



Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

**BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE AGENDA
TUESDAY, JUNE 15, 2021
7:00 p.m.
MAPLE PARK CIVIC CENTER
302 WILLOW STREET, MAPLE PARK**

1. CALL TO ORDER

2. ROLL CALL/QUORUM ESTABLISHED

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. . You may also send an email to villageclerk@villageofmaplepark.com in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

5. SWEARING IN OF DEPUTY VILLAGE CLERK

A. Deputy Village Clerk Cheryl Aldridge

6. OTHER BUSINESS

A. **Finance Liaison** – GIAG 21-001 General Improvements Assistance Grant Application – Tony and Donna Harrington for 107 Main Street, Maple Park, HVAC System

B. **Sale of Village Property** – 111 Summer Street (Located on Main Street, site of Former Well House)

7. VILLAGE ADMINISTRATOR REPORT

8. VILLAGE PRESIDENT REPORT

9. OTHER BUSINESS

10. EXECUTIVE SESSION

Probable or Imminent Litigation 5ILCS 120/2 (c) 11

11. ADJOURNMENT



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MEMORANDUM

TO: Finance Liaison Jen Ward

FROM: Village Administrator Dawn Wucki-Rossbach 

DATE: June 8, 2021

SUBJECT: **GIAG 21-001 GENERAL IMPROVEMENTS ASSISTANCE GRANT APPLICATION FOR THE HVAC SYSTEM – TONY AND DONNA HARRINGTON, OWNERS OF BOOTLEGGERS – 107 MAIN STREET, MAPLE PARK, ILLINOIS**

BACKGROUND

The Village of Maple Park approved the original Tax Increment Finance (TIF) District Policy via Resolution 2020-17 on August 4, 2020. An updated TIF Policy was approved on November 3, 2020 via Resolution 2020-27. This policy revision modified the TIF Policy to have accommodate the Committee of the Whole Meeting for TIF and General Improvements Assistance Grant (GIAG) Applications review process. The revision also permitted the GIAG Application process to begin in Fiscal Year 2021, starting on May 1, 2021 rather than on Fiscal Year 2024. The Village would budget \$15,000, three (3) \$5,000 GIAG grant awards in each year of the budget from FY 2021 through FY 2035 with the final payout date being April 30, 2036.

On March 2, 2021, the Board approved Resolution 2021-06, a resolution approving changes to the TIF District Policy and Ordinance 2021-03, an ordinance approving and adopting the TIF District General Improvements Assistance Grant Program. By approving the ordinance, the Village will not need an ordinance drafted for each grant application that is approved by the Village. The Program also included that all project must pay Prevailing Wages and that the Application also include a “Village Office Use Only” section and “Project Acceptance” section.

The GIAG Program states that applications should be filed with the Village by December 31, 2020; however, due to COVID-19 the Program was not promoted to business; therefore, there were no applications received prior to December 31, 2020. However, the Village budgeted three (3) \$5,000.00 grant awards in the FY2022 Budget. In Account# 13-00-8418 - TIF Improvements.

The Village received its first GIAG Application on May 4, 2021 from Tony and Donna Harrington for 107 Main Street, Maple Park, Illinois. The project description is the replacement of the rooftop air conditioning and heating unit. The estimated cost of the project is \$10,500.00. Staff has reviewed the application and documentation that has been submitted and used the information to determine whether or not the proposed project is eligible for participation in the GIAG Program, see the GIAG Criteria Description Table.

GIAG Criteria Description	TIF Criteria Met
Submitted completed Application	Yes
Copy of most recent, paid property tax bill	Yes
"Before" photos of proposed project - HVAC System	Yes
8.5" X 11" Diagram of building's footprint, applicant name, address on diagram	Yes
Property - Commercial - Within TIF District	Yes
Property - In arrears - Property Assessments	NA
Property - In arrears - Water/Sewer Bills	No
Property - In arrears - Property Taxes	No
Applicant - Building Owner	Yes
Applicant - Valid Lease	NA
Proposed Project on Eligibility List - HVAC System	Yes
Proposed Project Started Prior to Grant Submission	No
Has property received a grant in the prior three (3) years	No
Does the total project cost exceed \$10,000.00* - \$10,500.00	Yes
Is the applicant seeking the full 50% or \$5,000.00 of TIF eligible costs	Yes
PROPOSED PROJECT MEETS GIAG CRITERIA AND IS ELIGIBLE FOR GRANT	YES

*If project cost exceeds \$10,000.00, the applicant is only eligible for a maximum of \$5,000.000 per the GIAG Program.

The estimate (Estimate #1091) provided by the applicant is for \$10,500.00. The GIAG Program states in the Property Eligibility paragraph that, "The total project cost must not exceed \$10,000.00;" however, the Funding paragraph above qualifies that by stating, "This grant covers up to 50% of the TIF Eligible Costs and are awarded on a first come, first served basis. Business and property owners within the Maple Park TIF District may be eligible for a maximum \$5,000.00 reimbursement grant. The Applicant is required to match or exceed any awarded program funding through an investment of their own capital toward the project's total cost." Speaking with the Village's TIF Consultant, they do not see an eligibility problem with the proposed project, the program states there is a maximum reimbursement of \$5,000.00 per grant. The Village would not want to discourage the expenditure of funds that invests in the property.

The Village submits building permit information to the Virgil Township Assessors Office. The cost of the improvements, in the case of GIAG 21-001, is considered maintenance by the Assessor and will not change the amount of taxes assessed on the business and will not have any effect on the tax increment for 107 Main Street. The new HVAC unit is an investment in the property and having a new unit in place will assist in the sale of the property should the current owners wish to sell the property.

