

VILLAGE OF FOX LAKE

ORDINANCE NO. 2015 - 12

AN ORDINANCE OF THE VILLAGE OF FOX LAKE,
LAKE AND MC HENRY COUNTIES, ILLINOIS,
ACKNOWLEDGING THE EXTENSION OF THE ROUTE
12 TAX INCREMENT FINANCING REDEVELOPMENT
PROJECT AREA

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF FOX LAKE

THIS 24 DAY OF February, 2015.

PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FOX LAKE,
ILLINOIS, THIS 25 DAY OF February, 2015.

ORDINANCE NO. 2015 - 12

AN ORDINANCE OF THE VILLAGE OF FOX LAKE, LAKE AND McHENRY COUNTIES, ILLINOIS, ACKNOWLEDGING THE EXTENSION OF THE ROUTE 12 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the President and Board of Trustees of the Village of Fox Lake, Lake and McHenry Counties, Illinois (collectively, the “*Corporate Authorities*”), pursuant to Ordinance Nos. 2004-08, 2004-09 and 2004-10, respectively, adopted by the Corporate Authorities on February 10, 2004, approved a redevelopment plan and redevelopment project (the “*Redevelopment Plan*”) for the Route 12 Tax Increment Financing Redevelopment Project Area (the “*Redevelopment Project Area*”); designated the Redevelopment Project Area as a “redevelopment project area,” as that term is defined under the TIF Act; and adopted tax increment allocation financing for the purpose of implementing the Redevelopment Plan for the Redevelopment Project Area; and,

WHEREAS, Ordinance No. 2004-08, which approved the Redevelopment Plan, estimated that construction activities and improvements taken and made pursuant to the Redevelopment Plan will be completed and that all obligations incurred to finance redevelopment project costs will be retired within twenty-three years after the Redevelopment Project Area is designated (December 31, 2027); and,

WHEREAS, pursuant to Public Act 098-1153, the Illinois General Assembly extended the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs for the Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Fox Lake, Lake and McHenry Counties, Illinois, as follows:

Section 1. That the Corporate Authorities hereby acknowledge that Public Act 098-1153

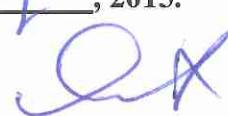
extended the estimated dates of completion of the redevelopment project and the retirement of obligations issued to finance redevelopment project costs for the Route 12 Tax Increment Financing Redevelopment Project Area to no later than December 31st of the year in which the payment to the Village Treasurer as provided in the TIF Act is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the Redevelopment Project Area was adopted (December 31, 2040) thereby amending the Redevelopment Plan for the Redevelopment Project Area and Ordinance No. 2004-08, passed by the Corporate Authorities on February 10, 2004.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the Corporate Authorities of the Village of Fox Lake, Lake and McHenry Counties, Illinois, this 24 day of February, 2015 by a roll call vote as follows:

<u>TRUSTEES</u>	<u>AYE</u>	<u>NAY</u>
Greg Murrey	X	___
Jeff Jensen	X	___
Ron Stochl	X	___
Bernie Konwent	X	___
Nancy Koske	X	___
Brian Marr	Absent	___

APPROVED THIS 24 DAY OF February, 2015.



DONNY SCHMIT
VILLAGE PRESIDENT

ATTEST:

Uiki Warden

Village Clerk

Village of Fox Lake
Route 12
*Tax Increment Financing
Redevelopment Plan and Project*

February 10, 2004

Thompson Dyke & Associates, Ltd.



TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	Tax Increment Allocation Redevelopment Act.....	1
B.	Area History	2
II.	REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION	3
III.	REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES	4
A.	Village Goals and Objectives.....	4
B.	Redevelopment Goals	6
C.	Design Objectives.....	7
IV.	CONSERVATION AND BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA	9
V.	ROUTE 12 REDEVELOPMENT PLAN AND PROJECT	16
A.	General Land Use Plan.....	16
B.	Redevelopment Plan and Project	16
C.	Estimated Redevelopment Project Activities and Costs	17
D.	Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area	21
E.	Sources Of Funds To Pay Redevelopment Project Costs.....	21
F.	Anticipated Equalized Assessed Valuation.....	22
G.	Lack of Growth and Development Through Investment by Private Enterprise	22
H.	Financial Impact Of The Redevelopment Project	22
I.	Demand on Taxing District Services	23
J.	Program To Address Financial And Service Impacts.....	24
K.	Provision For Amending The Redevelopment Plan and project.....	24
L.	Affirmative Action Plan	24
M.	Phasing and Scheduling of Redevelopment	24

VI. PROVISION FOR AMENDING THE REDEVELOPMENT PLAN AND PROJECT	26
APPENDICES	27
A. LEGAL DESCRIPTION	28
B. 2002 EQUALIZED ASSESSED VALUATION	29
C. MAPS	30

I. INTRODUCTION

A. *Tax Increment Allocation Redevelopment Act*

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project area, under the State of Illinois tax increment financing legislation. The redevelopment project area is characterized by conditions which warrant its designation as a conservation area and as an improved "Blighted Area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as the "Act"). The Act is found in 65 ILCS 5/11-74.4-1 et. seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the increase in tax revenues generated by public and private redevelopment. This increase in tax revenues is used to pay for up-front costs which are required to stimulate the private investment in new redevelopment. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed value (EAV) or the Certified EAV Base for all real estate located within the district and the current year EAV. The EAV is the assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

The Route 12 Redevelopment Plan (the "Redevelopment Plan") has been formulated in accordance with the provisions of the Act. It is a guide to all proposed public and private action in the redevelopment project area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the Redevelopment Plan and Project.

This Redevelopment Plan also specifically describes the redevelopment project area. This area meets the eligibility requirements of the Act (see Route 12 TIF Eligibility Study). The redevelopment project area boundaries are described in Introduction of the Redevelopment Plan and shown in Map 1 of Appendix C, Redevelopment Project Boundary Map.

After approval of the Redevelopment Plan, the Village Board will then formally designate the redevelopment project area.

The purpose of this Redevelopment Plan is to ensure that new development occurs in conformance with the need for businesses that relate to the unique natural resources and tourism potential of the Village:

- On a coordinated rather than a piecemeal basis to ensure that the land-use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards;
- On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and
- Within a reasonable and defined time period.

