



Mundelein VILLAGE OF MUNDELEIN
TIF REDEVELOPMENT PLAN
PROPOSED DOWNTOWN TIF DISTRICT II

“Redevelopment plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "conservation area" and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended.

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I. INTRODUCTION

The Village of Mundelein (the “Village”) is located in Lake County, Illinois, and is an established community located approximately thirty-five miles northwest of the City of Chicago.

The Village has created a “redevelopment project area” (an “RPA”), the boundaries of which are depicted on **Exhibit 1**, Legal Description of TIF II Redevelopment Project Area. An RPA is also known as a “tax increment financing district” or “TIF district.” The TIF district depicted on **Exhibit 2**, Boundary Map of Proposed TIF II, is known as “Village of Mundelein Downtown TIF II” or “TIF II.” TIF II was created to assist that area in overcoming a number of redevelopment impediments.

Plan Requirements. The Village prepared this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended (the “Act” or the “TIF Act”). To establish a TIF district an Illinois municipality must adopt several documents, including a TIF Redevelopment Plan and for the proposed TIF district and an Eligibility Report analyzing whether the area proposed for the TIF district qualifies as such. Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village to complete the Eligibility Report, assessing whether TIF II satisfies certain “Qualification Factors” (as defined in the TIF Act), which make it eligible to be a TIF district, and to assist the Village in drafting this TIF Redevelopment Plan for TIF II (the “Plan”). The TIF II Eligibility Report is attached as **Exhibit 5**, Village of Mundelein TIF Eligibility Report Proposed Downtown TIF II District, to this Plan.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF “Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a “conservation area” and thereby to enhance the tax bases of the taxing districts which extend into the RPA as set forth in the Act.

Community Background. The Village covers an area of approximately ten square miles and is bordered by the Villages of Grayslake, Hawthorn Woods, Libertyville, Indian Creek, and Long Grove and unincorporated land. It is the site of several hotels, shopping centers, offices, and industrial facilities. The Village is intersected by four major state routes – Routes 60, 45, 176 and 83, and enjoys excellent regional and sub-regional accessibility. The Metra North Central Service has a station within the Village. The Village contains a range of land uses, including residential, commercial, industrial, office, and open space. The Village was incorporated in 1909.

TIF II has the potential for redevelopment that would allow the Village to assist in the reuse of underutilized properties in order to stabilize and increase the property tax base. Redevelopment would build upon locational advantages and certain existing uses. As such, the Village has identified a number of objectives for redevelopment, with TIF financing acting as a tool to achieve them. Please refer to Section III of this Plan for additional information about the goals and objectives of, and activities to support, redevelopment.

The Proposed TIF District II. TIF II consists of approximately eighty-five (85) tax parcels and adjacent rights-of-way generally bounded by Maple Avenue on the north; frontage parcels on Lake Street between Hawley Street and Park Street, and Seymour Avenue (north of Hawley Street) on the west; Chicago Avenue and the Metra rail line to the east; and Courtland Street and Countryside Highway to the south. The former Anatol property (Archer Business Center – 165 North Archer Ave.), some single family homes and the Village Hall property are excluded from TIF II. Many of the parcels and structures within TIF II are underutilized and would benefit from redevelopment.

The development to date within TIF II can be characterized as having been influenced by the presence of mixed uses that include industrial facilities, retail/commercial facilities, residential uses and institutional uses. Because of the Qualification Factors (identified in the Eligibility Report), many of the parcels exhibit irregular sizes and setbacks, obsolete and aging building characteristics and a lack of community planning.

Despite certain redevelopment challenges, TIF II has the potential to leverage key advantages given transportation and community amenities.

TIF II suffers from a variety of economic development impediments as defined under the TIF Act. As documented in the *Eligibility Report* (see **Exhibit 5**), TIF II exhibits certain Qualification Factors (as defined in the Eligibility Report) such as:

- Lack of Community Planning
- Obsolescence
- Deleterious Layout
- Declining Equalized Assessed Value (“EAV”)
- Deterioration
- Inadequate Utilities

On balance, the combination of these factors limits the opportunities for private reinvestment within TIF II.

TIF II may be suitable for new development if there is coordination of redevelopment activities by the Village. Under this Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage commercial uses to locate, upgrade, expand and/or modernize their facilities within the Village and to reinvest in TIF II. Through the establishment

of TIF II, the Village would implement a program to redevelop this key area within the Village; in so doing, it would stabilize TIF II, extend benefits to the community, and assist affected taxing districts over the long run.

Rationale for Plan. The Village recognizes the need for a strategy to revitalize properties and promote development within the boundaries of TIF II. The needed private investment may only be possible if TIF II is designated a TIF pursuant to the terms of the Act. Incremental property tax revenue generated by the redevelopment of TIF II will play a decisive role in encouraging private development. Site conditions and other Qualification Factors that may have precluded intensive private investment in the past will be addressed. Ultimately, the implementation of the Plan will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The Village does not anticipate that properties within the RPA would be developed in a coordinated or timely manner without the adoption of TIF II. The Village, with the assistance of KMA, has therefore drafted this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of TIF II. By means of public investment, TIF II will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of TIF II with private capital.

The designation of TIF II as a TIF district will allow the Village to pursue the following beneficial strategies:

- Coordinating property assembly in order to provide for more modern redevelopment and acceptance within the marketplace;
- Enhancing area appearance through construction, improvements to parking facilities, site improvements, landscaping, streetscape and signage;
- Upgrading utilities that support and serve TIF II;
- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within TIF II;
- Providing for the occupancy of underutilized and/or vacant properties; and
- Establishing a pattern of land use activities that will increase efficiency and redevelopment activity.

Through this Plan, the Village will serve as the central influence for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Additional benefits to TIF II and the surrounding area include: a stabilized and expanded tax base; entry of new businesses; new employment opportunities; physical and aesthetic improvements related to the rehabilitation of existing structures; and new

construction. Ultimately, the implementation of the Plan will (a) benefit the Village and the taxing districts serving TIF II and (b) foster the redevelopment of TIF II.

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That TIF II as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within TIF II need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the 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;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- TIF II on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in TIF II for the payment of redevelopment project costs that are incurred in the redevelopment of TIF II will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
- That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
- That the Plan conforms to the Village Comprehensive Plan.

