



**FIRST AMENDMENT TO THE VILLAGE OF  
MUNDELEIN DOWNTOWN TIF I  
REDEVELOPMENT PLAN AND PROJECT**

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**PREPARED JOINTLY BY:**

Village of Mundelein  
and  
Kane, McKenna and Associates, Inc.

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Original Redevelopment Plan and Project:

January 10, 2005

First Amendment to Redevelopment Plan and Project:

July 11, 2016

The Village of Mundelein's (hereinafter the "Village") Downtown TIF I Redevelopment Plan and Project is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the TIF Redevelopment Plan and Project adopted in 2005.

- 1) The "Introduction", Section I, page 1 is amended by deleting the fourth paragraph and replacing it with the following paragraph:

"Pursuant to the First Amendment to the TIF I Redevelopment Plan and Project (the "First Amendment"), the boundaries of the RPA will be as depicted on **Exhibit 2**. Such boundaries are irregular, but the RPA is generally bounded by Maple Avenue on the north; the Metra rail line on the west; Morris Avenue (excluding 546 Morris Avenue, which is not within the RPA); Anthony Avenue and Rouse Avenue (and Rouse Avenue extended) on the east; and Crystal Street extended on the south."

- 2) Section I, page 4, is amended by replacing the third full paragraph under "Summary" with the following:

"It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to the Act, that this Plan and Project, as amended by the First Amendment, will not result in the displacement of residents from 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study or feasibility study."

- 3) Section IV, page 7, entitled "Evidence of the Lack of Development and Growth within the RPA and Assessment of Fiscal Impact on Affected Taxing Districts," Subsection A, is amended by adding the following sentence at the end of the first paragraph:

"The TIF Qualification/Designation Report for the First Amendment to the Redevelopment Plan and Project is attached as part of **Exhibit 5**."

- 4) Section VI, page 10, Subsection B entitled "Redevelopment Activities", is hereby amended to include a new last paragraph:

"School Tuition Costs and Library District: As provided for in the TIF Act, the Village will fund certain eligible school tuition and library district payments resulting from residential projects funded by TIF revenues."

- 5) Section VI, pages 11 to 17, Subsection E, entitled "Estimated Redevelopment Project Costs" is amended by deleting the existing subsection and adding the following thereto:

## Estimated Redevelopment Project Costs

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

- 1) Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
- 2) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- 4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect

costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- 5) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 6) Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
- 7) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 8) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- 9) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district’s increased costs attributable to assisted

housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
  - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a

resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- 10) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

- 11) Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- 12) Payment in lieu of taxes;
- 13) Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

- 14) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
  - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and

very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

- 15) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
- 16) Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

- 17) After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
- 18) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.
- If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are summarized in **Table 1**, attached hereto.

**TABLE 1:**

**VILLAGE OF MUNDELEIN  
DOWNTOWN AREA REDEVELOPMENT PROJECT  
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Utility Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, public parking facilities and road and streetscape improvements	\$ 20,000,000
2. Flood Mitigation, Site Preparation	3,000,000
3. Land Acquisition and Assembly Costs including Demolition and Relocation Costs	6,000,000
4. Rehabilitation of Structures	2,000,000
5. Interest Costs Pursuant to the Act	2,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	2,000,000
7. School District Tuition Costs and Library Per Patron Costs	2,500,000
8. Taxing District Capital Improvements Pursuant to the Act	2,000,000
9. Job Training	<u>500,000</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$40,000,000</b>

NOTES:

- a. All costs are shown in 2016 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
- b. Private redevelopment costs and investments are in addition to the above.
- c. The total estimated Redevelopment Project Costs shall not be increased by more than 5% after adjustment for inflation from the date of this Redevelopment Plan Amendment.
- d. TIF revenues may be expended into or from any contiguous Redevelopment Project Area.
- e. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

- 6) Section VI, page 18, Subsection H entitled “Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area” is amended to read in its entirety as follows:

“The total base year equalized assessed valuation for the First Amendment to the Redevelopment Project Area is \$ 3,845,397. The 1<sup>st</sup> Amendment to the Plan and Project EAV is estimated to increase the initial EAV by approximately \$51,581 (2015 tax year).”

- 7) Section VI, page 18, Subsection I entitled “Anticipated Equalized Assessed Valuation (EAV)” is amended to delete the existing subsection and adding the following thereto:

“Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the amended Redevelopment Project Area will be approximately \$30,000,000 to \$50,000,000.