Revitalization of the redevelopment project area is a complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government.

There has been no major investment in the redevelopment project area in the last 25 years and either no investment or very limited investment for all of the parcels within the redevelopment project area.

The adoption of the Redevelopment Plan will make possible the implementation of a logical program to stimulate redevelopment in the redevelopment project area, an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments will create the appropriate environment to attract the private investment required for the rebuilding of the area. But for the investment by the Village, the proposed developments would not be financially feasible and would not go forward.

Successful implementation of the Redevelopment Plan and Project requires that the Village of Fox Lake take full advantage of the real estate tax increments attributed to the redevelopment project area as provided in accordance with the Act.

B. Area History

Historically, the Redevelopment Area has remained underutilized despite its location within a major commercial arterial corridor, particularly when compared to nearby development in contrast with the development of a new Walgreens store directly across from the Redevelopment Area and similar new development on other corners in the Route 12 corridor where a variety of retail uses have been constructed.

The Village now wants to create the Route 12 Tax Increment Financing Redevelopment Project and Plan on adjacent parcels and has retained Thompson Dyke & Associates, Ltd., to prepare the Route 12 Tax Increment Financing Redevelopment Project and Plan.

This report summarizes the analyses and findings of the consultants' work, which unless otherwise noted, is the responsibility of Thompson Dyke & Associates, Ltd. and was completed with the cooperation and direction of the Village of Fox Lake. The Village is entitled to rely on the findings and conclusions of this plan and report in designating the redevelopment project area as a redevelopment project area under the Act.

II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Route 12 Redevelopment Area is located south of the intersection of Route 12 and Sayton Road south of the Village's Downtown.

The redevelopment project area contains approximately 21.6 acres inclusive of rights-of-way. It contains 2 principal structures and 3 tax parcels which comprise 1 zoning parcel.

The boundaries of the Redevelopment Project are shown on Map 1, of Appendix C, Redevelopment Project Boundary Map, and the existing land uses are shown on Map 2 of Appendix C. The redevelopment project area includes only those contiguous parcels of real property that are expected to be substantially benefited by the Redevelopment Plan.

The legal description of the redevelopment project area is attached to this Plan as Appendix A.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Overall goals and objectives are included in this Redevelopment Plan to guide the decisions and activities that will be undertaken to facilitate the redevelopment of the redevelopment project area. They are consistent with the Village's Comprehensive Plan adopted by the Village Board in 2000, and amended in 2003, which sets forth relevant goals and objectives as follows:

A. Village Goals and Objectives

Vision Statement

2. Celebrate the unique natural character and water resources of the region as a distinctive feature upon which to visually and functionally relate new development.
4. Add value to properties and increase economic viability and opportunities for employment and shopping, building upon the area's unique tourism potential.
7. Create a balance of land uses which will provide the tax base necessary to provide high quality public services and facilities.

Community Character and Identity

Goal: To protect and enhance the link between the Village and the areas natural resources, scenic and historic character and to beautify the public rights-of-way to attract new investment and civic pride and identity.

Objectives:

4. Highlight the water based recreational resources and tourism of the region as a theme for public design and the basis of new economic development.
5. Plan for approximately 20 percent (including environmental corridors) of the developed area within the Village's planning jurisdiction to be in open space and recreation.
6. Encourage developers of ridge tops to leave trees so that the skyline remains one of irregular tree tops and not buildings and lights on a cleared pad.

- [8] Follow the Planning and Design Guidelines contained in this chapter of the Comprehensive Plan in the review of specific development plans.

Economic Development

Goal: To retain and recruit quality businesses which will expand the Village's tax base and increase opportunities for employment, shopping and services.

Objectives:

- 2. Recruit new businesses which relate to the unique natural resources and tourism potential of the region.
- 4. Discourage strip commercial development of commercial properties one lot deep along roadways and encourage development in centers of unified layout and design.
- 11. Follow the Planning and Design Guidelines contained in this chapter of the Comprehensive Plan in the review of specific development plans.

The Illinois Route 12 Corridor Sub Area contained in the 2000 Comprehensive Plan, provides the following character variables are:

- 1. Consolidate and define driveways and access points to adjacent properties, taking advantage of alternative means of access such as secondary roads, service drives, cross access easements and other techniques to minimize interruptions to the through traffic and increase safety for turning movements;
- 2. Incorporate setbacks which provide room for consistent landscape treatments, buffering of parking and storage areas and a sidewalk on the west side. A 50 foot setback is recommended for development in the currently undeveloped portions of the corridor.
- 3. Buffer outdoor storage and utilitarian areas such as utility transformers and substations with landscaping, attractive fencing and berms. New areas of outdoor storage or utilitarian industrial or warehouse uses should not be located on this key section of IL 12;
- 4. Adopt an overlay corridor design standard for signs which maintains height of 15 feet and maximum sing area of 90 square feet with landscaping and sign design to relate to the business and, where appropriate, to the architecture of the principal structure.

5. As vacant or under-utilized parcels are developed, or redeveloped, the uses, architecture and landscaping should reflect the importance of this corridor as both a gateway to the community and as Fox Lake's major opportunity to attract tourists passing through the Village to recreational destinations in the region.

The Implementation Strategy of the Plan suggests the following relevant "short and mid term" actions:

Commercial Development

2. Recruit quality developers to implement tourism oriented commercial development and redevelopment.

Illinois Route 12

Work with private property owners to upgrade signage, landscaping and screening of utilitarian areas such as out door storage, trash containers and parking areas.

The following section of this Redevelopment Plan identifies specific objectives for the redevelopment of specific portions of the redevelopment project area.

B. Redevelopment Goals

In order to redevelop the redevelopment project area in an expeditious and planned manner, the establishment of goals is necessary. The following goals are meant to serve as a guideline in the development and/or review of all future projects that will be undertaken in the redevelopment project area.

Overall Goal

The overall goal of the Village is to redevelop the entire Project Area on a comprehensive and planned development basis in order to ensure that new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that the land-use, pedestrian access, vehicular circulation, parking, service and urban design systems are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that the blighting factors are eliminated;
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village; and
4. In a manner which supports and takes advantage of labor, financial institutions, and other resources or needs to be served within the community.