RECOMMENDATION

That the Committee of the Whole review application GIAG 21-001, submitted by Tony and Donna Harrington, for 107 Main Street, Maple Park, Illinois, 60151, and determine whether or not the application meets the criteria set forth in the General Improvements Assistance Grant Program. If the Committee of the Whole determines that the application meets GIAG program goals, it may grant a "preliminary approval" of the application. Then the Village Board will be advised that the application is eligible to proceed and the Village Board can approve/concur with the approval and then Staff can issue a notice to proceed.

Attachments

GIAG 20-001 Application for 107 Main Street



Village of Maple Park

TIF District General Improvements Assistance Grant Program Application

Business owners within the Maple Park TIF District may be eligible for a *Maple Park TIF District General Improvements Assistance Grant* to improve deteriorated structures within the Maple Park TIF District Redevelopment Area. General Improvements Grants for 50% of eligible costs up to \$5,000.00 are awarded on a first come, first served basis and are limited to one grant per property within the immediately preceding three (3) years. The *Maple Park TIF District General Improvements Assistance Grant* program is funded annually by the Village of Maple Park and the Village encourages you to buy within the Village whenever possible.

Name of Business Owner(s): TONY & DONNA HARRINGTON Address: 19602 AIRPORT RD MP, IL 60151
Name of Property Owner(s): SAME Address: _____
Applicant/Contact Person: DONNA Address: _____
Applicant Daytime Telephone: 815-827-3229 E-mail: MRS DWD1969@frontier.com

Property Owner Contact Information, if different from Applicant:

Property Owner Telephone: _____ E-mail: _____

Project Description: REPLACEMENT OF ROOF AC/HEATING UNIT

Project Street Address: 107 MAIN ST. MP, IL 60151 Within TIF District? ☒ YES ☐ NO
Property Tax PIN #: 07-31-128-012 Tax Bill Attached? ☒ YES ☐ NO

Required Items to Include with Your Initial Application:

- ☒ Copy of the most recent, paid property tax bill with PIN Number.
- ☒ "Before" photos* of the proposed area(s) of improvement; exterior wall(s), roofs, doorways, etc.
- ☒ On a separate sheet of 8.5" x 11" paper, provide a simple, hand drawn diagram of the building's footprint dimensions. Below each footprint dimension, indicate that respective wall's height (to the best of your ability). Include your name and address on this diagram.
- ☒ Attend TIF Committee Meeting when your project application is an agenda item.

Required Close-Out Items for Final Reimbursement (see General Improvement Assistance Grant Program for full list):

- ☒ All invoices and receipts supporting project costs and accounting records validating payment.
- ☒ "After" photos* of the completed work.
- ☒ If requested, attend TIF Committee Meeting to review and approve project (close-out).

*All photo submissions can be: hard copy prints on regular 8.5 x 11 paper or photographs (3.5x5 or 4x6) The Village reserves the right to request digital files of photographs as well as field verify all submitted dimensions. Net Grant Amount:

Grant Amount not to exceed \$5,000.00\$ _____
Less Application Fee - 5.00
Less Project Inspection Fee _____
Plus Project Inspection Fee Waiver + _____
Net Grant Amount \$ _____

NOTE: Applicant must provide itemized copy of receipts and a copy of most recently paid property tax bill prior to receiving Maple Park TIF District General Improvement Assistance Grant Funds. Village will measure the project and require before-and-after photos of the project prior to disbursement of funds.

Donna Harrington Date: 4-19-21
Business Owner's Signature

Village of Maple Park

Date: _____

Property Owner's Signature if not the same as above.

ELIGIBLE ITEMS INCLUDE:

Exterior:

- Driveway/parking lot paving replacement (excluding new lot/driveway patching, Sealcoating) must be replacement or resurfacing the entire lot, if less than 2,000 sq. ft., or a minimum of 2,000 sq. ft. if not entire lot.
- Sidewalk replacement (excluding crack repair, maintenance) connecting to adjacent property sidewalks, commercial properties along Main, County Line Road, and Route 38 must be a minimum of 8 ft. wide and extend to the curb and comply with all other Village requirements.
- HVAC Replacement.
- Structural Repairs that have framed property unsafe.
- Exterior Windows.
- Exterior Doors.
- Exterior Siding (not on the front facade)

Interior:

- ADA Compliance Upgrades.
- Major Interior Remodeling, that includes a removal, additions or moving of walls to make space more usable.
- Electrical Upgrade to Bring to Code.
- Installation or Fire Suppression System.

NON-ELIGIBLE ITEMS:

- Maintenance
- Painting
- Signage

For Village Office Use Only

APPLICATION NO. 21-001

Date Application Received: 05/04/2021

Signature: Dawn Wicbi-Rossbach
Village Administrator

Committee of the Whole Recommendation: ☐ YES ☐ NO on ____/____/20____

If Application is not recommended, a written explanation is attached and will be provided to the Applicant. The Applicant may revise and resubmit the Application one (1) time for a second review within ten (10) days, or by ____/____/20____

Completion of the Project inspected and verified on: ____/____/20____

Signature: _____

PROJECT ACCEPTANCE

Pursuant to Ordinance No. 2021-03, the Village of Maple Park, DeKalb and Kane Counties, Illinois, accepts the attached *Maple Park TIF District General Improvements Assistance Grant Program Application* and agrees to pay to the Applicant, _____ Dollars and No Cents (\$_____) upon verified completion of the project from the Maple Park TIF District Special Tax Allocation Fund for TIF Eligible Project Costs incurred as a result of the Project.

The terms and conditions for the Grant shall be as follows:

1. The full Grant amount of \$_____ shall be paid to Applicant/Borrower upon verification of programeligible costs and following approval by the Village's Special TIF Counsel.

