1: Parcel Number and Five-Year EAV History

DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA

PARCEL NO.	2002	2003	2004	2005	2006
15-30-100-003	-	-	-	-	-
15-30-100-004	-	-	-	-	-
15-30-100-006	78,847	85,579	95,345	103,455	104,800
15-30-100-009	-	-	-	-	-
15-30-100-010	114,487	118,356	153,520	158,648	160,711
15-30-100-011	108,042	111,693	115,223	119,071	120,619
15-30-100-012	189,228	195,624	201,806	208,547	211,258
15-30-100-013	204,338	211,245	217,920	225,198	228,126
15-30-100-014	150,054	155,125	160,027	165,372	167,522
15-30-100-015	276,787	286,143	295,185	305,045	309,010
15-30-100-017	164,165	169,714	175,077	180,925	183,277
15-30-100-018	322,588	333,491	344,029	355,519	360,141
15-30-100-019	142,478	147,293	151,948	157,023	159,065
15-30-100-028	133,419	137,928	142,287	147,040	148,951
15-30-100-032	343,305	354,909	366,124	378,352	383,271
15-30-100-033	167,044	172,690	178,147	184,097	186,490
15-30-100-034	12,149	12,560	12,957	13,390	13,564
15-30-100-035	152,655	157,815	162,802	168,240	170,426
15-30-102-021	167,266	172,919	178,384	184,342	186,738
15-30-102-022	214,189	221,428	228,425	236,055	239,124
15-30-102-023	14,810	15,311	15,795	16,323	16,535
15-30-102-024	159,734	165,133	170,352	176,042	178,330
15-30-103-001	177,250	183,241	189,031	195,345	197,885
15-30-103-002	162,059	167,537	172,831	178,604	180,926
15-30-104-001	170,247	176,002	181,564	187,628	190,068
15-30-104-002	158,710	164,075	169,260	174,914	177,188
15-30-105-001	-	-	-	-	-
15-30-105-002	-	-	-	-	-
15-30-105-003	89,368	92,389	95,308	98,491	99,772
15-30-105-004	119,223	123,253	127,148	131,395	133,103
15-30-105-005	127,974	138,900	143,289	155,479	157,500
15-30-105-006	122,670	126,816	130,823	135,192	136,950
15-30-105-007	173,447	179,309	184,975	191,153	193,638
15-30-105-008	212,621	219,808	226,753	234,326	237,372

15-30-106-003	2,106	2,286	2,547	2,763	2,799
15-30-106-006	95,214	130,806	145,735	158,131	160,187
15-30-106-007	127,639	138,537	154,348	167,478	169,655
15-30-106-012	-	-	-	-	-
15-30-106-013	-	-	-	-	-
15-30-106-014	243,257	251,480	259,427	268,092	271,578
15-30-106-015	193,685	200,231	206,558	213,457	216,232
15-30-106-016	35,430	36,628	37,785	39,047	39,555
15-30-106-017	145,673	150,597	155,356	160,545	162,632
15-30-106-018	75,340	77,886	80,347	83,031	84,111
15-30-106-020	119,312	129,499	144,278	156,552	158,588
15-30-108-001	-	-	-	-	-
15-30-108-003	-	-	-	-	-
15-30-200-022	752	606	590	811	534
15-30-200-024	342	681	781	830	606
15-30-200-027	969	677	811	853	619
15-30-200-030	66,541	72,222	80,465	87,310	88,445
15-30-200-031	99,716	108,230	120,582	130,840	132,541
15-30-200-032	102,994	111,788	124,546	135,141	136,898
15-30-200-033	44,616	48,425	53,950	58,540	59,301
15-30-200-036	357,365	369,444	381,119	393,848	398,968
15-30-204-002	83,195	90,297	100,602	109,160	110,579
15-30-205-019	1,344,993	1,390,454	1,179,527	1,218,924	1,314,810
15-30-205-023	1,369,220	722,937	745,782	910,252	922,086
15-30-400-249	91,831	94,935	97,935	101,206	102,522
Total EAV	9,229,344	8,924,932	9,059,406	9,562,022	9,765,606
Percent Change	4.12%	-3.30%	1.51%	5.55%	2.13%
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Balance of Village Wide	446,663,525	491,113,794	531,305,384	577,101,693	630,403,130
Percent Change	10.88%	9.95%	8.18%	8.62%	9.24%