- 8) Section VII, page 19, Subsection A entitled “Redevelopment Project” is amended to add:

“School Tuition and Library District Costs As provided for by the TIF Act, the Village will fund school tuition costs and library district costs associated with residential development projects assisted by the use of TIF revenues.”

- 9) Section VII, page 21, Subsection C entitled “Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs” is amended as follows:

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

- 10) **Exhibit 1**, entitled “Downtown Mundelein TIF District Legal Description”, is deleted and is replaced by amended **Exhibit 1**, entitled “Downtown Mundelein TIF I Legal Description and Pin List, As Amended” attached hereto and made a part hereof.

- 11) **Exhibit 2**, entitled “Proposed TIF District Map”, is deleted and replaced by amended **Exhibit 2**, entitled “TIF I Boundary Map, As Amended” attached hereto and made part hereof.
- 12) **Exhibit 3**, entitled “TIF District - Existing Land Use Map”, is deleted and replaced by amended **Exhibit 3**, entitled “TIF I Existing Land Use Map, As Amended” attached hereto and made part hereof.
- 13) **Exhibit 4**, entitled “TIF District – Mixed Land Use Map”, is deleted and replaced by amended **Exhibit 4**, entitled “TIF I Proposed Land Use Map, as Amended” attached hereto and made part hereof.
- 14) **Exhibit 5**, entitled “Village of Mundelein Qualification/Designation Report Proposed Downtown TIF District”, is deleted and replaced by amended **Exhibit 5**, entitled “Village of Mundelein TIF Eligibility Report Proposed First Amendment to the Downtown TIF I” attached hereto and made part hereof.

**EXHIBIT 1**

**Downtown Mundelein TIF I Legal Description and Pin List, As Amended**

EXHIBIT 1

Downtown Mundelein TIF I District Legal Description, As Amended

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, 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 Easterly along said Northerly right-of-way line to a point of curvature in the South line of Lot 1 in First Addition to Forest Heights Addition to Mundelein Subdivision, according to the plat thereof recorded February 16, 1973, as Document No. 1600448, in Book 50 of Plats, Page 54; thence Easterly continuing along the aforesaid Northerly right-of-way line to the Southeast corner of Lot 5 in said in First Addition to Forest Heights Addition; thence Southeasterly to the intersection of the Southerly line of Maple Avenue with a line drawn 50 feet Easterly of and parallel with the Easterly line of Morris Avenue, according to Quit Claim Deed recorded May 21, 1996 as Document No. 3827416, said point also being the Northwest corner of Lot 8 in Holcomb's Subdivision, according to the plat thereof recorded May 16, 1908 as Document No. 117105; thence Southeasterly along said parallel line to the intersection of said parallel line with the North right-of-way line of Park Street, said point also being the Southwest corner of Lot 9 in said Holcomb's Subdivision; thence Westerly along said North right-of-way line to the intersection of said North right-of-way line with the Easterly line of the Easterly twenty feet of vacated Morris Avenue, vacated per Document No. 1322193, recorded November 14, 1966; thence Southeasterly to the intersection of the South right-of-way of Park Street with the Easterly right-of-way line of Morris Avenue, being the Northwest corner of a parcel of land described in Deed Document No. 4461974; thence continuing Southeasterly along said Easterly right-of-way