General Goals

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

1. Attract a hotel to the redevelopment area to ensure that tourism potential is maximized and the economic base of the Village is enhanced to the fullest extent practicable.”
2. Encourage planned commercial development by eliminating the influences and the manifestations of physical and economic deterioration and obsolescence within the Project Area.
3. Encourage sound economic development in the Project Area, thereby creating employment opportunities commensurate with the capacity of the area.
4. Create an environment within the Project Area that will contribute to the health, safety and general welfare of the Village, and preserve or enhance the value of properties adjacent to the Project Area.
5. Encourage coordinated development of parcels and structures in order to achieve attractive and efficient building design, unified off street parking, adequate truck and service facilities, and appropriate access to nearby arterial streets.
6. Achieve development that is integrated both functionally and aesthetically with adjacent and nearby existing development.
7. Ensure a safe and functional circulation pattern, adequate ingress and egress, and capacity in the redevelopment project area.
8. Encourage high standards of building and streetscape design to ensure the high quality appearance of buildings, rights-of-way and open spaces.
9. Ensure that necessary security, screening, and buffering devices are attractively designed and are compatible with the overall design of the redevelopment project area.
10. Encourage investment, modernization, and expansion by providing for stable and predictable commercial environments.
11. Foster the redevelopment of vacant parcels and properties.
12. Encourage the redevelopment of incompatible land uses and properties.

C. Design Objectives

Although overall goals and redevelopment objectives are important in the process of redeveloping such an important commercial area, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in the development of an attractive and functional

*Village of Fox Lake
Route 12 Redevelopment Plan & Project*

environment. The following Design Objectives give a generalized and directive approach to the development of specific redevelopment projects.

Listed below are development and design policies of this Redevelopment Plan which will assist the Village in directing and coordinating public improvements and activities with private investment in order to achieve the goals and objectives stated in the Redevelopment Plan.

1. Establish a pattern of land use activities arranged in compatible groupings to increase efficiency of operation and economic relationships.
2. Create a high profile image along the Route 12 Corridor by encouraging visually distinctive developments.
3. Encourage land uses and improvements that buffer commercial area traffic from adjacent residential neighborhoods.
4. Assure that Redevelopment Projects complement one another in terms of size, scale, intensity and appearance, and are functionally and aesthetically integrated.
5. Encourage parcel consolidation in order to achieve sufficient land mass to permit efficient building design and unified off-street parking, trucking and service facilities.
6. Provide an overall system of signage that will establish visual continuity and promote a positive overall image for the Project Area.
7. Ensure adjacent residential areas are not adversely affected by commercial activities.
8. Encourage high-quality site and building design and construction.
9. Ensure parking areas are paved, striped, lighted, well-maintained, and properly drained.
10. Provide adequate screening and buffering around all new parking areas.
11. Where possible, provide for off-street loading and service facilities which are screened and buffered from adjacent development areas and public streets.
12. Undertake landscaping, lighting and signage improvements to upgrade the appearance of public rights-of-way within and adjacent to the Project Area.
13. Reduce or eliminate those conditions that qualify the redevelopment project area as a conservation or blighted area.
14. Strengthen the economic well being of the redevelopment project area and the Village by increasing commercial activity, taxable values, and job opportunities.
15. Provide needed incentives to encourage a broad range of improvements for new development.
16. Eliminate any existing environmental contamination through the remediation of affected sites.

IV. CONSERVATION AND BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Based upon surveys, site inspections, research and analysis by Thompson Dyke & Associates, Ltd., the redevelopment project area qualifies as both a conservation area and an improved blighted area as defined by the Act. A separate report, entitled "Route 12 TIF Eligibility Study" prepared by Thompson Dyke & Associates, Ltd. and dated October 14, 2003 describes in detail the surveys and analyses undertaken and the basis for the finding. The Route 12 TIF Eligibility Study is incorporated herein by specific reference. Summarized below are the findings of the Eligibility Report.

Section 5/11-74.4-3 of the Act defines a "conservation area" as:

"any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

- (1) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (2) Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.
- (3) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (4) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

- (5) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (6) Excessive Vacancies: The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (7) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (8) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (9) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading and service.
- (10) deleterious Land Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.
- (11) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This

means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

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

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

Section 5/11-74.4-3 of the Act defines a "blighted area" as:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

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

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

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

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

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

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

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

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

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate

size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading and service.

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

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

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

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

Conservation Area Findings

One of the two buildings on the site is more than 35 years of age, and of the 13 factors set forth in the Act, eight are present to a meaningful extent and reasonably distributed throughout the

*Village of Fox Lake
Route 12 Redevelopment Plan & Project*

redevelopment project area, and a minimum of three are necessary for designation as a conservation area. Those eight factors are:

- Obsolescence
- Deterioration
- Structure below minimum code
- Lack of Ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage/overcrowding of structures, community facilities
- Deleterious land-use or lay out
- Lack of community planning

Improved Blighted Area Findings:

Of the 13 factors for “improved” blighted area set forth in the Act, eight are present to a meaningful extent and reasonably distributed throughout the redevelopment project area, and a minimum of five are necessary for designation as an improved blighted area. Those eight factors are:

- Obsolescence
- Deterioration
- Structure below minimum code
- Lack of Ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage/overcrowding of structures, community facilities
- Deleterious land-use or lay out
- Lack of community planning

We have determined that:

- The presence of the conservation and blighting factors have been documented to a meaningful extent
- The conservation and blighting factors which are present are reasonably distributed throughout the improved part of the redevelopment project area.

*Village of Fox Lake
Route 12 Redevelopment Plan & Project*

The eligibility findings indicate that, without revitalization, the redevelopment project area contains factors that are detrimental to the public safety, health, morals or welfare or could remain blighted, and that designation as a redevelopment project area will contribute to the long-term well being of the Village.

All factors indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and will not be developed without action by the Village.

The analysis above was based upon data assembled by Thompson Dyke & Associates, Ltd. and the Village of Fox Lake. The surveys, research and analysis conducted include:

1. Exterior surveys of the condition and use of the redevelopment project area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land use to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Review of Village building files and data; and

Based upon the findings of the Eligibility Study, the Route 12 Redevelopment Project Area 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 redevelopment Plan. But for the seed funds provided by the Village, the new economic development in the redevelopment project area would not be financially feasible and would not go forward.