Table 2: Rating Survey – Improved Land

DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA

Block No.	Obsolescence	Deterioration	Vacancies	Land Cover	Utilities	Land Use	Plan
100	x	x	x	x	x	x	x
102	x		x	x	x	x	x
103	x		x	x	x	x	x
104	x	x	x	x	x	x	x
105	x		x	x	x	x	x
106	x	x		x	x	x	x
107							
108		x		x			
200	x						
204							
205	x		x				

Attachment 1: Legal Description

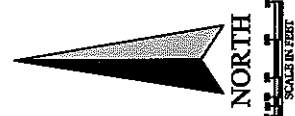
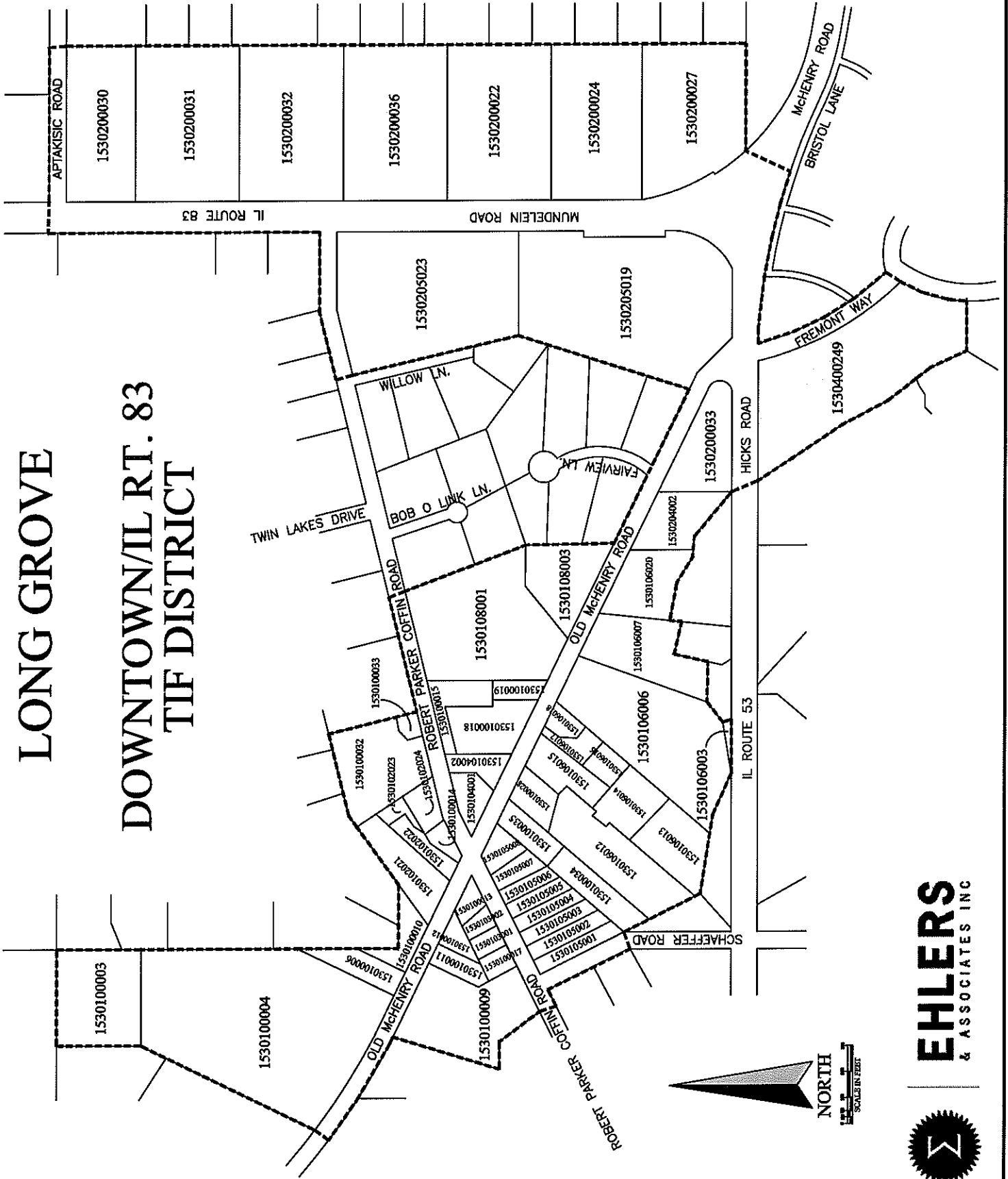
DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA

Attachment 2: Map

DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA

LONG GROVE

DOWNTOWN/IL RT. 83 TIF DISTRICT

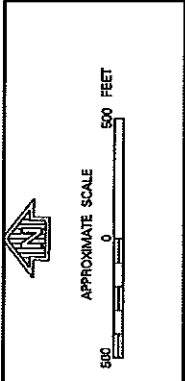


EHLERS
& ASSOCIATES INC



Attachment 3: FEMA Flood Map

DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA



NATIONAL FLOOD INSURANCE PROGRAM
FIRM FLOOD INSURANCE RATE MAP
LAKE COUNTY, ILLINOIS
AND INCORPORATED AREAS

PANEL 261 OF 295
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY: LAKE COUNTY
NUMBER: 170387
SUFFIX: CMI
VILLAGE: BUFFALO GROVE, VILLAGE OF
VILLAGE: LONG GROVE, VILLAGE OF
NUMBER: 170380
SUFFIX: CMI

NOTE: TO USE THIS MAP NUMBER, PLEASE CHECK TO BE SURE THAT THE MAP NUMBER, COMMUNITY NUMBER, AND SUFFIX NUMBER SHOWN ABOVE ARE THE SAME AS THE MAP NUMBER, COMMUNITY NUMBER, AND SUFFIX NUMBER SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP SHEET. FOR THE LATEST PRODUCT INFORMATION ABOUT NATIONAL FLOOD INSURANCE PROGRAM, PLEASE CHECK THE FEMA FLOOD MAP STORE AT WWW.MAP.FEMA.GOV