line, to a line 170.0 feet Southerly of the South right-of-way line of Park Street, being the Northwest corner of a parcel of land described as Parcel 2 in Deed recorded December 31, 1987 as Document No. 2645130; thence Easterly along the North line of said parcel, being a line that is 170.0 feet Southerly of and parallel with the South right-of-way line of Park Street, a distance of 215.05 to the Northeast corner of a parcel of land described as Parcel 3 in said Deed Document No. 2645130, said point being on the Westerly right-of-way line of Laurel Avenue; thence Easterly, a distance of 33.0 feet to the Northwest corner of Lot 81 in Mundelein Station Subdivision, according to the plat thereof recorded April 22, 1926 as Document No. 277507 in Book "P" of Plats, Pages 24 to 28, said point also being on the Easterly right-of-way line of Laurel Avenue; thence South along said Easterly right-of-way line, a distance of 366 feet to the Southwest corner of Lot 86 in said Mundelein Station Subdivision, also being a point on the North line of a 20 foot alley; thence Easterly along the North line of said 20 foot alley, a distance of 374.33 feet to a bend point on the South line of Lot 91 in said Mundelein Station Subdivision; thence Southeasterly to the Northeast corner of Lot 104 in said Mundelein Station Subdivision; thence Southeasterly along the Northeasterly line of said Lot 104, a distance of 102.35 feet to the Southeast corner of said Lot 104, said point also being on the Northerly right-of-way line of Hawley Street; thence Southwesterly to the Northeast corner of Lot 2 in Herbert's Addition to Mundelein, according to the plat thereof recorded August 5, 1974 as Document No. 1674550 in Plat Book 52, Page 31, said point also being on the Southerly right-of-way of Hawley Street; thence Southeasterly along the Northeasterly line of said Lot 2, a distance of 180.90 feet to the Northwest corner of Lot 1 in said Herbert's Addition; thence continuing Southeasterly along the Southwesterly line of said Lot 1, a distance of 108.68 feet to the Southwest corner thereof, also being a point on the Northwesterly line of Lot 1 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 Southerly line of Lot 1 in said Herbert's Addition, being a non-tangent curve to the right, having a radius of 775.52 feet, a length of 116.03 feet to a point of tangency; thence continuing Northeasterly along said Southerly line, a distance of 0.88 feet to the Northeast corner of Lot 1 in said DeTomasí's Industrial Subdivision; thence Southeasterly along the Northeasterly line of said Lot 1, a distance of 140.76 feet to the Southeast corner

thereof; thence continuing Southeasterly to the Northeast corner of the West half of Lot 170 in the aforesaid Mundelein Station Subdivision, said point also being on the Southeasterly right-of-way line of McKinley Avenue; thence Southwesterly along said Southeasterly right-of-way and its Southwesterly projection, a distance of 104.77 feet to a point on Northeasterly line of Lot 1 in Block 1 of DeTomasí's First Addition to Mundelein, according to the plat thereof recorded June 11, 1954, as Document No. 827022; thence Northwesterly along said Northeasterly line of Lot 1 to the Northeast corner thereof, said point also being on the Southerly right-of-way line of McKinley Avenue; thence Southwesterly, along the Northwesterly line of said Lot 1, a distance of 150.02 to the Northwest corner thereof, said point also being on the Northeasterly line of aforesaid DeTomasí's Industrial Subdivision; thence Southeasterly, along said Northeasterly line, and the Southwesterly line of Lots 1 through 11 in Block 1 of said DeTomasí's First Addition to Mundelein Station, a distance of 580 feet to the Southwest corner of said Lot 11, said point also being on the Northwesterly right-of-way line of Lange Street; thence continuing Southeasterly, a distance of 60.00 feet to the Northwest corner of Lot 1 in Block 2 of said DeTomasí's First Addition to Mundelein, said point also being on the Southeasterly right-of-way line of Lange Street, said point also being the most Northerly corner of Lot 6 in said DeTomasí's Industrial Subdivision; thence continuing Southeasterly along the Northeasterly line of said Lot 6 to the Southeasterly corner thereof; thence Southwesterly along the South line of said Lot 6 to the Southwesterly corner thereof, said point along being on the Northeasterly right-of-way line of the Wisconsin Central Ltd Railroad (formerly Soo Line Railroad, Minneapolis, St. Paul and Sault Sainte Marie Rail Road); thence Northwesterly along said Northeasterly right-of-way line to the Northwest corner of Lot 10 in said Holcomb's Subdivision; thence Southwesterly along the Southwesterly extension of the Northwesterly line of Lot 10 to a curve 30 feet Northeasterly of as measured at right angles to and concentric to the centerline of track of said Wisconsin Central Ltd Railroad; thence Northwesterly along said concentric curve to the South right-of-way line of Maple Avenue; thence Northerly to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

Excepting therefrom that part described as follows;

Beginning at the most Northerly corner Lot 4 in Block 5 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 Southwesterly along the Northerly line of said Lot 4 to a point that is 95 feet Southwesterly of the Northeast corner thereof, as measured along said Northwesterly line; thence Southeasterly parallel with the Southwesterly right-of-way line of Morris Avenue, a distance of 93 feet; thence Northeasterly a distance of 95 feet to the Southwesterly right-of-way line of Morris Avenue at a point 93 feet Southeasterly of the Northeast corner of said Lot 4 in Block 5; thence Northwesterly along said Southwesterly right-of-way line to the Point of Beginning, all in the Village of Mundelein, Lake County, Illinois.