V. ROUTE 12 REDEVELOPMENT PLAN AND PROJECT

A. General Land Use Plan

The Land Use Plan, Map 3 of Appendix C, identifies the proposed land uses recommended for the redevelopment project area. The major land use category designated for the Area is "Commercial." The Redevelopment Plan and the proposed projects described herein are consistent with the Village's Comprehensive Plan adopted in 2000 and amended in 2003 that shows the area as "commercial" on the land use plan.

B. Redevelopment Plan and Project

The purpose of this Redevelopment Plan is to create a planning and programming mechanism that also provides the financial vehicle to allow for the commercial redevelopment of this Project Area. The plan contains specific redevelopment objectives addressing private actions and public improvements that are to assist in the overall redevelopment of this Project Area. Implementation of the Redevelopment Plan and Project may be undertaken on a phased basis.

Specific Redevelopment Objectives: Private Actions

- Encourage the redevelopment of vacant and underutilized parcels through the introduction of new viable commercial uses.
- Promote the amenities of the area that make it attractive for commercial development.

Specific Redevelopment Objectives: Public Improvements and Incentives

- Facilitate the development of vacant land and underutilized properties for commercial uses.
- Facilitate the elimination of environmental contaminants if present.
- Provide landscape buffering for adjacent residential neighborhoods.
- Provide support facilities and amenities including, without limitation, storm water management facilities and other infrastructure facilities.

The proposed Redevelopment Plan for the Route 12 Redevelopment Area is expected to stimulate not only the redevelopment project area, but also the properties within the entire Route 12 Corridor and the surrounding area as a whole.

C. Estimated Redevelopment Project Activities and Costs

The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking certain activities and incurring certain costs. Such activities may include some or all of the following:

1. **Assemblage of Sites.** To achieve the renewal of the redevelopment project area, the Village of Fox Lake is authorized to acquire property identified in Map 4 of Appendix C, Property Acquisition Map, attached hereto and made a part hereof, and clear of all improvements, if any, and may either (a) sell, lease or convey for private redevelopment, or (b) sell, lease or dedicate for construction of public improvements or facilities. The Village may pay for a private developer's cost of acquiring land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. The Village may determine that to meet the renewal objectives of this Redevelopment Plan and Project, other properties in the redevelopment project area not scheduled for acquisition should be acquired or certain property currently listed for acquisition should not be acquired.

As a necessary part of the redevelopment process, the Village may hold and secure property which it has acquired and place it in temporary use until such property is scheduled for disposition and redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the Village may deem appropriate.

2. **Provision of Public Improvements and Facilities.** Adequate public improvements and facilities may be provided to service the entire redevelopment project area. Public improvements and facilities may include, but are not limited to:
 - a. Provision of utilities necessary to serve the redevelopment
 - b. Public landscaping
 - c. Public landscape/buffer improvements, street lighting and general beautification improvements in connection with public improvements
 - d. Public stormwater management.
 - e. Reconstruction, repair and remodeling of public buildings and facilities.
3. **Provision for Site Improvements.** Funds may be made available for improvements to properties for the purpose of making land suitable for development. These improvements may include, but are not limited to:
 - a. Environmental remediation necessary for redevelopment of the redevelopment project area
 - b. Site Preparation - Utilities
 - c. Demolition
 - d. Investigations

4. **Analysis, Administration, Studies, Legal, et al.** Funds may be provided for activities including the long-term management of the Redevelopment Plan and Project as well as the costs of establishing the program and designing its components. Costs of studies, 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, environmental or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
5. **Eligible Interest Costs.** Funds may be provided to redevelopers for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project may be funded 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 percent of the annual interest costs incurred by the redeveloper 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 (5) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of (i) costs 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.
6. **Provision for Relocation Costs.** Funds may be made available for the relocation expenses of public facilities and for private property owners and tenants of properties relocated or acquired by the Village for redevelopment purposes.
7. **Financing Costs.** 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 hereunder 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 may be funded.
8. **Capital Costs.** All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs may be funded.
- 9: **Payment in lieu of taxes.**

10. Redevelopment Agreements. The Village may enter into redevelopment agreements with private owners and developers which may include, but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the Village determines that construction of certain improvements is not financially feasible, the Village may reduce the scope of the proposed improvements.

To undertake these activities, redevelopment project costs will be incurred. Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Project pursuant to the Act.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs incurred prior to, but in anticipation of, the adoption of tax increment financing, the Village shall be reimbursed for such redevelopment project costs. The total Redevelopment Project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan and Project. The costs represent estimated amounts and do not represent actual Village commitments or expenditures. Additional funding in the form of State and Federal grants, and private developer contributions may be pursued by the Village as a means of financing improvements and facilities which are of a general community benefit.

Table 1 (Estimated Redevelopment Project Costs) represents those eligible project costs in the Act. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the redevelopment project area. The Village is not obligated to spend these amounts.

TABLE 1
ESTIMATED REDEVELOPMENT PROJECT COSTS

Land Acquisition	\$ 3,000,000
Site Preparation/Environmental/Mitigation/Demolition	\$ 2,000,000
Public Improvements	\$ 2,000,000
Reimbursement of Eligible Interest Costs	\$ 500,000
Relocation Costs	\$ 500,000
Planning, Legal, Professional	\$ 500,000
Interest Subsidy	\$ 500,000
 TOTAL REDEVELOPMENT PROJECT COSTS*	 \$9,000,000

* Exclusive of capitalized interest, issuance costs and other financing costs

1. All costs are 2003 dollars. In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Each individual project cost is evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. Adjustments may be made in line items within the total, increasing or decreasing various line item costs as a result of changed redevelopment project costs and needs. The estimated redevelopment project costs listed above do not reflect capitalized interest, issuance costs and other financing costs which may be incurred in connection with the issuance of obligations to pay redevelopment project costs. These financing costs also constitute redevelopment project costs and may include one or more of the following: any interest expense or subsidy, debt service reserves or other forms of credit enhancement, and the costs associated with prepayments and optional redemptions. These costs are subject to prevailing market conditions. The issuance of municipal obligations to fund any or all estimated redevelopment project costs is predicated upon a feasibility report indicating sufficient incremental taxes are estimated to be available at times and in amounts sufficient to secure the proposed debt service.
2. Adjustments among these cost items may be made without amendment to the Redevelopment Plan. These costs are estimates and do not represent actual Village of Fox Lake commitments or expenditures. The Total Estimated Redevelopment Project Costs summary does not include private redevelopment costs.

D. Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The total 2002 equalized assessed valuation for the entire redevelopment project area is \$1,021,297. After verification by the County Clerk of Lake County, this amount will serve as the "Initial Equalized Assessed Valuation."

E. Sources Of Funds To Pay Redevelopment Project Costs

Funds necessary to pay for redevelopment project costs may be derived from tax increment revenues and the proceeds of municipal obligations that are secured principally by tax increment revenues.

The tax increment revenue that may be used to secure municipal obligations or pay for eligible Redevelopment Project costs shall be the incremental real property tax revenue. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each such property in the redevelopment project area. Other sources of funds that may be used to pay for redevelopment costs, including any municipal obligations issued to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate including such taxes as the municipal sales taxes, utility tax and other tax or contractually obligated revenues received by the Village.

Issuance of Obligations

To finance Redevelopment Project costs a municipality may issue general or limited obligation bonds and may pledge toward payment of such bonds any part or any combination of the following: (a) the anticipated tax increment revenue generated within the redevelopment project area, or the adjacent redevelopment project areas, or (b) any guarantees, deposits and other forms of security made available by private sector developers to secure such obligations. (c) net revenues received by the Village from all or part of any redevelopment project; (d) taxes levied and collected on any or all property in the municipality; (e) the full faith and credit of the municipality; (f) a mortgage on part or all of the redevelopment project area; or (g) any other taxes, contractually obligated revenues, or anticipated receipts that the municipality may lawfully pledge.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired no later than December 31 of the year in which payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the twenty-third year after the year in which the ordinance approving the redevelopment project area is adopted. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest

on all obligations issued by the Village pursuant to the Redevelopment Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by agreement or by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory sinking fund, or optional redemptions.

Tax increment revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and Redevelopment Project costs, and, to the extent that real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the redevelopment project area in the manner provided by the Act.

F. Anticipated Equalized Assessed Valuation

For the year 2010, when it is estimated that the site development improvements presently contemplated for the redevelopment project area are completed and fully assessed, the equalized assessed valuation of real property within the redevelopment project area is estimated at between \$4,000,000 and \$7,000,000. These estimates are based on several key assumptions, including that the site improvements, consisting generally of the construction of approximately 265,000 square feet of commercial space and surface parking with lighting and drainage.

G. Lack of Growth and Development Through Investment by Private Enterprise

As described in the Conservation and Blighted area Conditions Section of this Redevelopment Plan and Project Report, the redevelopment project area as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the redevelopment project area. The redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the redevelopment project area.

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the detrimental and blighted area conditions that currently exist. The redevelopment project area is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and Project.

H. Financial Impact Of The Redevelopment Project

Without the adoption of this Redevelopment Plan and Project, and tax increment financing, the redevelopment project area is not reasonably expected to be redeveloped by private enterprise. There is a real prospect that the detrimental and blighted area conditions will continue and are likely to spread, and the surrounding area will become less attractive for the maintenance and improvement of existing buildings and sites. The possibility of the erosion of the assessed value

of property which would result from the lack of a concerted effort by the Village to stimulate revitalization and redevelopment could lead to a reduction of real estate tax revenue to all taxing districts.

Sections A, B, & C of this Redevelopment Plan and Project describe the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can occur. If the Redevelopment Project is successful, various new private projects will be undertaken that will assist in alleviating the detrimental and blighted area conditions, which caused the redevelopment project area to qualify as both a conservation and a blighted area under the Act, creating new jobs and promoting development in the redevelopment project area.

The Redevelopment Project is expected to have short and long term financial impacts on the taxing districts affected by the Redevelopment Plan. During the period when tax increment financing is utilized, real estate tax increment revenues (from the increases in Equalized Assessed Valuation (EAV) over and above the certified initial EAV established at the time of adoption of this Plan and Project will be used to pay eligible redevelopment project costs for the Tax Increment Financing District. Incremental revenues will not be available to these taxing districts during this period. At the end of the TIF time period, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the redevelopment project area.

I. Demand on Taxing District Services

The following major taxing districts presently levy property taxes on properties located within the redevelopment project area: Village of Fox Lake; School District 114; School District 124; Junior College District 532; Fox Lake Public Library District, County of Lake, Lake County Forest Preserve District, Grant Township, Grant Township Road and Bridge, Grant Township Gravel.

The proposed Redevelopment Project involves the potential acquisition of underutilized land and buildings, new construction of commercial building and storm water detention areas. Therefore, the financial burden of the Redevelopment Project on taxing districts is expected to be negligible. Non-residential development such as automobile related commercial development should not cause increased demand for services or capital improvements on any of the taxing districts named above.

Without the adoption of this Redevelopment Plan and Project, and tax increment financing, the redevelopment project area is not reasonably expected to be redeveloped by private enterprise. There is a real prospect that the detrimental and blighted area factors will continue to exist and spread, and the area as a whole will become less attractive for the maintenance and improvement of existing buildings and sites. The possibility of the erosion of the assessed value of property which would result from the lack of a concerted effort by the Village to stimulate revitalization and redevelopment could lead to a reduction of real estate tax revenue to all taxing districts.

If successful, the implementation of the Redevelopment Project may enhance the values of properties within and adjacent to the redevelopment project area.

J. Program To Address Financial And Service Impacts

As described in detail in prior sections of this report, the complete scale and amount of development in the Redevelopment Area cannot be predicted with complete certainty at this time and the demand for services provided by those taxing districts cannot be quantified at this time.

As indicated in Section C & Table 1, Estimated Redevelopment Project Costs of the Redevelopment Plan and Project, the Village may provide public improvements and facilities to service the redevelopment project area. It is likely that any potential improvements may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Plan and Project.

K. Provision For Amending The Redevelopment Plan and project

The redevelopment project area Tax Increment Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

L. Affirmative Action Plan

The Village is committed to and will affirmatively implement the following principles with respect to the redevelopment project area.