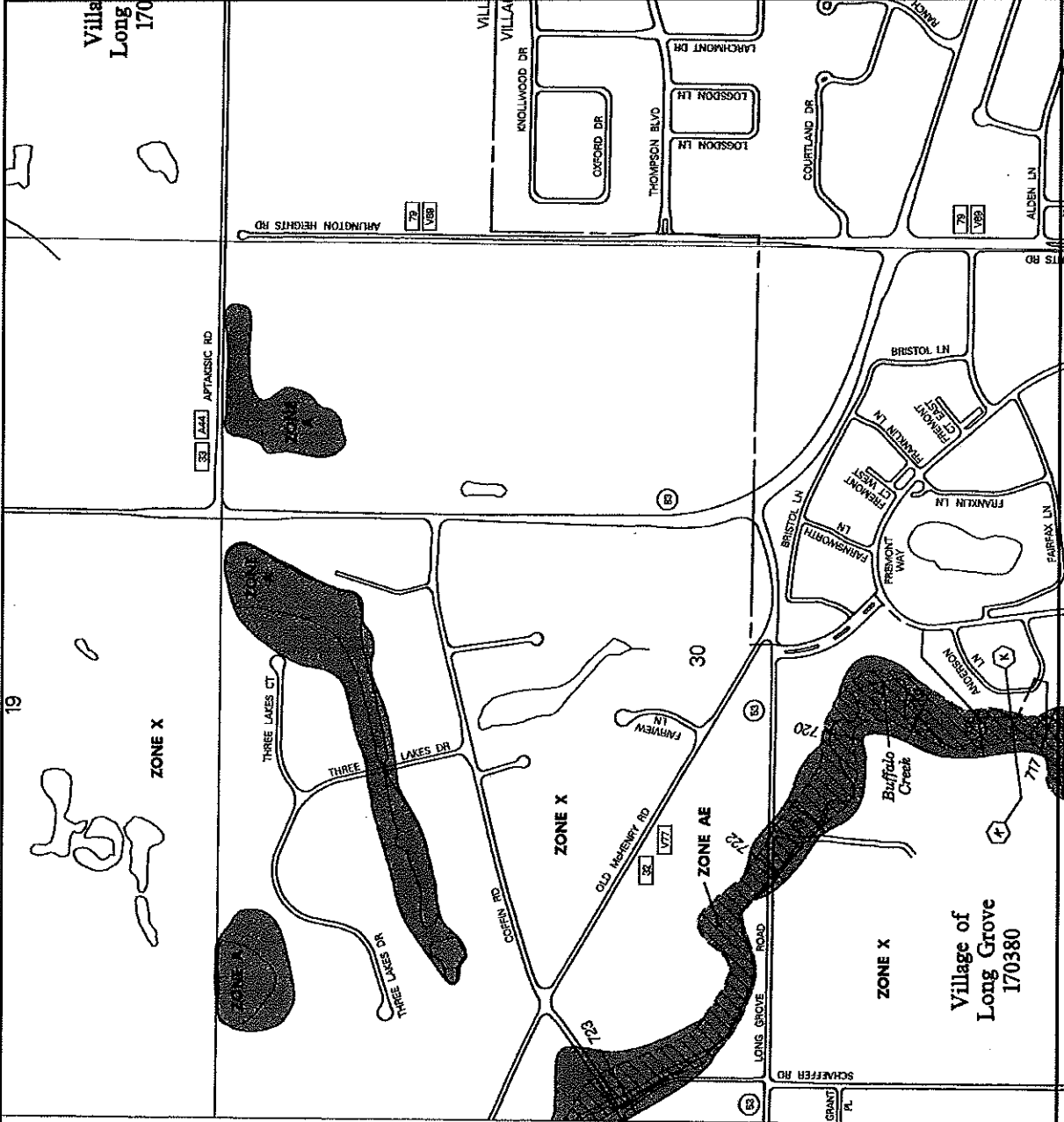
MAP NUMBER
170370261 F

EFFECTIVE DATE:
SEPTEMBER 3, 1997

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It is not to be used for any other purpose. Any reproduction of this map or any part thereof without the express written permission of the Federal Emergency Management Agency is prohibited. For the latest product information about National Flood Insurance Program, please check the FEMA Flood Map Store at www.map.fema.gov



PANEL 0242

Attachment 4: Engineer Certification of Chronic Flooding

DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA



Civil Engineers

Surveyors

Water Resources Engineers

Water & Wastewater Engineers

Construction Managers

Environmental Scientists

Landscape Architects

Planners

November 8, 2007

Mr. David Lothspeich
Village of Long Grove
3110 Old McHenry Road
Long Grove, IL 60049

**RE: TIF JUSTIFICATION CERTIFICATION REGARDING CHRONIC FLOODING
SUNSET GROVE DEVELOPMENT
SUNSET GROVE, LLC.**

Dear Mr. Lothspeich

On behalf of our client, Sunset Grove, LLC., we are providing this document and the enclosed information to support designation of a tax increment financing ("TIF") district for the 16-acre proposed retail and commercial development parcel (the "Property"), located on the south east corner of Illinois Route 83 and Aptakistic Road in Lake County, Illinois.

In our professional opinion, portions of the site are subject to flooding which affects the vacant portion of the property and impairs the growth of the project. The parcel is adversely impacted by flooding from a tributary area to Aptakistic Creek as evidenced by the lowland area in the northeast portion of the site and the FEMA mapped floodplain on the site comprising of approximately 4 acres of the vacant Property. These areas are prone to flooding based upon evidence procured from FEMA flood maps, site investigation, and topographic mapping.

Specific justification and descriptions have been provided below.


The attached FEMA FIRM panel shows the location of the existing mapped floodplain on-site that extends from the north property line half way to the south property line in the middle of the site. The northeast corner of the site contains a wetland currently under the jurisdiction of the Army Corp of Engineers that is located within the FEMA mapped floodplain on the site. During a site investigation, this wetland and floodplain area were viewed to have poor drainage prior to leaving the site to the north through a culvert under Aptakistic Road. The area in question contains Ashkum, Markham, and Martinton soils, which based on soil boring samples, contain soft unsuitable clay, silty clays, and organic clay materials that do not provide strength for development and are another sign of the area holding water.

The combination of these issues adversely impacts the buildable area of the site and economic feasibility of future development of the property. Development of the proposed parcel should reduce stormwater flow rates and reduce flood heights on the property in question and adjacent properties.



Should you have any questions regarding this opinion, please do not hesitate to contact this office.

Sincerely,
MANHARD CONSULTING, LTD.