It is further found, and certified by the Village that the projected redevelopment of the RPA is not reasonably likely to result in the displacement of residents from ten or more inhabited residential units. Therefore, this Plan does not include a Housing Impact Study or feasibility study, otherwise required by the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout TIF II. Redevelopment of TIF II area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, TIF II includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Plan. Also pursuant to the Act, the area of TIF II in the aggregate is more than 1½ acres.

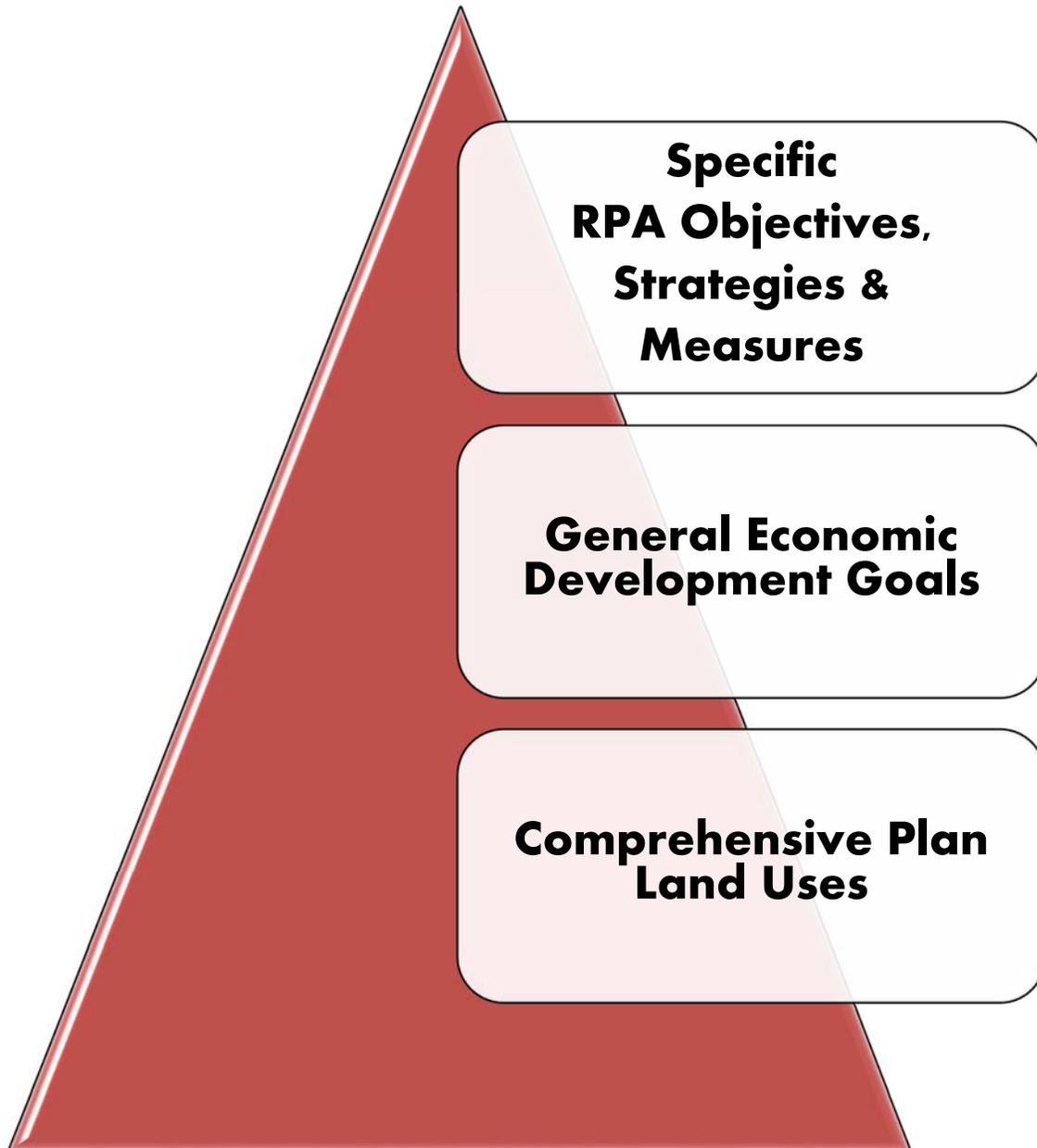
II. TIF II LEGAL DESCRIPTION

The legal description of TIF II is attached in **Exhibit 1**.

III. TIF II GOALS AND OBJECTIVES

The Village has established a number of goals which would determine the kinds of activities to be undertaken within TIF II. These efforts would conform to and promote the achievement of land use objectives in the Village's *Comprehensive Plan* as illustrated in the Chart below.

Relationship of Land Use and Economic Development Plans



Economic Development Goals of the Village. The Village’s general economic development objective is to enhance quality development opportunities within the Village.

Certain properties within TIF II along Crystal Street, Seymour Avenue and Chicago Avenue represent strategic locations for economic development opportunities that would help fulfill many of the Village’s comprehensive plan goals. Commercial corridors within TIF II on Lake Street, Hawley Street and Park Street provide services and amenities to residents, businesses and visitors.

Establishment of TIF II supports the goals identified in the Village’s Strategic Plan for Improving the Economic Development of Downtown Mundelein (2012), Village of Mundelein Master Redevelopment Implementation Plan (2012), and Village of Mundelein Comprehensive Plan (2011) and would be expected to favorably impact future redevelopment activities.

Coordination and integration of infrastructure and traffic planning within TIF II and the wider area are vital due to the presence of retail, industrial, institutional and other supporting uses. It is proposed that the area serve as a center for retail/commercial facilities and planned mixed-use or residential redevelopment desiring (a) the visibility, proximity and connectivity to Downtown Mundelein or Routes 60, 45, 176, and 83; (b) the enhanced accessibility to the Metra rail station or Pace Bus services; and (c) the establishment of vital transit oriented development (TOD). Open space, public improvements (including infrastructure), parking, and public uses will support the planned centers for commercial/retail, mixed-uses; and residential development.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within TIF II. As documented in **Exhibit 5** of this Plan, TIF II has suffered from a lack of development and qualifies as a “conservation area” as defined in the Act. In recent years, TIF II has not benefited from sustained private investment and/or development, and has begun to experience physical and economic decline. Absent intervention by the Village, properties within TIF II would not be likely to gain in value.