Grant Approved by Village Board of Trustees: ☐ Yes or ☐ No on ____/____/20____

APPROVED: _____

ATTEST: _____

Village President - Date: ____/____/20____

Village Clerk - Date: ____/____/20____

Check issued to applicant on ____/____/20____ Check # _____

Signature: _____

☐ File Copy of Application sent to: Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704

9.856288	\$8,917.68	TOTAL	9.648813	\$9,095.38
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Notice

To view current assessment information, use the Tax Year dropdown to select the current year.

Property Information

Parcel Number 07-31-128-012	Site Address 107 MAIN ST MAPLE PARK, IL 60151	Owner Name & Address BOOTLEGGERS PIZZA INC, 107 N MAIN ST MAPLE PARK, IL, 60151
Tax Year 2020 (Payable 2021) ▼		
Sale Status None		
Property Class 0060 - Commercial	Tax Code VI902 -	Tax Status Taxable
Net Taxable Value 94,057	Tax Rate 9.648813	Total Tax \$9,095.38
Township VIRGIL	Acres 0.0000	Mailing Address
Legal Description (not for use in deeds or other transactional documents)		

Pay Taxes

Print Tax Bill

Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/01/2021	\$4,537.69	\$0.00	\$0.00	\$10.00	\$4,547.69	\$4,547.69	5/17/2021	\$0.00
2	09/01/2021	\$4,537.69	\$0.00	\$0.00	\$10.00	\$4,547.69	\$0.00		\$4,547.69
Total		\$9,075.38	\$0.00	\$0.00	\$20.00	\$9,095.38	\$4,547.69		\$4,547.69

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$9,095.38	\$4,547.69	\$4,547.69
2019	\$8,917.68	\$8,917.68	\$0.00
2018	\$8,642.80	\$8,642.80	\$0.00
Show 16 More			

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	21,050	73,007	0	0	0	94,057
Department of Revenue	21,050	73,007	0	0	0	94,057
Board of Review Equalized	21,050	73,007	0	0	0	94,057
Board of Review	21,050	73,007	0	0	0	94,057
S of A Equalized	21,050	73,007	0	0	0	94,057
Supervisor of Assessments	20,203	70,071	0	0	0	90,274
Township Assessor	20,203	70,071	0	0	0	90,274
Prior Year Equalized	20,203	70,071	0	0	0	90,274

No Exemptions

Taxing Bodies

District	Tax Rate	Extension
KANELAND C.U.S.D. 302	6.761217	\$5,810.59
MAPLE PARK TIF 1	0.000000	\$783.20
MAPLE PARK VILLAGE	0.700390	\$601.92
MAPLE PARK FIRE DISTRICT	0.541728	\$465.56
WAUBONSEE COLLEGE 516	0.428645	\$368.38
KANE COUNTY	0.361798	\$310.91
VIRGIL TWP ROAD DIST	0.326610	\$280.69
VIRGIL TOWNSHIP	0.288370	\$247.83
KANE FOREST PRESERVE	0.147744	\$126.97
MAPLE PARK LIBRARY	0.068570	\$58.93
VIRGIL SOLID WASTE DISP DIST	0.023741	\$20.40
TOTAL	9.648813	\$9,075.38



- KANELAND C.U.S.D...
- MAPLE PARK TIF 1
- MAPLE PARK VILLA...
- MAPLE PARK FIRE...
- WAUBONSEE COLL...
- KANE COUNTY
- VIRGIL TWP ROAD...
- VIRGIL TOWNSHIP
- KANE FOREST PRE...
- MAPLE PARK LIBR...
- VIRGIL SOLID WAS...

No Redemptions

No Forfeiture Information

No Farmland Information

+ Property Map

[View Full Screen](#)

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2014	2014K050998	Warranty Deed	10/1/2014			\$245,000.00



Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2014	2014K050998	Warranty Deed	10/1/2014			\$245,000.00

We are submitting our application thru the TIF grant for Bootleggers to replace our current HVAC system that is located on the roof. The system is approximately 16 yrs old and on it's last leg! We have it serviced every year and it's condition keeps deteriorating and costing a lot of money. We were advised to have the system replaced before it can't be fixed anymore! If there are any questions or if anything else is needed, please let me know.
Enclosed is the initial bid for the unit and labor.

Thank you

A handwritten signature in cursive script that reads "Donna Harrington". The ink is dark and the signature is fluid.

Donna Harrington 815-827-3229











GOODMAN MANUFACTURING CO., L.P.

HOUSTON, TEXAS 77008

CERTIFIED AS A FORCED AIR FURNACE WITH COOLING UNIT FOR OUTDOOR INSTALLATION ONLY TO -40°F.

MAY BE INSTALLED ON COMBUSTIBLE FLOORING (OR CLASS A, B, OR C ROOF COVERING MATERIAL, USA ONLY)

CLEARANCES: FROM 12" RIGHT 12" LEFT 12" REAR 3"

FUSE TYPE MUST BE INSTALLED EXTERNAL TO THE UNIT CASING UNLESS FACTORY EQUIPPED.

EQUIPPED FOR USE WITH NATURAL GAS AT ALTITUDES FROM 0 TO 2000' ABOVE SEA LEVEL.