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
2. Redeveloper will meet Village of Fox Lake standards for participation of Minority Business Enterprise and Woman Business Enterprises as required in Redevelopment Agreements.
3. This commitment to affirmative action and non discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

M. Phasing and Scheduling of Redevelopment

A phased implementation strategy may be utilized to achieve a timely and orderly redevelopment of the redevelopment project area. It is expected that over the life of this plan for the redevelopment project area, that numerous Public/Private improvements and developments can

*Village of Fox Lake
Route 12 Redevelopment Plan & Project*

be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Development within the Project Area intended to be used for commercial purposes will be staged consistently with the funding and construction of infrastructure improvements, and private sector interest in new commercial facilities. The estimated date for completion of the redevelopment project shall be no later than December 31 of the year in which payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted.

VI. PROVISION FOR AMENDING THE REDEVELOPMENT PLAN AND PROJECT

The redevelopment project area Tax Increment Redevelopment Plan and Project may be pursuant to the provisions of the Act.

APPENDICES

APPENDIX A

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 9, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF, SAID POINT ALSO BEING 836.85 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT 1876328 AND DOCUMENT 1476061, EXTENDED TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT 826838; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE WATERS EDGE OF PISTAKEE LAKE; THENCE SOUTHWESTERLY ALONG THE WATERS EDGE OF SAID LAKE, 420 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORtherly ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

APPENDIX B

2002 EQUALIZED ASSESSED VALUATION

Perm Index No.	EAV
05-09-400-139	\$ 352,440
05-09-400-155	\$ 262,794
05-09-400-224 (south portion)	\$ 406,063
Total	\$1,021,297