TIF II exhibits various conditions which, if not addressed in part by the Village, would eventually worsen. For example, the property reflects a declining EAV and the presence of obsolescence. These conditions would serve to discourage private sector investment in TIF II.

Assessment of Fiscal Impact on Affected Taxing Districts. It is anticipated that the implementation of this Plan will not have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of their tax bases through the implementation of this Plan will have a *positive impact* on the affected taxing districts by incentivizing new mixed use/residential and retail/commercial development, and thus growing their tax bases.

Surplus tax increment in the Special Tax Allocation Fund that the Village is required to create pursuant to the Act will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken 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.

As stated above, it is anticipated that the implementation of this Plan will, in the long run, have a positive impact on the tax bases of affected taxing districts. Nevertheless, the Village recognizes that, if TIF II is approved, the parcels within TIF II that were also within TIF I will be subject to tax increment financing for a period of approximately 34 years. To alleviate the impact of this lengthy time period, certain taxing districts have expressed a desire that the Village limit the scope of “anticipated redevelopment project costs” during a portion of the term of TIF II. In recognition of this request, and to alleviate impacts to the taxing districts and promote and recognize intergovernmental cooperation (including the cooperation the taxing districts have shown with respect to the Village’s efforts to revitalize its downtown area), the Village stipulates that, as part of this Plan, “anticipated redevelopment project costs” (as that term is used in Sections 11-74.4-5(d) and 11-74.4-7 of the TIF Act) in each fiscal year that falls, in whole or in part, within the last 11 years of the term of TIF II, will be limited to those redevelopment project costs that do not exceed 90% of the incremental property taxes that were received within such whole or partial fiscal year. The intent of this limitation is that no less than 10% of such incremental property taxes will be deemed to be statutory surplus funds that the County will distribute pro rata to the taxing districts.

The Village will also pay certain funds to offset the costs incurred by eligible school districts and the library district from TIF-incentivized residential development, all as provided in the Act. (Refer to Section VI of this Report, which describes allowable TIF redevelopment project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN TIF II

Findings. TIF II was studied to determine its qualifications to be a TIF District under the TIF Act. The findings of that study are set forth in the Eligibility Report attached as **Exhibit 5**. The Eligibility Report determined that TIF II qualifies as a TIF District under the Act.

Eligibility Report. Representatives of KMA and Village staff evaluated TIF II from December 2015 to the present. Analysis was aided by certain data obtained from the Village staff, on-site due diligence, and other sources. In KMA's evaluation, only information which would help make a determination about the eligibility of TIF II as a TIF District was utilized.

VI. PLAN AND PROJECT

Plan and Project Objectives. As indicated in Section III of this Plan, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with its planning process, the Village proposes to achieve economic development goals and objectives through the redevelopment of TIF II and the promotion of private investment via public financing techniques (the “Project”).

The Project-specific objectives envisioned for TIF II are as follows:

- 1) Attracting users to redevelop underutilized properties within TIF II.
- 2) Land assembly and construction of public improvements, including parking structures and other public/institutional structures.
- 3) Site preparation and remediation, including grading and excavation.
- 4) Construction of utility improvements which may include (if necessary):
 - Utility improvements (including, but not limited to, roadway construction, construction or relocation of water, storm water, sanitary sewer, gas, telephone, electrical, and other utility services and facilities);
 - Signalization, traffic control, and lighting improvements; and
 - Landscaping, restoration, and beautification.
- 5) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 6) Exploration and review of job training programs in coordination with any Village, Federal, State, and County programs.

Redevelopment Activities. Pursuant to the Project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, environmental remediation, provision of public infrastructure and related public improvements. The Village’s redevelopment activities may include any permissible redevelopment activities under the TIF Act.

Site Preparation, Clearance, and Demolition

Property within TIF II may be acquired and 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.

Land Assembly

Certain properties in TIF II may be acquired, assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs. Relocation may also be required and the Village could utilize TIF revenues as provided for in the TIF Act.

Public Improvements

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

- Improvements and/or construction of public utilities including water mains as well as sanitary and storm sewer systems and roadways;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.

Rehabilitation/Taxing District Capital Costs

The Village may provide for the rehabilitation of certain structures within TIF II in order to provide for the redevelopment of the area. Improvements may include exterior and facade-related work as well as interior-related work. Certain taxing district capital costs may also be funded pursuant to the Act.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of TIF II, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within TIF II 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; and

- Other Federal, State, County or non-profit programs that are currently available or will be developed and initiated over time.
- School District and Library District Costs – The Village will provide for the payment of eligible school district and library district costs pursuant to the Act.

General Land Use Plan. As noted in Section I of this Plan, TIF II currently contains retail, commercial, residential, industrial, and institutional uses.

Existing land uses are shown in **Exhibit 3**, TIF II Existing Land Use Map, As Amended, attached hereto and made a part of this Plan. **Exhibit 4**, TIF II Proposed Land Use Map, As Amended, designates intended land uses in TIF II – uses could include retail, commercial, institutional, office, and mixed uses. Future land uses will conform to the Zoning Ordinance as it may be amended from time to time.

Additional Design and Control Standards. Appropriate design standards as set forth in the Village’s Zoning Ordinance and any additional design standards imposed through a Planned Unit Development approval, shall apply to TIF II.

Eligible Redevelopment Project Costs. Under the TIF Act, “redevelopment project costs” mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan and Project. (Private investments are expected to substantially exceed redevelopment project costs that are reimbursed pursuant to the Act. “Redevelopment Project Costs” will be used to leverage private development.) The Village may reimburse any eligible redevelopment project costs permitted by the Act and pertaining to this Plan including, without limitation:

- 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.

Projected Redevelopment Project Costs. Estimated redevelopment project costs are shown in the table below. Adjustments to the line-items in such table, or additions to the table, are expected and may be made without amendment to this Plan. When requests for reimbursement of redevelopment project costs are made, those requests will be evaluated in light of the projected private development and resulting tax revenues.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of TIF II. Notwithstanding the adjustments and additions identified above, the *total amount* of payments for eligible redevelopment project costs shall not exceed the “Total Estimated TIF II Budget” set forth in the following table, as adjusted pursuant to the Act.