CERTIFIE COMME UN GENERATEUR D'AIR CHAUD CIRCULATION FORCEE AVEC L'APPAREIL DE REFROIDISSEMENT

PEUT ETRE INSTALLE SUR LES PLANCHERS COMBUSTIBLES

DEGAGEMENTS: AVANT 0.31m, DROITE 0.31m, GAUCHE 0.31m, DERRIERE 0.31m

DEGAGEMENT D'UN SURPLOMB DE 0.92m, 1.53m AU-DESSUS DU HAUT DE LA UNITÉ

LE FILTRE DOIT ETRE INSTALLE A L'EXTERIEUR DE L'UNITÉ SAUF EQUIPE A L'USINE

FUSIBLES NE DOIT PAS ETRE A ACTION DIFFEREE, L'ACTEUR DOIT ETRE TYPE HACR

EQUIPE POUR USAGE AVEC LE GAZ NATUREL AUX ALTITUDES DE 0 A 2000' AU-DESSUS DU NIVEAU DE LA MER.



MOD. NO. 150-3
NO. DE SÉRIE 0205403773

SERIAL NO. NO. DE SÉRIE

POWER SUPPLY	CHARACTERISTIQUES ELECTRIQUES	VOLTS	PH	60HZ
COMPRESSOR(S)		VOLTS	PH	15.4
INDOOR BLOWER		VOLTS	PH	15.1
SOUFFLEUR INTERIEUR		VOLTS	PH	15.1
OUTDOOR BLOWER(S)		VOLTS	PH	15.1
SOUFFLEUR EXTERIEUR		VOLTS	PH	15.1
COMBUSTION BLOWER		VOLTS	PH	15.1
SOUFFLEUR D'AIR COMBUSTANT		VOLTS	PH	15.1
MIN. CIRCUIT AMPACITY		VOLTS	PH	15.1
INTENSITE ADMISSIBLE MIN. DU CIRCUIT,		VOLTS	PH	15.1
FACTORY CHARGED		VOLTS	PH	15.1
CHARGE A L'USINE		VOLTS	PH	15.1
TEST PRESSURE		VOLTS	PH	15.1
PRESSION D'ESSAI		VOLTS	PH	15.1

HEATING INPUT (BTU/HR) 140,000 MAX. MIN. (NAT. & LP/PROP.)

DEBIT CHAUDE (BTU/HR) 140,000 MAX. MIN. (NAT. & LP/PROP.)

OUTPUT CAPACITY (BTU/HR) 140,000 MAX. MIN. (NAT. & LP/PROP.)

FOR TEMPERATURE RISE OF 20°F TO 70°F

EXTERNAL STATIC PRESSURE RANGE 0.1" TO 0.5" W.C.

VARIATIONS DE PRESSION STATIQUE 0.1" A 0.5" P.C.D.E.

DESIGN MAX OUTLET TEMP 180°F

TEMPERATURE MAX DE L'AIR A LA SORTIE 180°F

FACTORY TESTED EXTERNAL STATIC PRESSURE 0.1" W.C.

PRESSION STATIQUE VERIFIEE A L'USINE 0.1" P.C.D.E.

MANUFACTURED IN U.S.A. (U.S. PATENTED)

MAXIMUM GAS SUPPLY PRESSURE TO FURNACE 14.5" W.C. (C.D.E.)

MINIMUM GAS SUPPLY PRESSURE FOR PURPOSE OF INPUT ADJUSTMENT 11" W.C. (C.D.E.)

MANIFOLD PRESSURE 10" W.C. (C.D.E.)

MAIN BURNER ORIFICE SIZE 1/2"

PROJECTEUR DE BRULEUR PRINCIPAL 1/2"

ANSI Z21.47 1/2"

CANADA 23 1/2"

GAS-FIRED CENTRAL FURNACES 1/2"

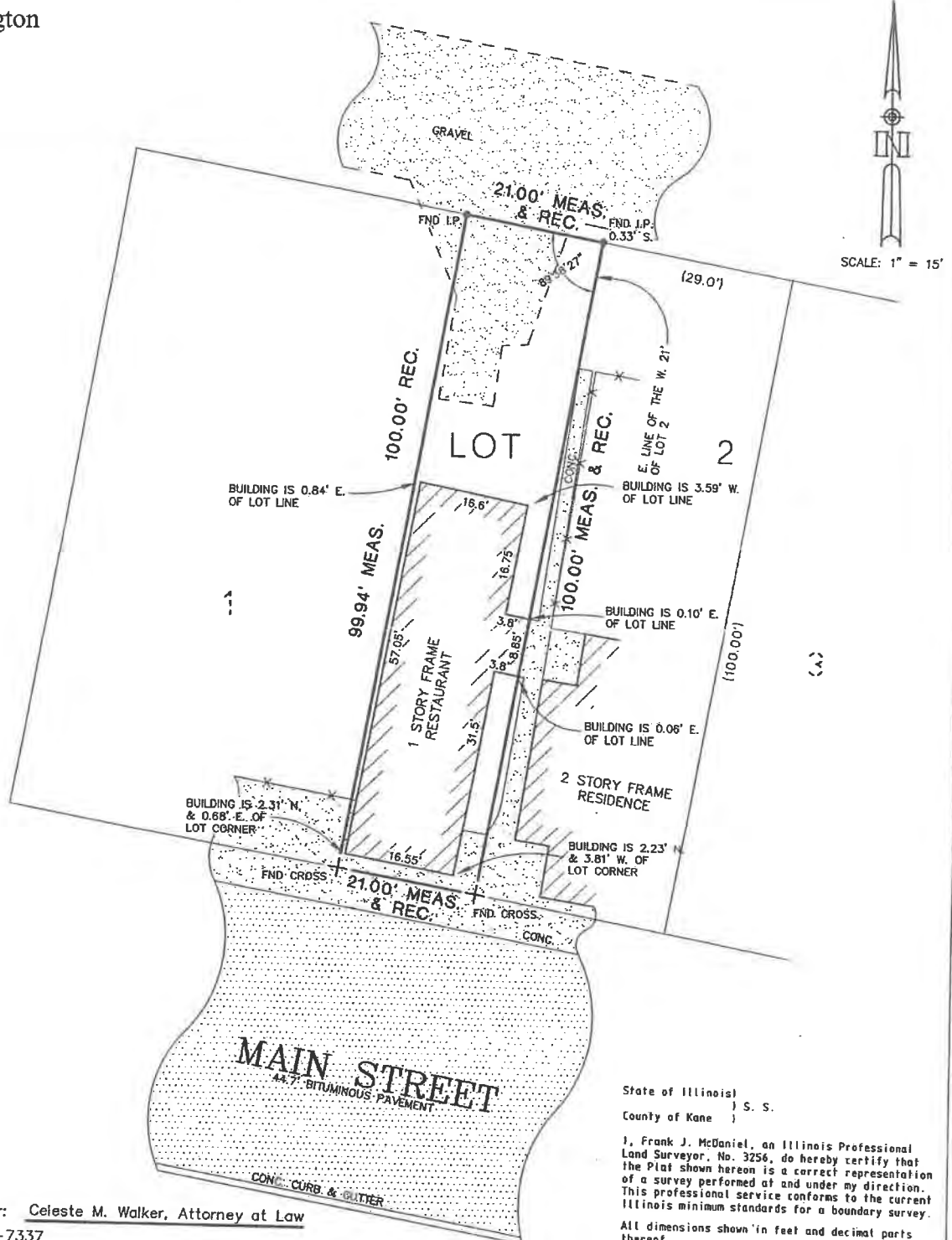
ACCREDITED FOR USE, CITY OF NEW YORK, N.Y.