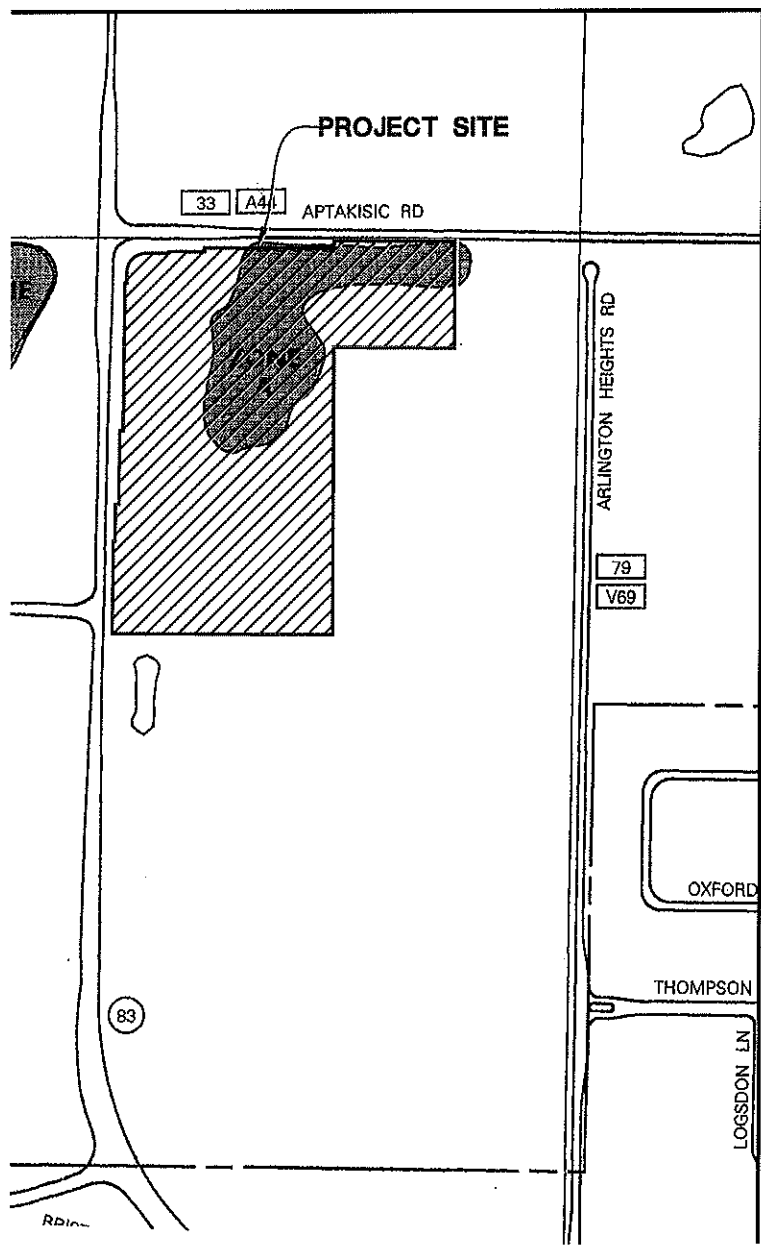
Jeremy Foss, P.E.
Project Manager

Cc: Mike Firsel, Mid-America Development
Dan Shapiro, Schain, Burney, Ross & Citron, Ltd.
Bath Ruyle, Ehlers & Associates, Inc.

JDF/bsc/Lothspelch110607LS61032.doc



APPROXIMATE SCALE
500 0 500 FEET



NATIONAL FLOOD INSURANCE PROGRAM

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

PANEL 261 OF 295
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAKE COUNTY	170357	0261	F
BUFFALO GROVE, VILLAGE OF	170088	0261	F
LONG GROVE, VILLAGE OF	170390	0261	F

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
17097C0261 F**
**EFFECTIVE DATE:
SEPTEMBER 3, 1997**



900 Woodlawn Parkway, Vernon Hills, IL 60061 tel: (847) 834 5550 fax: (847) 834 0085 www.manhard.com
Civil Engineers · Surveyors · Water Resources Engineers · Water & Wastewater Engineers
Construction Managers · Environmental Scientists · Landscape Architects · Planners

SUNSET GROVE DEVELOPMENT	
VILLAGE OF LONG GROVE, ILLINOIS	
FIRM - 17097C0261 F - SEPTEMBER 3, 1997	
PROJ. MGR.: JDF	SHEET
DRAWN BY: BA	EXHIBIT D
DATE: 10-01-07	
SCALE: 1"=500'	
	MADLG 061032