Redevelopment Project Cost Estimates – TIF II

Program Actions/Improvements	Estimated Costs
Site Assembly, Land Acquisition and Remediation	\$2,000,000
Site Preparation, Demolition, and Environmental Cleanup	\$2,500,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Parking Facilities, Utility Services (including electric, gas, and telephone) and Road Improvements	\$28,000,000
Land Acquisition and Assembly Costs including demolition and relocation	\$5,000,000
Public Facilities and Related Public Improvements	\$3,000,000
Interest Costs Pursuant to the Act	\$2,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$2,000,000
Rehabilitation of Structures	\$2,000,000

School District Tuition Costs and Public Library Patron Costs	\$2,500,000
Job Training	\$1,000,000
TOTAL ESTIMATED TIF BUDGET	\$50,000,000

Notes:

- (1) All redevelopment project cost estimates are in year 2016 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes, or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such obligations, and (c) capitalized interest and reasonably required reserves.

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

In addition, the Village may utilize incremental property tax revenues received from any other contiguous RPAs to pay eligible redevelopment project costs or obligations (conversely, incremental revenues from TIF II may be allocated to any contiguous RPA).

The majority of development costs to redevelop TIF II will be privately financed. TIF will be used to fund reimbursable redevelopment project costs, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs will be the property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in TIF II – over and above the initial equalized assessed value of each such lot, block, tract or parcel in TIF II in the 2014 tax year (or 2015 if the EAV is available) for TIF II.

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 redevelopment 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 lawful sources of funds and revenues as the Village may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The Village may issue obligations secured by the Special Tax Allocation Fund established for TIF II 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 or other lawful authority.

Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving TIF II, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. 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 Plan. 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. The total principal and interest 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.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping TIF II in the manner provided by the Act.

When the Village issues debt to re-pay eligible redevelopment project costs incurred with respect to a project, its general policy is to issue “pay as you go” developer notes, pursuant to which the Village will re-pay the note using only increment generated by that project. The Village expects this policy to generally continue with respect to TIF II. However, the Village reserves the right to issue other forms of debt, including general obligation or revenue bonds. Debt may be issued on either a taxable or tax-exempt basis and with either a fixed interest rate or a floating or variable interest rate. Further, the debt may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions.

Most Recent Equalized Assessed Valuation (EAV) for TIF II. The most recent equalized assessed valuation for TIF II is based on the tax year 2015 assessments, and is estimated to be approximately \$7,152,787 (the “Base EAV”).

Anticipated Equalized Assessed Valuation for TIF II. Upon completion of the anticipated private development of TIF II over a twenty three (23) year period, it is estimated that the EAV of the property within TIF II will be approximately \$40,000,000 to \$60,000,000 depending on actual market conditions and the scope of the projects to be implemented.

VII. DESCRIPTION AND SCHEDULING OF PROJECT

Project. The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that redevelopment would be undertaken in one or more phases.

The Project will begin as soon as the private entities have obtained financing approvals for appropriate individual projects and such uses conform to Village planning and zoning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken:

Land Assembly and Relocation: Certain properties in TIF II may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. The Village may facilitate acquisition through reimbursement or write-down of related costs, and may also acquire land if needed for the implementation of the Project.

Demolition and Site Preparation: The existing improvements located within TIF II may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain structures may be necessary for future projects. Additionally, this Plan contemplates site preparation, or other requirements necessary to prepare sites for desired redevelopment projects, including environmental remediation activities.

Rehabilitation: The Village may assist in the rehabilitation of buildings located within TIF II.

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.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities including electrical may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities (electric, gas, telephone) may be undertaken. The Village may also undertake the construction or improvement of necessary detention service or retention ponds.

Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

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

Public Facilities/Public Improvements: The Village may undertake the construction of public facilities or improvements that are part of mixed use redevelopment plans for TIF II including parking, recreational and related improvements.

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 Costs Coverage: The Village may fund certain 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 TIF II 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 administration costs from annual tax increment revenue.

School Tuition and Library Costs: The Village will fund certain library costs and school tuition costs pursuant to the Act.

The above list does not preclude other costs that may be incurred as part of the projects that are executed pursuant to the Plan, and the Village reserve the right to authorize expenditures for any eligible cost.

Commitment to Fair Employment Practices and Affirmative Action. In any Redevelopment Agreement entered into by the Village and a private developer, the developer will agree to comply with fair employment practices mandated by applicable laws and to establish and implement an affirmative action plan approved by the Village.

In addition, in this Plan, the Village commits to comply with such fair employment practices and to establish and implement its own affirmative action plan with respect to development within TIF II.

Completion of Project and Retirement of Obligations to Finance Redevelopment Project Costs. The Project will be completed within twenty-three (23) years after the adoption of an ordinance designating TIF II as an RPA. The actual last date for retirement of debt issued pursuant to the Act shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving TIF II is adopted.

VIII. PROVISIONS FOR AMENDING THE PLAN

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

EXHIBIT 1
Legal Description and Pin List of TIF II

Exhibit 1

Downtown Mundelein TIF II District Legal Description

Prepared by: John S. Boline, IPLS No. 3756

Dated: April 1, 2016 (Check by Mike R. Fischer, IPLS No. 3443)

Part of the Southwest Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, together with part of the Southeast Quarter of Section 25, Township 44 North, Range 10 East of the Third Principal Meridian, described as follows:

Beginning at the Southwest corner of Lot 66 in Mundelein Heights Subdivision, according to the plat thereof recorded March 26, 1925, as Document No. 254438, also being the intersection of the Northerly right-of-way line of Maple Avenue with the Easterly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road); thence Southerly to the intersection of the South right-of-way of Maple Avenue with a curve 30 feet northeasterly of as measured at right angles to and concentric with the center line of track of said Wisconsin Central Ltd Railroad; thence Southeasterly along said concentric curve to the intersection of said curve with the Southwesterly extension of the Northwesterly line of Lot 10 in Block 4 of the Plat of the Town of Holcomb, according to the plat thereof recorded June 19, 1886 as Document No. 33999, of Book "A of Plats, Page 58; thence Northeasterly along said Southwesterly extension to the Northwesterly corner of said Lot 10, said point also being on the Northeasterly right-of-way line of said Wisconsin Central Railroad; thence Southeasterly along said Northeasterly right-of-way line to the Southwesterly corner of Lot 6 in DeTomasí's Industrial Subdivision, according to the plat thereof recorded June 13, 1956, as Document No. 911850, in Book 33 of Plats, Page 98; thence Northeasterly along the South line of said Lot 6 to the Northeasterly corner thereof, said point also being of the Southwesterly line of Block 2 in DeTomasí's First Addition to Mundelein, according to the plat thereof recorded June 11, 1954, as Document No. 827022; thence Southeasterly along said Southwesterly line to the Southwest corner of Lot 18 in Block 2 in said DeTomasí's First Addition to Mundelein, said point also being on the Northwesterly right-of-way line of Countryside Highway; thence continuing Southeasterly along the Southeasterly projection of the Southwesterly line of said Lot 18 in Block 2, to a point on the Northwesterly line of Lot 3 in Unit A of Countryside Terrace Subdivision, according to the