PLAT OF SURVEY

OF
THE WEST 21 FEET OF LOT 2 IN BLOCK 3 OF THE ORIGINAL VILLAGE OF LODI, NOW MAPLE PARK, KANE COUNTY, ILLINOIS.

Tony & Donna Harrington
107 Main St.
Maple Park, IL 60151
PIN: 07-31-128-012



Prepared for: Celeste M. Walker, Attorney at Law

Job No. 06-7337

Address: 309 Main Street, Maple Park

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FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN
HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE
POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET
- IRON PIPE FOUND

COMPARE ALL POINTS BEFORE BUILDING AND
REPORT ANY DIFFERENCES AT ONCE.

FJM LAND SURVEYING

TELEPHONE:
(630) 587-8060
FACSIMILE
(630) 587-8081

EMAIL: FJMSURVEY@AOL.COM
6 N 568 WILLOWBROOK DRIVE
ST. CHARLES, ILLINOIS 60175

State of Illinois)
County of Kane) S. S.

I, Frank J. McDaniel, an Illinois Professional
Land Surveyor, No. 3256, do hereby certify that
the Plat shown hereon is a correct representation
of a survey performed at and under my direction.
This professional service conforms to the current
Illinois minimum standards for a boundary survey.

All dimensions shown in feet and decimal parts
thereof.

Given under my hand and seal in
St. Charles, Illinois, this
6th day of September, A.D. 2006.

Frank J. McDaniel
Frank J. McDaniel, P.L.S. #3256
License Renewal/Date of
Expiration = 11/30/2008

CHRISTENSEN MECHANICAL
44W400 Rowe Rd.
P.O. Box 8067
Elburn, Il. 60119

COPY

Estimate

Date	Estimate #
	1091

Name / Address

Bootleggers Restaurant
107 Main St.
Maple Park, Illinois 60151

815-970-0562

Christensen7864@sbcglobal.net

Description	Qty	Cost	Total
Roof heating / cooling unit change out.		10,500.00	10,500.00
Replace the existing 5 ton cooling / gas heat unit with a simalar sized HEIL unit. Complete installation: start up, removal of old equipment, re-connect gas, electrical, and sheetmetal. The unit will sit on timbers which will rest on top of the existing roof membrane. Crane rental included in this bid.			
Equipment: HEIL model #RGX060HECAOAAA 5 ton cooling capacity with a 14 SEER efficiency. ASRAE 90.1 compliant with a horizontal economiser, model # DNECOMZR025A02. Set back thermostat with a ventallation mode option to comply with ASRAE 90.1 energy standards.			
Terms of Sale One half is due at contract signing The balance due upon completion.			0.00
credit cards can be used but will be subject to a 5% fee			
Warrantys labor-- one year equipment: heat exchanger--ten years compressor--- five years parts-- one year			
Total			\$10,500.00

Customer Signature



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Website: <http://www.villageofmaplepark.com>

MEMORANDUM

TO: Village President and Board of Trustees

FROM: Village Administrator Dawn Wucki-Rossbach 

DATE: May 25, 2021

SUBJECT: **REQUEST TO CONSIDER SELLING VILLAGE-OWNED PROPERTY – MR. GARY BOKAMP II – 110 SUMMER STREET (LOCATION OF FORMER VILLAGE WELL HOUSE WEST OF 505 MAIN STREET)**

BACKGROUND

On May 4, 2018, the Village Board considered the request made in the April 30, 2018 letter from Mr. and Mrs. Cowen. The letter stated they had an interested party that wanted to purchase their property at 505 Main Street. The sale had two (2) contingencies: Rezoning of the property from commercial to residential and the purchase of the lot directly west of 505 Main Street. The lot directly west of 505 Main Street is known as 110 Summer Street, which is located on Main Street, the property is owned by the Village.

The property is 38' wide, .087 acres in size and backs up to the Union Pacific railroad right-of-way. The property once contained a Village well house. The well had been capped and the 18"+ concrete slab for the well house remains on the property. There are two (2) large trees that also reside on the property. Public Works Staff continues to maintain the lot with mowing, weed removal and tree maintenance. The property is currently zoned B-1 Central Business District. The property to the west is zoned B-1; however, it is a single-family home. The property to the east is zoned B-1 and was used as storage by the Cowens.