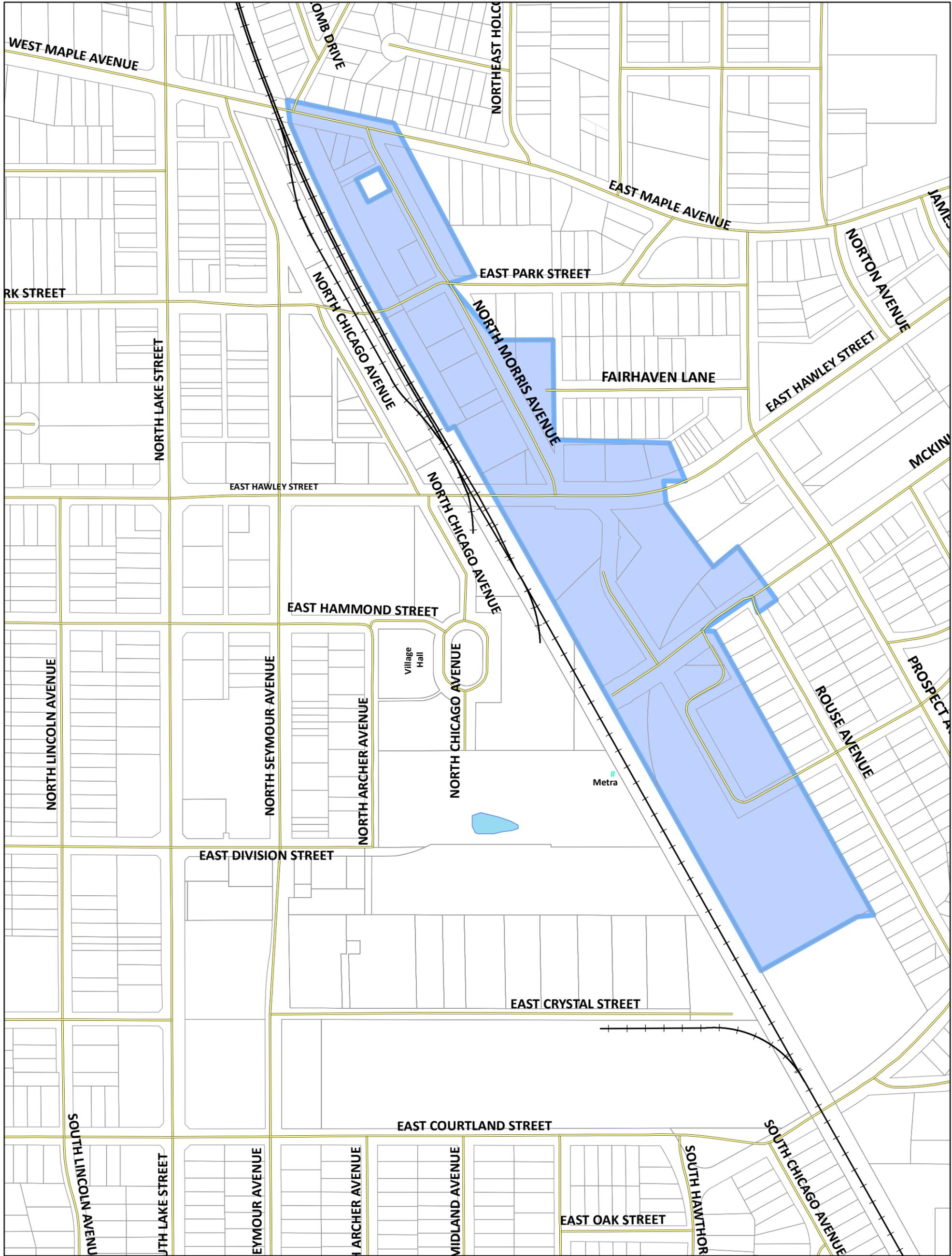
**DOWNTOWN MUNDELEIN TIF I PIN LIST, AS AMENDED**