plat thereof recorded March 8, 1956, as Document No. 900312, in Book 1425 of Records, Page 209, said point also being on the Southeasterly right-of-way line of Countryside Highway; thence Southwesterly along said Southeasterly right-of-way line, being a non-tangent curve to the right, having a radius of 1294.58 feet, to the most Westerly corner of Lot 1 in said Unit A, also being the intersection of said Southeasterly right-of-way line with the North right-of-way line of Noel Drive, per Unit B of Countryside Terrace Subdivision, according to the plat thereof recorded November 26, 1956, as Document No. 931747, in Book 33, Page 140; thence continuing Southwesterly, a distance of 117.8 feet along the aforesaid Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the Southerly right-of-way line of said Noel Drive, also being the Northerly most Northwest corner of the "Park" parcel in aforesaid Unit A of Countryside Terrace Subdivision; thence continuing Southwesterly, a distance of 120.0 feet, along said Southeasterly right-of-way line, being a curve to the right, with a radius of 1294.58 feet, to its intersection with the Northeasterly right-of-way line of said Wisconsin Central Ltd Railroad; thence Southwesterly to the Northeast corner of Lot 460 in Lakewood Heights, according to the plat thereof recorded December 5, 1925 as Document No. 270298, said point being the intersection of the Southwesterly right-of-way of the Minneapolis, St. Paul and Sault Sainte Railway Company with the Southeasterly right-of-way line of Hawthorn Boulevard; thence Southwesterly along the Southeasterly right-of-way line of Hawthorn Boulevard, 446.05 to a point of curvature of Lot 365 in said Lakewood Heights; thence Southwesterly along the Southeasterly right-of-way line of said Hawthorn Boulevard to the Southeast corner of Lot 104 in said Lakewood Heights, said point being on the Westerly right-of-way line of Crystal Street; thence Northerly along said Westerly right-of-way line, 208.25 feet to the Northeast corner of Lot 102, said point also being the intersection of said Westerly right-of-way line with the Southerly right-of-way line of Courtland Street; thence Westerly along said Southerly right-of-way line, 1441.65 feet to the Northeast corner of Lot 24 in said Lakewood Heights, said point being the intersection of said Southerly right-of-way line with the Westerly right-of-way line of Seymour Avenue; thence Northerly to the point of intersection of the Northerly right-of-way line of Courtland Street with the Westerly right-of-way line of Seymour Avenue, according to the plat of dedication thereof recorded as Document No. 806385 in Book 1209 of Records, Page 53; thence Northerly along said Westerly right-of-way line to a point of curvature (said point being 398.65 feet North of the North line of Courtland Street as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the East, having a radius of 1744.71 feet, to a point of reverse curvature (said point being 228.2 feet North of the last described point of curvature, as measured along the East line of Seymour Avenue); thence Northerly along a curve concave to the West, having a

radius of 1624.71 feet, to the Southeast corner of Lot 3 in Aleckson's Subdivision, according to the plat thereof recorded August 30, 1977 as Document No. 1861434; thence continuing Northerly along said curve to a point of tangency in the East line of said Lot 3, said point also being on said Westerly right-of-way line of Seymour Avenue; thence continuing Northerly along said Westerly line, 141.40 feet to the intersection of said Westerly line with the Southerly right-of-way line of Division Street; thence Northerly to the Southeast corner of said Mundelein Police Station Resubdivision, said point being the intersection of said Northerly right-of-way line with the Westerly right-of-way line of Seymour Avenue (also known as Seymour Street); thence Easterly along said Northerly right-of-way line, 80 feet to the Southwest corner of Lot 30 in West View Addition Subdivision, according to the plat thereof recorded June 9, 1922, as Document No. 212624 in Book L, Page 8, said point also being the intersection of said Northerly right-of-way line with the Easterly right-of-way line of Seymour Avenue; thence continuing Easterly along the aforesaid Northerly right-of-way line, 266 feet to the Southeast corner of Lot 31 in said West View Addition Subdivision, also being the intersection of said Northerly right-of-way line with the Westerly right-of-way line of Archer Avenue; thence Northerly along said Westerly right-of-way line to the intersection of said Westerly right-of-way line with the Westerly projection of the South line of Lot 1 in Village Hall Subdivision, according to the plat thereof recorded December 23, 2013 as Document No. 7064874; thence Easterly along the south line of said Lot 1 to the Southeast corner thereof, said point being on the Westerly right-of-way line of Plaza Circle; thence Northerly along the Easterly line of said Lot 1 to the Northeast corner thereof, said point along being at the intersection of the Westerly right-of-way line of Plaza Circle and the Southerly line of Hammond Street; thence Westerly along the north line of said Lot 1 to the Northwest corner thereof, said point along being on the Easterly right-of-way line of Archer Avenue; thence Southwesterly to the Northeast corner of Lot 60 in said West View Addition Subdivision, also being the intersection of the Westerly right-of-way line of Archer Avenue with the Southerly right-of-way line of Hammond Street; thence Westerly along said Southerly line, 266 feet to the Northwest corner of Lot 1 in said West View Addition Subdivision, also being the intersection of said Southerly right-of-way line with the Easterly right-of-way line of Seymour Avenue; thence continuing Westerly 80 feet to the Northeast corner of Lot 1 in Block 2 of Hammonds Addition to Rockefeller Subdivision, according to the plat thereof recorded April 2, 1895, as Document No. 61511, also being the intersection of said Southerly right-of-way line with the Westerly right-of-way line of Seymour Avenue; thence Northerly 66 feet to the Southeast corner of Lot 8 in Block 1 in said Hammonds Addition to Rockefeller Subdivision, also being the intersection of the Northerly right-of-way line of Hammond Street with the Westerly right-of-way line of Seymour Avenue; thence Northerly along said