Attachment 5: Photographs of Redevelopment Project Area

DOWNTOWN/IL RT. 83 REDEVELOPMENT PROJECT AREA



Overcrowding, Obsolescence



Overcrowding, Obsolescence, Deterioration



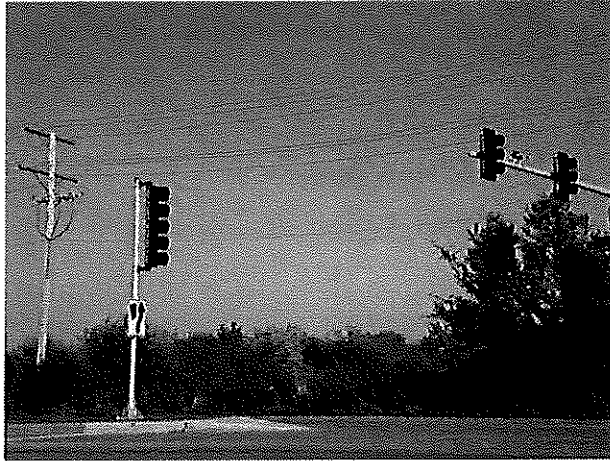
Overcrowding, Obsolescence



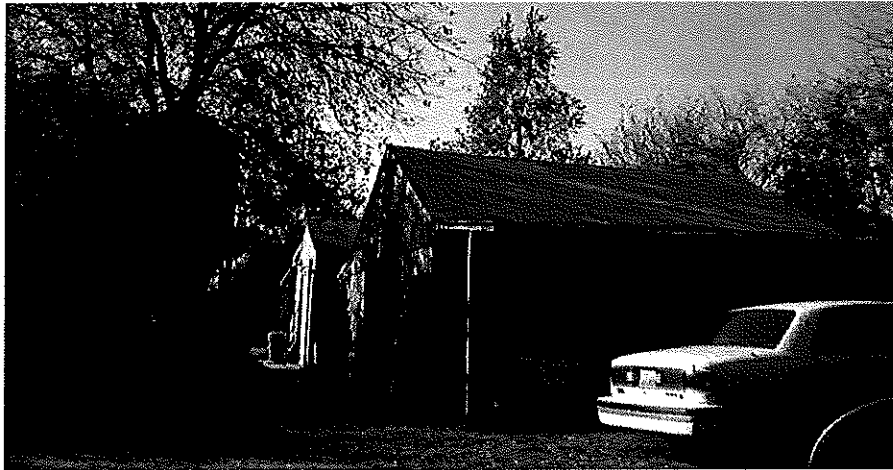
Vacancy



Vacancy



Vacant Land, Access



Deterioration Adjacent to Vacant Land



Deterioration Adjacent to Vacant Land



Deterioration Adjacent to Vacant Land

Village studies capital projects

Long Grove's downtown is an important part of our village's image and it provides sales tax revenue which contributes to the Village budget. Several major projects are moving toward becoming realized in the next few years. Lake County plans to reconstruct Old McHenry Road through the downtown and a number of retail and commercial developments are in various stages of planning in and around the downtown shopping district. The availability of adequate water and other elements of infrastructure for these new developments is vital to ensure their successful integration.

The Village Board concluded that obtaining professional assistance now was prudent so that these developments could be coordinated and orchestrated. The study area essentially includes the B1 and B1A business districts, with some properties removed for practical purposes. Vacant land along Routes 83 and 53, as well as in the downtown "crossroads" area will be considered.

The studies include three major phases and will be completed with the coordinated efforts of a task force made up of Long Grove residents, Village staff, and local business people, the Village

NOTE: The master plan project is the task of the Capital Projects committee of the Village Board of Trustees, chaired by Trustee Ted Lazakis.

engineer, and experienced development planners The Hitchcock Design Group.

The first phase includes creation of a Master Plan that will define priorities, approximate budgets, and schedules for new and re-development within the study area and an implementation strategy to provide a practical "roadmap" for the Village, County, and private land owners. This phase was formally launched on September 28, 2007 and is expected to be completed in January 2008.

The second phase will result in Public and Private Space Design Guidelines. This phase is planned to be ready in April 2008 and will include a review of existing ordinances and standards. The result will be a design manual that will help ensure that any construction will reflect the Village's design ethos.

A Wayfinding Sign program is the third phase in this project. In addition to a report, like the other two, this program will result in

(Continued page 9)

Village Hall closed

Monday December 24

Tuesday December 25

Monday December 31

Tuesday January 1



Fourth Quarter 2007

Enjoy the holidays in Long Grove

Our Historic Business District always takes on a special charm during the holiday season. It's a wonderful place for family celebrations, company parties and special events. Plan early and make reservations at one (or more) of our fine restaurants, or bring your family and friends to town for fun events.