The Board approved Ordinance 2018-13, Authorizing the Sale of Property Owned by the Village of Maple Park. The property was considered no longer useful and pursuant to 65 ILCS 5/11-76-4 that was in the best interest of the Village to sell the property. State statute requires that the property have a written appraisal by a State certified or licensed real estate appraisal. The Village can choose to sell the property through a relator, can accept offers on the property, but must not sell the property for less than 80% of the appraised value and approval of the sale requires a two-thirds vote of the Village Board. The Village had an appraisal completed and the appraised value in 2018 was \$7,600.00, see attached. The appraisal sets the floor for the land value for what the Village would have to accept, based on the \$7,600.00, no less than \$6,080.00 for the property. At the time of the appraisal stated that property was zoned R-1, which current Staff contends is incorrect, the zoning should have been identified at B-1 per the Ordinance 2017-13 Adopting a Zoning Map for the Village of Maple Park. However, if the parcel were rezoned to R-1, then the appraisal value at the time would hold.

On April 9, 2021, Village President Kathleen Curtis received a letter from Mr. Gary Bokamp II. Mr. Bokamp would like to purchase the lot west of 505 Main Street and is asking the Board to consider selling the property. Mr. Bokamp owns 505 Main Street. The lot is known as 110 Summer Street, although it is located on Main

Street. In April, the letter was given to President Curtis and President Elect Fahnestock. President Curtis felt that with a new Village President and four (4) new Trustees being sworn in in early May, the discussion regarding the purchase of 110 Summer Street should be deferred until after the new Board was seated. President Fahnestock also considered the need transition time between the old Village Board and the new Village Board and felt that the new Village Board could address the request no later than July 2021. Mr. Bokamp was advised of the deferral and has been in contact with Staff over the last several months and is still interested in purchasing 110 Summer Street.

Mr. Bokamp has refrained from submitting a Map Amendment and a Zoning Board of Appeals application for a number of variances on 505 Main Street until a response is received from the Village Board on the possible sale of 110 Summer Street. If Mr. Bokamp was able to purchase 110 Summer Street, he would then apply to obtain a Plat of Consolidation of 110 Summer Street and 505 Main Street and make them one parcel. Then he would apply for the map amendment for the consolidated parcel. The map amendment would rezone the property from B-1 Central Business District to R-1 Single-Family. In order for the structure on 505 Main Street to be compliant with R-1 zoning, the property will also need several variations, but not as many variations if the purchase of 110 Summer Street and Plat of Consolidation is completed.

Based on the location of 110 Summer Street, which is located on south side of the railroad tracks, next to a single-family home and one (1) block off the business area of Main Street, the parcel would not be a good location for additional parking for Main Street businesses due to the distances from those businesses, but more so due to the proximity to single-family homes. If the Village were to sell the property, the Village would no longer be responsible for the maintenance of the property and would place the parcel back on the tax role.

RECOMMENDATION

If the Committee of the Whole believes that the property is no longer of use to the Village, it should consider the following:

1. Does the Village wish to sell 110 Summer Street; and,
2. Should the Village seek an updated appraisal on the property – estimated appraisal cost of \$1,000.00; and,
3. If the Village Board does wish to sell then Staff is directed to inform Mr. Bokamp of the intention to sell, the purchase price and to work with the Village Attorney to conduct the real estate transaction. Estimated Attorney cost is \$1,000.00 - \$1,200.00. Board would be informed of status of purchase price discussion, final approval from Village Board obtained before sales documentation drafted.

Attachments

04-30-21 Letter from Mr. and Mrs. Cowen

Village Board Meeting Minutes May 1, 2018 – Pages 5 and 6

Ordinance 2018-13 Authorizing Sale of Property Owned by Maple Park

04-09-21 Letter to President Curtis Requesting Board to Consider Selling 110 Summer Street

2018 Appraisal of 110 Summer Street

April 30, 2018

To the Mayor of Maple Park.

To the board members of Maple Park,

My husband and I are the owners of the old town hall building at 505 Main St.

We have tried to sell the building for the past three years as a commercial building. We have shown the property to several interested buyers who want it as a residential building, not a commercial. When we explain they would have to go through rezoning, they do not want to risk the financial involvement and possibly be denied.

The building needs a new roof and exterior repairs and paint badly. We hate to think of having to have the building demolished, since there are many people in Maple Park who have expressed having special memories of the building in their lives.

We now have an interested party who want to purchase the property.

They plan to replace the roof right away and repair and paint the exterior of the building. Their plans for the interior of the building will be to allow for four apartments.

Our sale depends on two contingencies which are: the approval of rezoning from commercial to residential, as well as purchasing the small lot to the west of our property from the village to facilitate parking for those who will reside at 505 Main St.

We want to thank you in advance for your time in considering how important it is for this building to be sold soon to a buyer who will give it the care it needs. We have enjoyed owning the property the past twenty years, as well as knowing the wonderful people in Maple Park. It is a special place to live.

Most sincerely,



Pat and Joan Cowen.

4. ORDINANCE 2018-12 GOLF CARTS

**AN ORDINANCE AMENDING TITLE 7 “MOTOR VEHICLES,”
CHAPTER 11 “GOLF CARTS AND UTILITY TERRAIN VEHICLES”**

This Ordinance updates regulations in the golf cart ordinance after receiving input from residents.

Trustee Goucher made a motion to approve Ordinance 2018-12, Golf Carts, seconded by Trustee Shaver. The Board discussed the changes made to this ordinance. The Golf Carts will need to go back to committee to further discuss child restraints.