Westerly right-of-way line 395 feet to a point 5 feet southerly of the Northeast corner of Lot 1 in Block 1 in said Hammonds Addition to Rockefeller Subdivision; thence Northwesterly to a point on the North line of said Lot 1, 5 feet Westerly of said Northeast corner, said point also being on the Southerly right-of-way line of Hawley Street; thence Westerly along said right of way line to the intersection of said Southerly right-of-way line with the Southerly extension of the Westerly line of Lot 2 in Western Slope Subdivision, according to the plat thereof recorded May 9, 1925 as Document No. 257151; thence Northerly to the Northwest corner of the South 13.5 feet of said Lot 2, said point also being on the Northerly right-of-way line of Hawley Street; thence Northerly along the Westerly line of said Lot 2 to the Northwest corner thereof; thence Easterly along the Northerly line of said Lot 2 and Lot 1 in said Western Slope Subdivision to the Northeast corner of said Lot 1, said point being on the Westerly right-of-way line of Lake Street; thence Northerly along said Westerly right-of-way line to the Northerly line of the South 58.1 feet of Lot 2 in Rouse's Addition to Rockefeller, according to the plat thereof recorded June 3, 1890, as Document No. 42211, in Book "B" of Plats, Page 24; thence Westerly along said Northerly line to the Northwest corner of the South 58.1 feet of said Lot 2, said point also being on the Easterly line of Lot 20 in Owners Subdivision, according to the plat thereof recorded September 13, 1912, as Document No. 143201, in Book "I" of Plat, Page 42; thence Southerly along said Easterly line to the Southeast corner of said Lot 20; thence Westerly 60 feet to the Westerly line of the Easterly 60 feet of said Lot 20; thence Northerly along said Westerly line to the Northwest corner of said Westerly 60 feet; thence Northerly to the Southeast corner of West 91.43 feet, said point being on the Northerly right-of-way line of Park Street; thence Easterly along said Northerly right-of-way line to the intersection of said Northerly right-of-way line with the Westerly right-of-way line of Lake Street; thence Easterly to the intersection of the Easterly right-of-way line of Lake Street with the Northerly right-of-way line of Park Street; thence Easterly along said Northerly right-of-way line to the intersection of said Northerly right-of-way line with the Westerly right-of-way line of Seymour Avenue, said point also being at the Southeast corner of Lot 23 in Block 1 in said Town Plat of Holcomb; thence Northerly along said Westerly right-of-way line, 253.5 feet to the Northeast corner of Lot 15 in Block 1 in said Town Plat of Holcomb; thence Westerly along the Northerly line of said Lot 15 and the Westerly extension thereof to the Southeast corner of Lot 14 in Block 1 in said Town Plat of Holcomb, said point also being on the Westerly right-of-way line of an alley in said Block 1; thence Northerly along said Westerly right-of-way line to the Northeast corner of Lot 4 in Block 1 in said Town Plat of Holcomb; thence Westerly along the Northerly line of said Lot 4, 150 to the Northwest corner thereof, said point being on the Easterly right-of-way line of Lake Street; thence Northerly along said Easterly right-of-way line to the intersection of

said Easterly right-of-way line with the Westerly extension of the Northerly right-of-way line of Maple Avenue; thence Southeasterly along said Northerly right-of-way line to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

Excepting therefrom that part described as follows:

That part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the center line of Division Street with the East line of Archer Avenue as the full widths of said Street and Avenue may be extended Easterly and Southerly, respectively, said center line of Division Street being the South line of Division Street as shown on the Plat of West View Addition, said plat being recorded in the Recorder's Office of Lake County, Illinois as Document 212624 in Book "L" of Plats, Page 8, and said East line of Archer Avenue being the East line of Archer Avenue as shown on the plat of said West view addition and the intention hereof being to use the intersection of the South and East lines shown on said plat, or the Southwest corner shown on said plat as the Place of Beginning; thence East parallel with the North line of said Northwest Quarter, 1021.9 feet to the Westerly line of the right-of-way of the Minneapolis, St. Paul and Saulte Ste. Marie Railroad Company; thence Southeasterly on and along the Westerly line of the right-of-way of said railway company, 280.8 feet; thence West parallel with the North line of said Northwest Quarter 1183.6 feet to a point on the center line of Archer Avenue produced South; thence North on said center line of Archer Avenue produced South, 245.0 feet to said center line of Division Street (that is to the South line of Division Street as shown on the Plat of said West View Addition); and thence East on said center line of Division Street to the Place of Beginning (except that portion of the land conveyed to the Village of Mundelein by instrument recorded as Document 3682692 described as follows: Beginning at the East line of Archer Avenue and the center line of Division Street; thence East 169.92 feet; thence Westerly along a curve 112.83 feet; thence West 109.98 feet to the West line of Archer Avenue extended South; thence North to the center line of division Street; thence East to the Point of Beginning), in Lake County, Illinois.

And,

That part of the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of West View Addition recorded June 9, 1922 as Document 212624 on page 8 in Book "L" of Plats, being also the

intersection of the East line of Archer Avenue and the South line of Division Street as dedicated per said West View Addition; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the extension of said South line of Division Street 169.92 feet to the Point of Beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along said South line extended 459.59 feet; thence North 00 degrees 00 minutes 00 seconds East 9.00 feet; thence South 90 degrees 00 minutes 00 seconds West 440.11 feet to a point on a 285.50 foot radius curve, the center of circle of said curve bears north 26 degrees 57 minutes 02 seconds West from said point; thence Westerly along said curve 21.46 feet through a central angle of 04 degrees 18 minutes 27 seconds to the Point of Beginning, in Lake County, Illinois.

And,

Lots 13, 15 and 17 in Block 2 of the Plat of the Town of Holcomb, according to the plat thereof recorded June 19, 1886 as Document No. 33999, of Book "A of Plats, Page 58, all in the Village of Mundelein, Lake County, Illinois.