APPENDIX C

MAPS

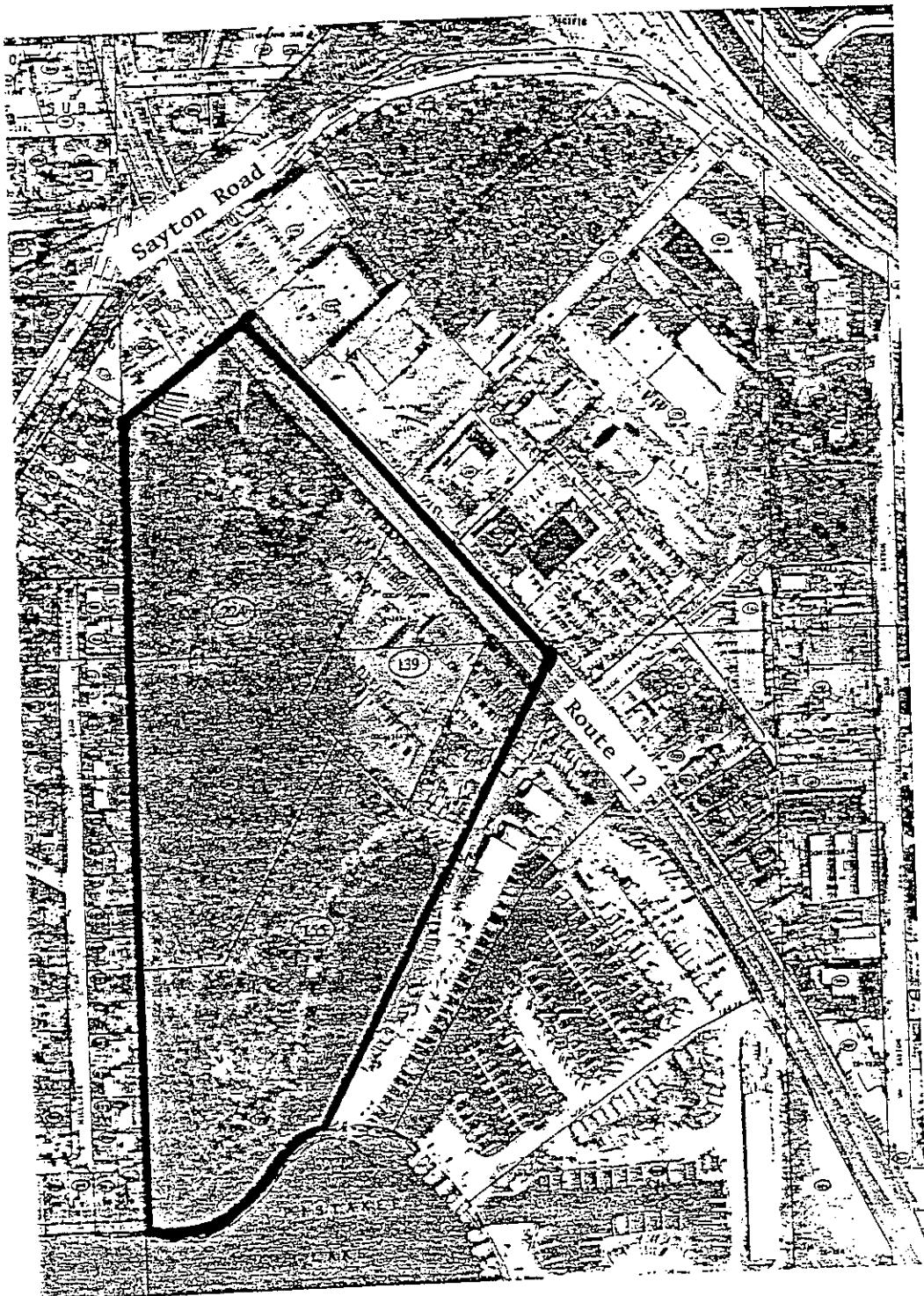
Map 1 Redevelopment Project Boundary

Map 2 Existing Land Use

Map 3 Land Use Plan

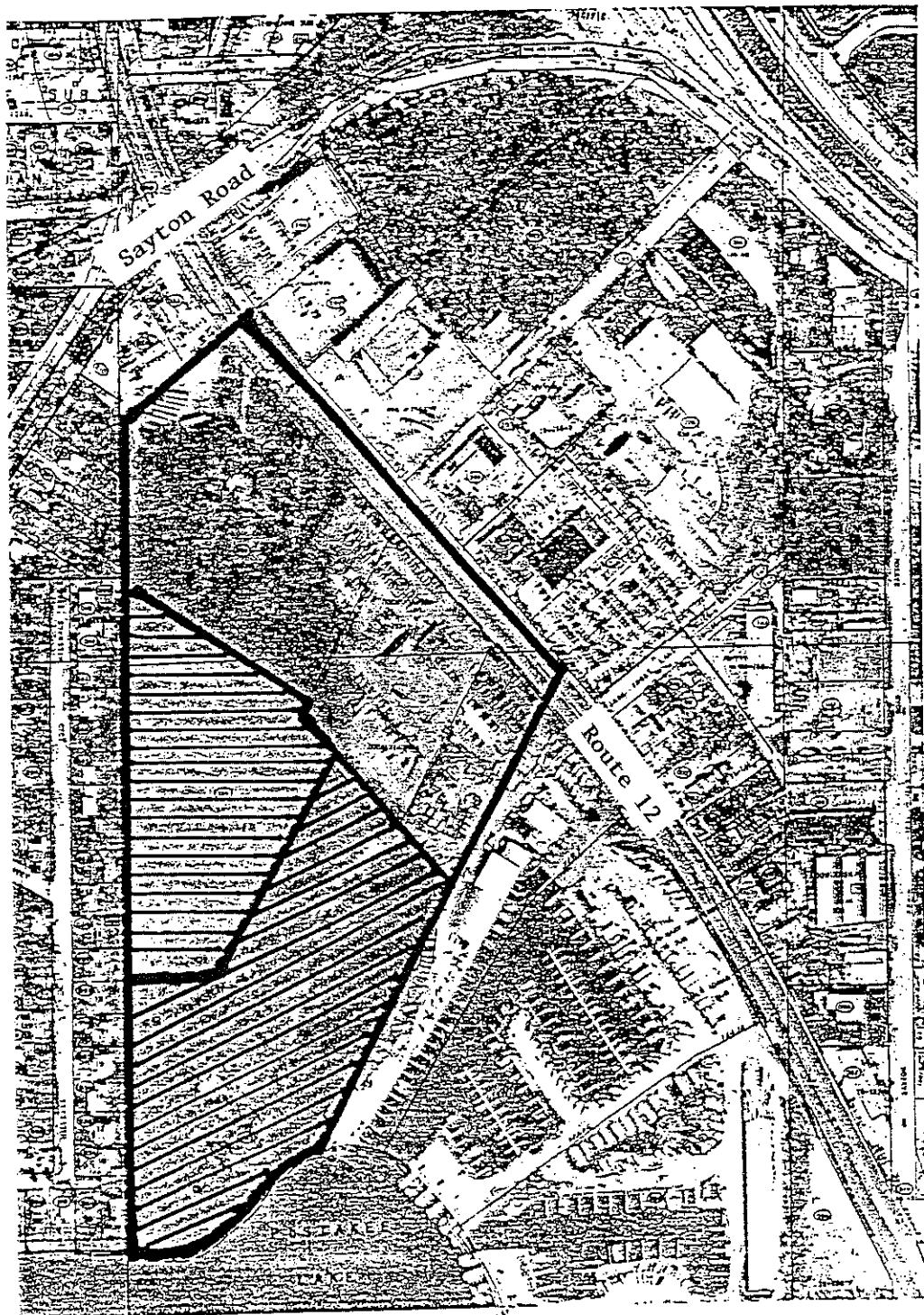
Map 4 Property Acquisition Map

Village of Fox Lake



 Redevelopment Project Boundary

Exhibit 1: Project Area Map

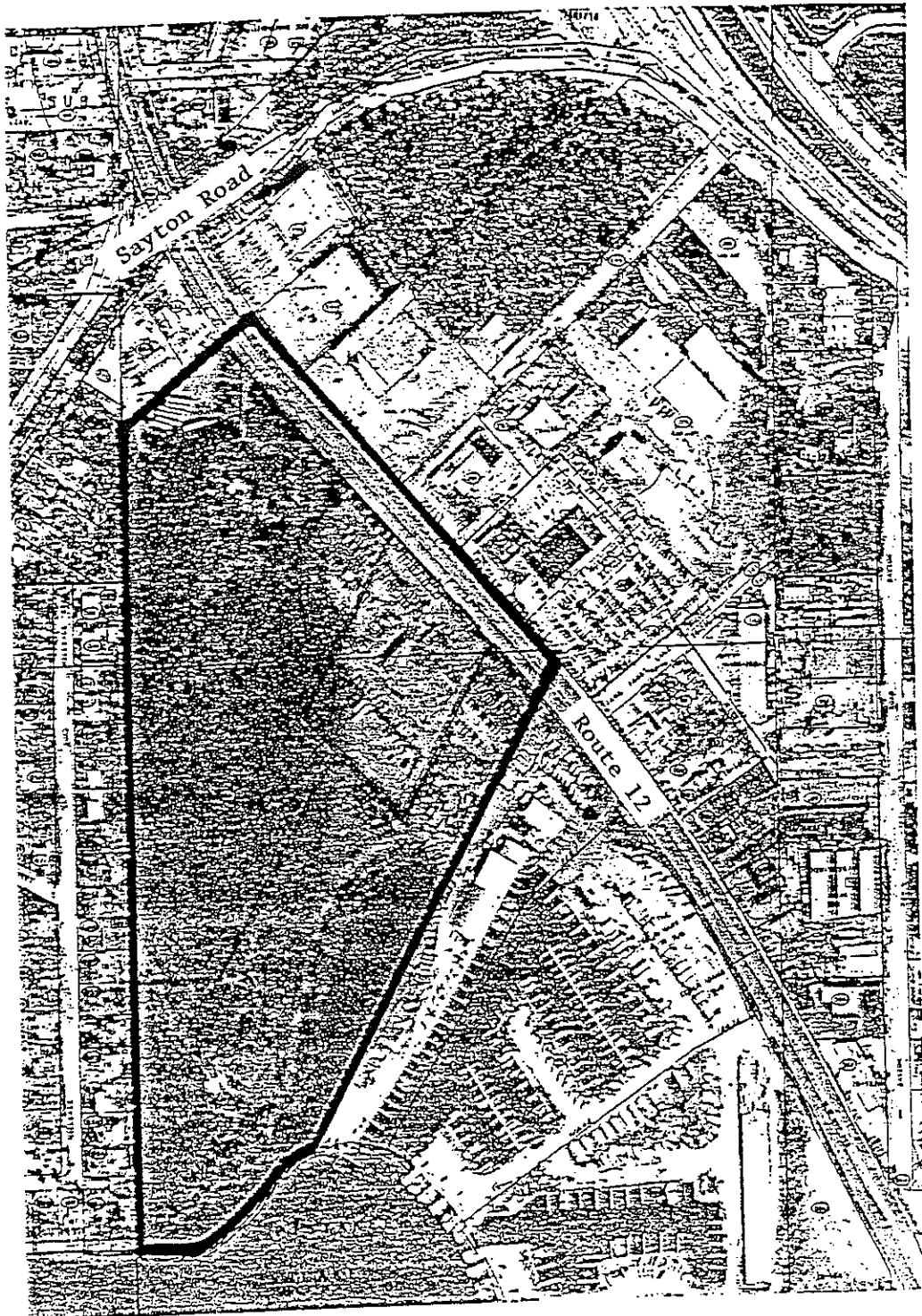


B-3 Commercial

B-5 Commercial

R-2 Residential

Exhibit 2: Existing Zoning Map

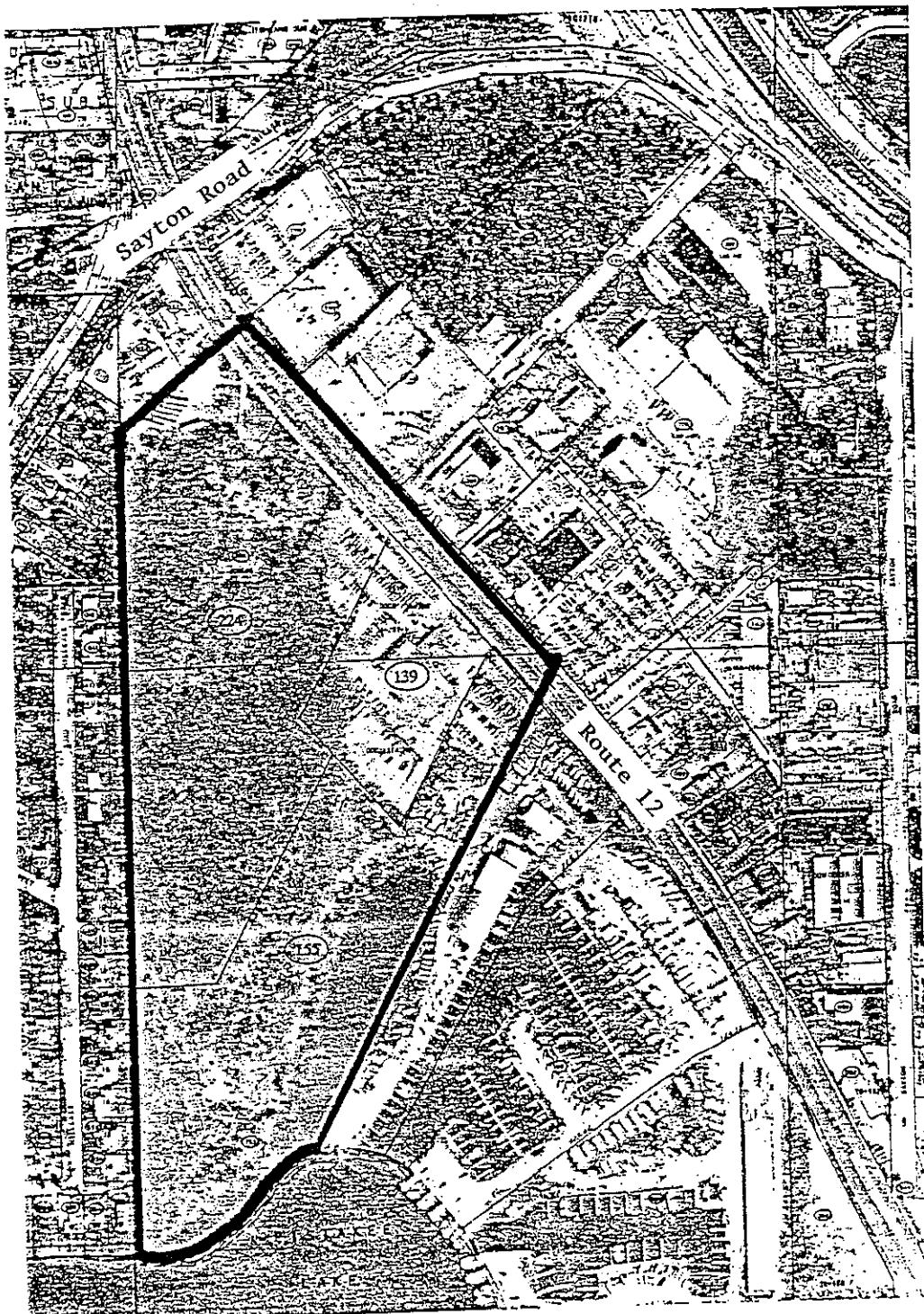


Commercial

Exhibit 3: Land Use PLAN

Thompson Dyke & Associates, Ltd.

Village of Fox Lake



Potential Parcel Acquisition

Exhibit 4: Potential Acquisitions Map

Thompson Dyke & Associates, Ltd.

CERTIFICATIONS

I, Noel E. Working, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Fox Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Trustees of said Village of Fox Lake.

I do hereby further certify that at a regular meeting of the President and Trustees of the Village of Fox Lake, held on the 10th of February 2004, the foregoing Ordinance entitled: "AN ORDINANCE OF THE VILLAGE OF FOX LAKE, LAKE AND MCHENRY COUNTIES, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE ROUTE 12 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA." was duly passed by the President and Trustees of the Village of Fox Lake.

The pamphlet form of **Ordinance 2004-08** including the Resolution and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on the 11th February 2004, and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I DO FURTHER certify that the original, of which the attached is true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

GIVEN under my hand and seal this 11th February 2004.



Noel E. Working
Village Clerk
Village of Fox Lake,
Lake and McHenry Counties, Illinois