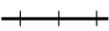
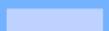
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11-19-316-001	11-30-121-016	11-30-121-055
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11-19-316-007	11-30-121-018	11-30-121-057
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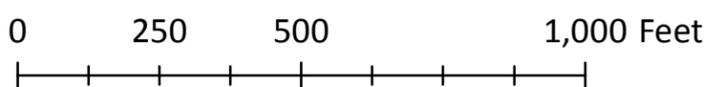
**EXHIBIT 2**

**TIF I Boundary Map, As Amended**

# TIF I Boundary Map, As Amended Downtown Mundelein, Illinois



- Legend**
-  Railroads
  -  Street Centerline
  -  Mundelein Parcels
  -  Amended TIF I



Map Date: July 11, 2016

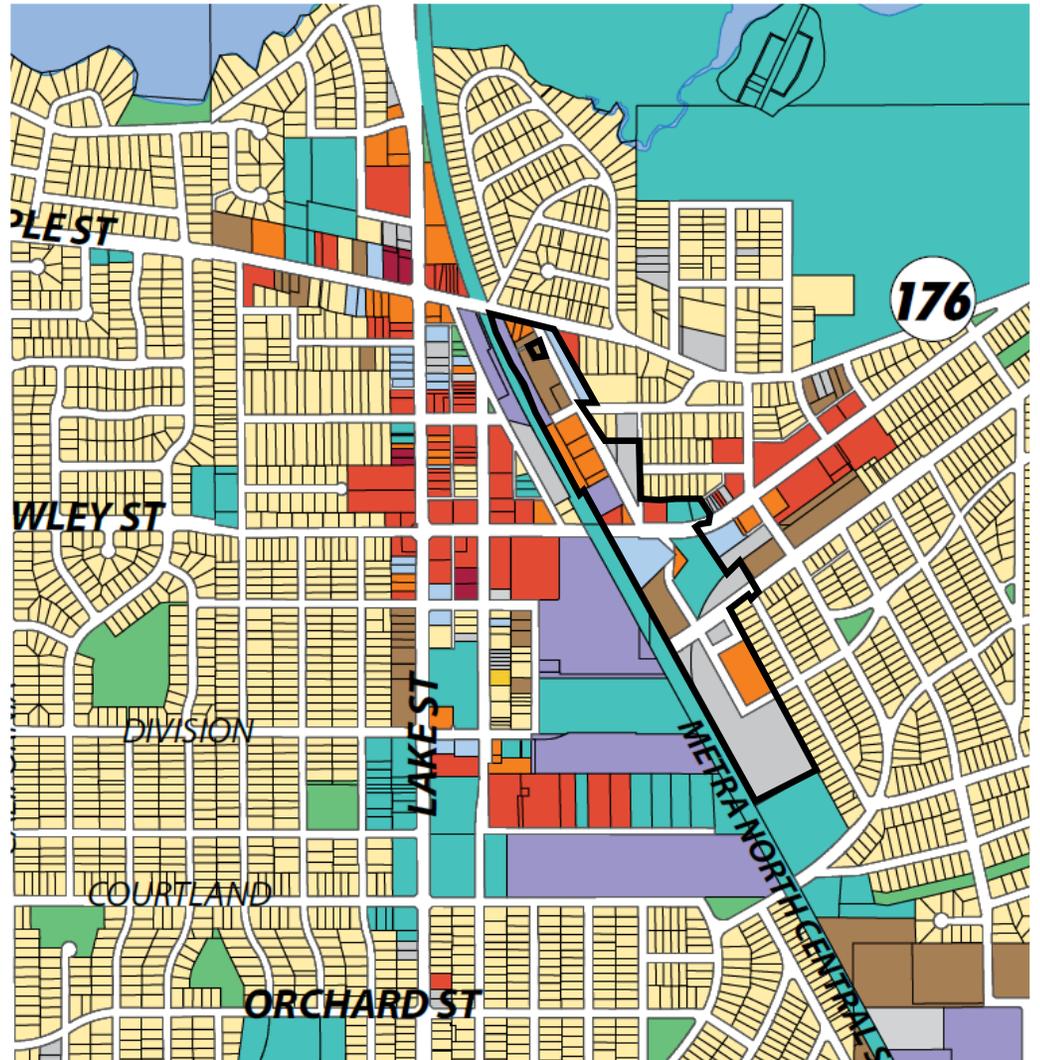
**EXHIBIT 3**

**TIF I Existing Land Use Map, As Amended**

# TIF I Existing Land Use Map, As Amended

## Existing Land Use

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

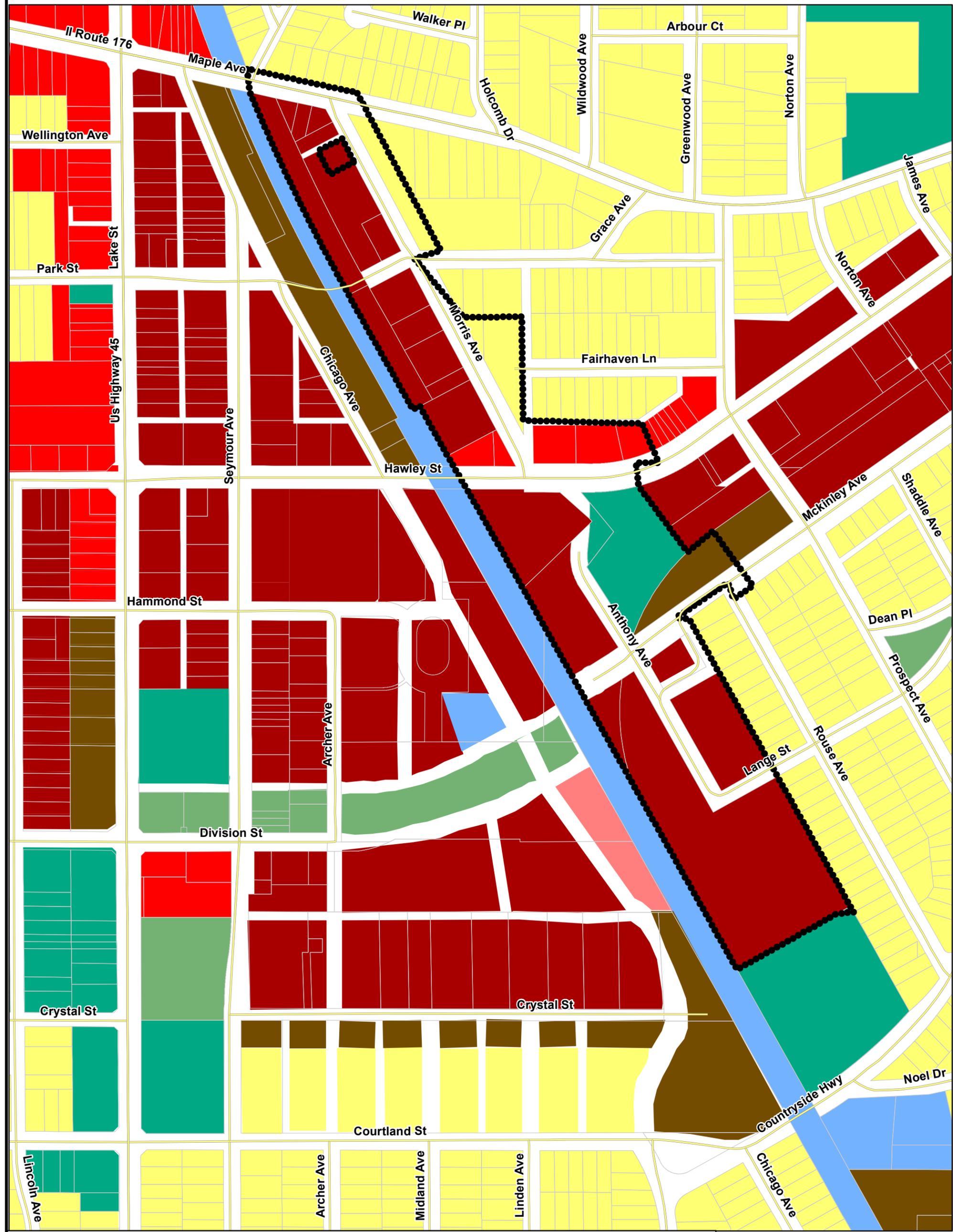


**EXHIBIT 4**

**TIF I Proposed Land Use Map, As Amended**

# TIF I Proposed Land Use Map, As Amended

## Downtown Mundelein, Illinois



**Legend**

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

0 125 250 500 Feet  
  
 Map Date: July 11, 2016

**EXHIBIT 5**

**Village of Mundelein TIF Eligibility Report  
Proposed First Amendment to the Downtown TIF I**