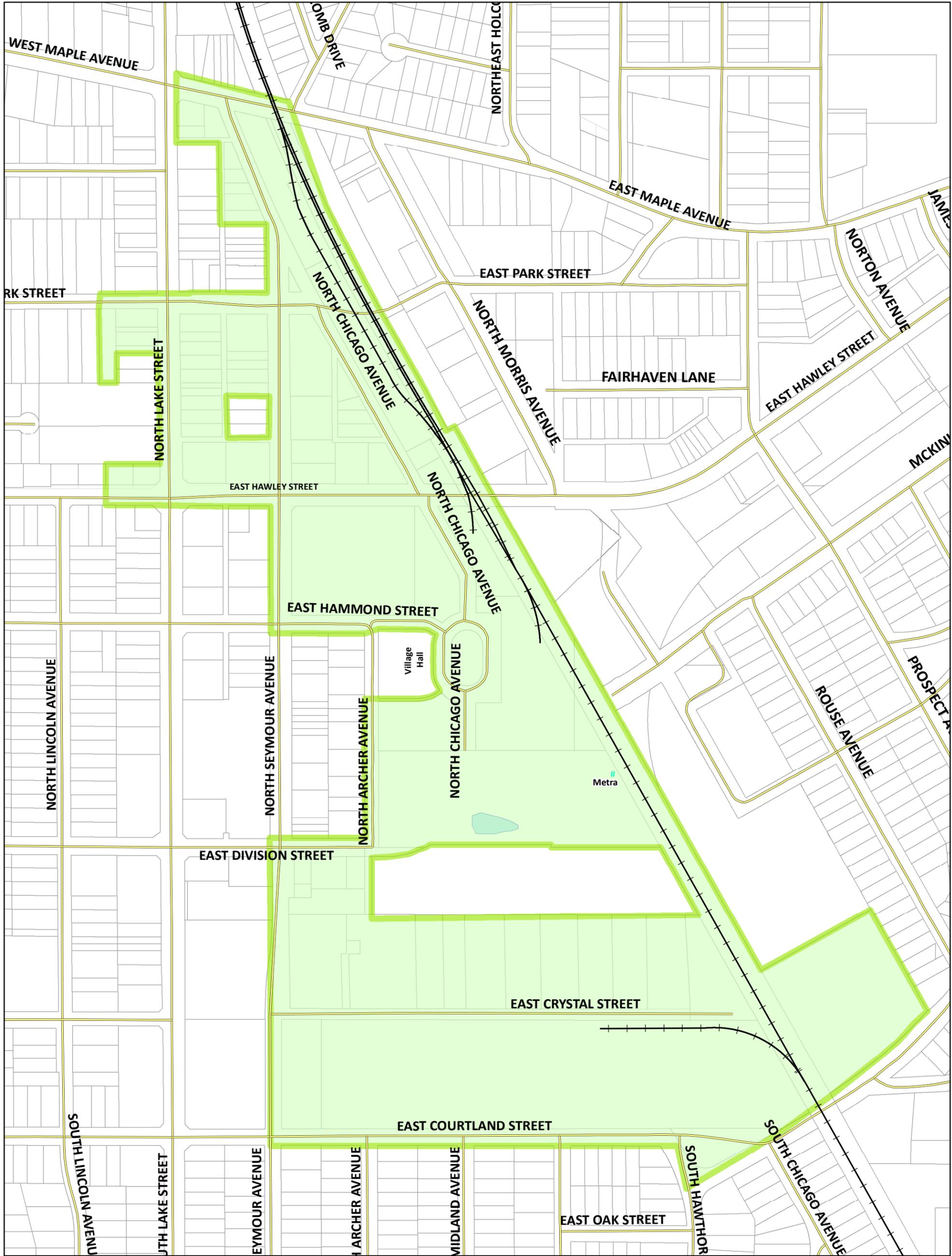
DOWNTOWN MUNDELEIN TIF II PIN LIST

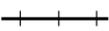
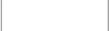
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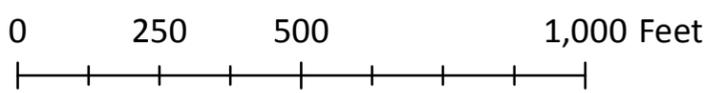
EXHIBIT 2
TIF II Boundary Map

TIF II Boundary Map

Downtown Mundelein, Illinois



- Legend**
-  Railroads
 -  Street Centerline
 -  Mundelein Parcels
 -  TIF II



Map Date: July 11, 2016

EXHIBIT 3
TIF II Existing Land Use Map

TIF II Existing Land Use Map

Existing Land Use

- Agriculture/Undeveloped
- Single-Family
- Single-Family Attached
- Multi-Family
- Mixed-Use
- Commercial Retail
- Commercial Service
- Office
- Public/Semi-Public/Utilities
- Parks & Open Space
- Golf Course
- Industrial
- Vacant
- Existing Corporate Limits