Motion carried by roll call vote. Aye: Dalton, Goucher, Higgins, Shaver. Nay: None. Absent: Dries and Harris. (4-0-2)

5. ORDINANCE 2018-13 SALE OF MUNICIPAL PROPERTY

**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY
THE VILLAGE OF MAPLE PARK, ILLNOIS, KANE AND DEKALB
COUNTIES, ILLINOIS**

This Ordinance would allow the Village of Maple Park to sell the property located at 110 Summer Street (located on Main Street), PIN 07-31-131-004.

Trustee Goucher made a motion to approve Ordinance 2018-13, Sale of Municipal Property, seconded by Trustee Higgins. Village President Curtis updated the Board on the property that was being discussed. She also informed them of information received from the neighboring property regarding the sale of her building.

Motion carried by roll call vote. Aye: Dalton, Goucher, Higgins, Shaver. Nay: None. Absent: Dries and Harris. (4-0-2)

D. RESOLUTIONS

1. RESOLUTION 2018-08 NIU CGS STUDIES STRATEGIC PLAN

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE AN AGREEMENT WITH THE BOARD OF TRUSTEES OF NORTHERN ILLINOIS UNIVERSITY, ACTING ON BEHALF OF NORTHERN ILLINOIS UNIVERSITY THROUGH ITS CENTER FOR GOVERNMENTAL STUDIES, HEREINAFTER REFERRED TO AS “UNIVERSITY,” AND THE VILLAGE OF MAPLE PARK, HEREINAFTER REFERRED TO AS “MAPLE PARK”

This agreement will allow the NIU Center for Governmental Studies to conduct a series of public meetings in conjunction with the Board of Trustees to allow the village to put together a strategic plan.

Trustee Goucher made a motion to approve Resolution 2018-08, NIU CGS Studies Strategic Plan, seconded by Trustee Dalton. Village President Curtis reminded the Board that this is being paid by the grant that was received.

Motion carried by roll call vote. Aye: Dalton, Goucher, Higgins, Shaver. Nay: None. Absent: Dries and Harris. (4-0-2)

2. RESOLUTION 2018-09 SALE OF VILLAGE PROPERTY

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE AN AGREEMENT FOR THE SALE OF VILLAGE PROPERTY.

This agreement will allow the village to transfer ownership of 110 Summer Street, Maple Park, IL. Parcel #07-31-131-004.

This does not need to be approved, see above for Ordinance 2018-13 that replaced this Resolution.

3. RESOLUTION 2018-10 KANE CDBG GRANT APPLICATION

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE AN APPLICATION FOR KANE COUNTY COMMUNITY DEVELOPMENT FUNDS, A FUNDING AGREEMENT AND OTHER NECESSARY DOCUMENTS UPON APPROVAL OF THE APPLICATION BY THE KANE COUNTY BOARD, AND ANY REQUESTS FOR PAYMENT AND DOCUMENTATION REQUIRED TO BE SUBMITTED BY THE VILLAGE OF MAPLE PARK TO KANE COUNTY REQUESTING DISPERSAL OF FUNDS.

This application will be submitted to Kane County for the 2018 Community Development funding for a project within the Village of Maple Park.

Trustee Dalton made a motion to approve Resolution 2018-10, Kane County CDBG Grant Application, seconded by Trustee Higgins. No discussion.

Motion carried by roll call vote. Aye: Dalton, Goucher, Higgins, Shaver. Nay: None. Absent: Dries and Harris. (4-0-2)

16. VILLAGE PRESIDENT REPORT

Village President Curtis updated the Board on a property in town that is a hazard. She also requested approval from the Board to allow Future Link to attach an antenna to the Village's water tower. Approval was given for them to move forward once the Village receives their signed contract back.

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2018-13

**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY THE
VILLAGE OF MAPLE PARK, ILLNOIS, KANE AND DEKALB COUNTIES,
ILLINOIS**

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK**

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple
Park, Kane and DeKalb Counties, Illinois, this 4th day of May, 2018.

**VILLAGE OF MAPLE PARK
ORDINANCE 2018-13**

**AN ORDINANCE AUTHORIZING THE SALE OF
PROPERTY OWNED BY THE VILLAGE OF MAPLE PARK,
ILLNOIS, KANE AND DEKALB COUNTIES, ILLINOIS**

WHEREAS, in the opinion of the corporate authorities of the Village of Maple Park ("Village"), it is no longer necessary or useful or for the best interests of the Village, to retain the property described in Section 2 below; and

WHEREAS, it is in the best interest of the Village to dispose of the property set forth in Section 2 pursuant to the authority granted to the Village by the Illinois Municipal Code, 65 ILCS 5/11-76-4 (2011).

NOW, THEREFORE, IT IS HEREBY ORDAINED by the President and the Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois:

Section 1. Recitals Incorporated. The above recitals are incorporated into this Ordinance and shall have the same force and effect as though fully set forth herein.

Section 2. Property no longer useful to the Village pursuant to section 11-76-4 of the Illinois Municipal Code, and 65 ILCS 5/11-76-4, the Village finds that the continued ownership of the following property is no longer useful to the Village or in the best interest of the village to continue owning the following

**110 Summer Street (property is located on Main Street)
PIN 07-31-131-004**

Section 3. Severability and repeal of inconsistent ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance. All existing Ordinances of the Village of Maple Park are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 4. Effective Date. The Clerk of the Village of Maple Park shall certify to the adoption of this Ordinance and shall cause to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.