Every weekend there are strolling musicians, horse-drawn carriage rides, Santa sightings, and more. For specific event dates and times, please visit www.longgroveonline.com.

Local wines, gourmet foods, custom art, decorating accessories, home furniture and furnishings, fashionable apparel, and world-wide imports are all available here, and will most certainly

(Continued page 7)

Season's greetings to all

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Capital projects —

detailed construction documents which will be used to obtain bids for the envisioned publicly funded signage as well as providing standards for private signage. This phase should be complete in May 2008.

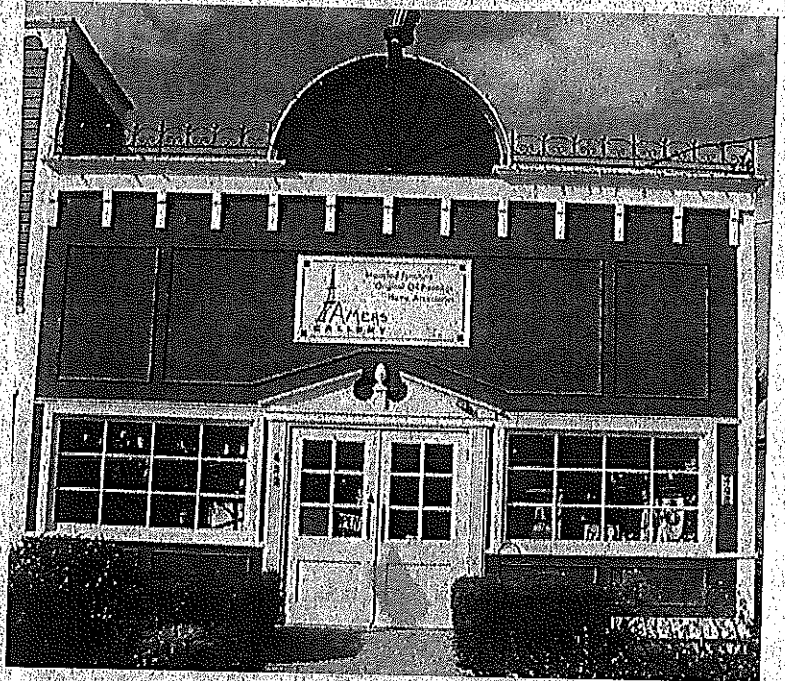
The projects that are being reviewed will have an enormous impact on Long Grove for years to come. The goal of the task force is to provide an open, creative, and organized process that will result in practical recommendations. Opinions and ideas from all of the affected stakeholders are being sought, and there will be several opportunities to see the results of the studies before final recommendations are provided. Please check the Village Web site (www.longgrove.net) for a link to get more information as we progress.

Christmas tree disposal

Waste Management will accept clean, decoration-free Christmas trees on your regular service day through January 14.

If you like the idea of your tree being chipped and recycled as mulch or trail covering, you can drop it off at certain Lake County forest preserves anytime between December 26 and February 1. The location most convenient for Long Grove residents is Half Day Preserve. The entrance is on Milwaukee Avenue at the second traffic light north of Route 22.

A traditional "old Long Grove" shop



If your taste in home décor runs to classical European-style elegance, you will enjoy a visit to Amers Gallery on R. P. Coffin Road downtown, just east of the covered bridge. The shop offers a tantalizing selection of imported reproduction-antique furniture and furnishings, original oil paintings, museum-quality frames, and accessories, accents and mirrors. (Other paintings, also available for purchase, are on special-dis-

This service is for residential Christmas trees only. No truckloads or commercial vendor leftovers will be accepted.

For more information, please call the County Forest Preserve District at 847-367-6640.

432 R. P. Coffin Road
847-955-1967
www.amersgallery.com

play loan to the Long Grove Café where they add to the "old country" ambience of that popular place.)

Proprietor Marc Bothol, who emigrated from France a quarter century ago, opened his Long Grove shop in 2001. He is in partnership with his brother who operates a similar establishment in Alexandria, Virginia. "In our blood," he explained, "it was the family business when we were growing up."

Hours are 10:00 a.m. to 5:00 p.m., Monday through Saturday, and 11:00 a.m. to 5:00 p.m. on Sunday.