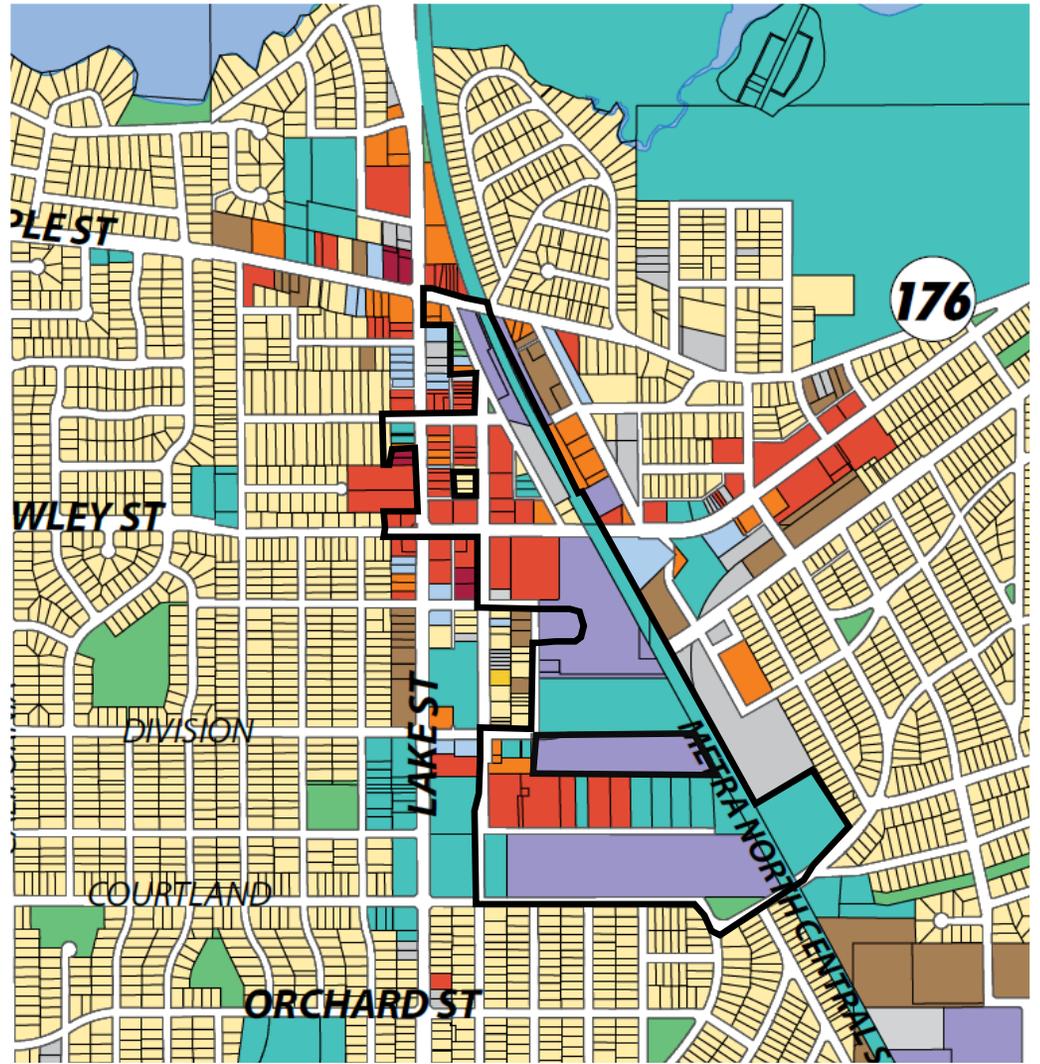
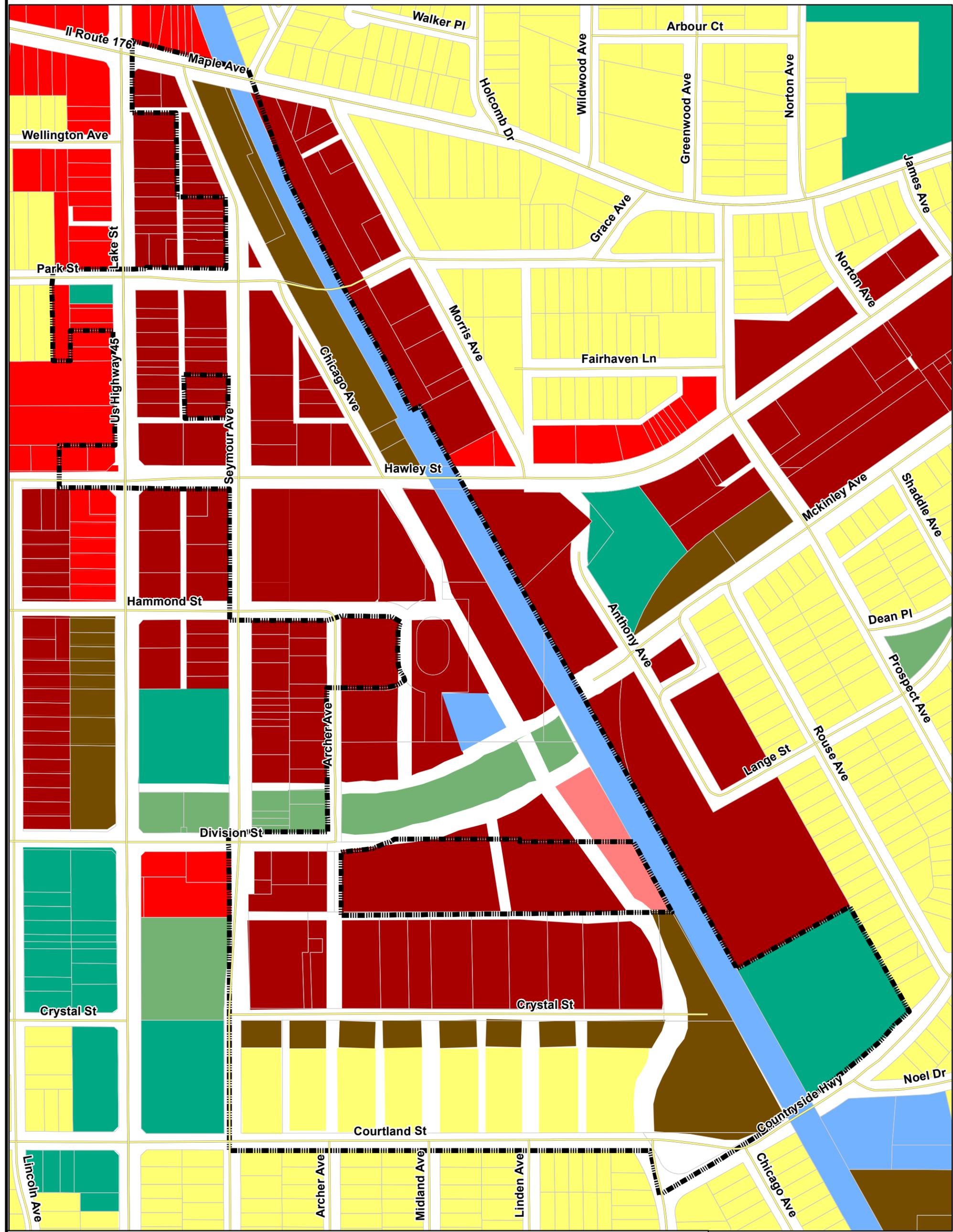


EXHIBIT 4
TIF II Proposed Land Use Map

TIF II Proposed Land Use Map

Downtown Mundelein, Illinois



Legend

Streets	FLU	Mixed-Use Downtown	Parks, Open Space & Recreation
TIF II	Institutional	Mixed-Use Lakefront	Public/Semi-Public/Utilities
Village Limits	Multi-Family	Neighborhood Commercial	General Commercial
	Light Industrial/Business Park	Single-Family	Single-Family Attached

Map Date: July 11, 2016

EXHIBIT 5
TIF II Eligibility Report