PASSED by the President and the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, on the 1st day of May, 2018, and deposited and filed in the office of the Village Clerk in said Village on that date pursuant to roll call vote as follows:

AYES: Goucher, Dalton, Higgins, Shaver
NAYS: None
ABSENT: Harris, Dries

APPROVED by the President of the Village of Maple Park, Illinois, this 4th day of May,
2018



Kathleen Curtis 5/7/18
Kathleen Curtis, Village President

ATTEST:

Elizabeth E. Peerboom
Elizabeth Peerboom, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I further certify that on the 4th day of May, 2018, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2018-13, "AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY THE VILLAGE OF MAPLE PARK, ILLNOIS, KANE AND DEKALB COUNTIES, ILLINOIS".

Elizabeth E. Peerboom
Elizabeth Peerboom, Village Clerk



April 9, 2021

Mrs. Kathleen Curtis
Village President
Village of Maple Park
302 Willow St.
P. O. Box 220
Maple Park, IL 60151

Subject; **Lot Purchase**
 110 Summer Street, Pin #07-31-131-004, Owner – Village of Maple Park
 Lot is located directly West of 505 Main Street

Dear Village President Curtis:

I would like to open a dialog with the Village concerning the purchase of the Village owned property immediately west of my property at 505 Main Street.

The lot is 38 feet wide and vacant. It does not appear the Village uses the property. The Property is currently zoned B-1. The lot appears to be too small to be developed on its own.

Could you please discuss the possible sale of the property with the Board of Trustees?

I look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Gary R. Bokamp" followed by a stylized flourish.

Gary Bokamp
505 Main Street
Maple Park, Illinois

VALUATION COMPLIANCE, INC
REAL ESTATE APPRAISERS AND CONSULTANTS

EVALUATION REPORT OF THE
0.087± ACRE VACANT RESIDENTIAL LAND PARCEL

LOCATED AT:

110 SUMMER STREET
MAPLE PARK, ILLINOIS



Prepared For:

VILLAGE OF MAPLE PARK
302 WILLOW STREET, BOX 220
MAPLE PARK, ILLINOIS 60151

OFFICE
33 FORD DRIVE
YORKVILLE, ILLINOIS 60560

Valuation Compliance, Inc
Real Estate Appraisers and Consultants

Office
33 Ford Drive
Yorkville, Illinois 60560
Tel: (815) 238-0632

July 13, 2018

Village of Maple Park
302 Willow Street, Box 220
Maple Park, Illinois 60151

Re: Market Value Evaluation in a Restricted Report Format - Transmittal Letter
0.087± Acre Vacant Residential Land Parcel
Located on the 110 Summer Street
Maple Park, Illinois
File #30000

Dear Village of Maple Park:

Pursuant to your request, Theodore L. Schneller has not personally inspected the subject property and we have made an evaluation of the above referenced vacant residential land parcel. The intent of this report is to estimate the Fee Simple Value of this parcel as of July 13, 2018. The value estimate included in this report is based upon review of recent third-party inspection of the exterior front of the subject property at a minimum.

The site consists of a rectangular shaped land parcel, which contains 0.087± acres or 3,800±SF and is located on the north side of Summer Street. The site dimensions are based on review of the Kane County plat map. Please note that there appears to be an error regarding the subject address and most mapping programs. The parcel number provided by the client and indicated on public records shows an address of 110 Summer Street, but most mapping programs and the county plat map refer to the street as Main Street. (please refer to the plat map located in the addenda of this report. There this report is subject to clarification regarding the physical address of the subject property.

Based upon my review of third party information and analysis of the market data, it is my opinion that the Fee Simple market value of this 0.087± acre site is opined at **\$7,600** as of July 13, 2018.

Village of Maple Park
July 13, 2018
Page Two

Hypothetical Conditions and Extraordinary Assumptions:

- 1) This report makes the extraordinary assumption that the subject site is free of any hazardous materials and is subject to an EPA Phase I study.
- 2) We have made the extraordinary assumption that the soils will support residential construction. This report is subject to verification of this assumption.

Respectfully submitted,

Valuation Compliance, Inc



Theodore L. Schneller
Illinois Certified General
##553.0005100510/Expires September 30, 2019

TLS/dc

Market Value Evaluation

This Evaluation, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice and is in compliance with Title XI of the Reform, Recovery, and Enforcement Act of 1989 (FIRREA). As such, it might not include full discussions of the data, reasoning, and analyses that were used in the evaluation process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

CLIENT: Village of Maple Park
302 Willow Street, Box 220
Maple Park, Illinois 60151

APPRAISER: Theodore L. Schneller
Valuation Compliance, Inc.
33 Ford Drive
Yorkville, Illinois 60560

SUBJECT: 0.087± Acre Vacant Residential Land Parcel
110 Summer Street
Maple Park, Illinois

INTENT OF THE Evaluation: The purpose of this evaluation is to estimate market value as defined by the Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C.

Fee Simple Estate is defined as “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of eminent domain, escheat, police power, and taxation.”

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or the integrity of data used in an analysis.

INTENDED USE OF REPORT: This report is intended to assist the client, Village of Maple Park with asset valuation purposes.

INTENDED USERS: Village of Maple Park and assigns.

INTEREST VALUED: Fee Simple

EFFECTIVE DATE OF VALUE: July 13, 2018

DATE OF INSPECTION: July 13, 2018

DATE OF REPORT: July 13, 2018

EVALUATION DEVELOPMENT AND REPORTING PROCESS: In preparing this evaluation, the appraiser gathered information from the subject's site and neighborhood and similar competitive neighborhoods in the Maple Park, Illinois area as regards comparable sales data, and confirmed this information with at least one party to the transaction. This information was applied in the Sales Comparison Approach. Per prior agreement with the client, the appraiser did not use either the Cost or Income Capitalization Approaches to value, as the appraiser believes the primary approach to value is the Sales Comparison Approach.

SCOPE OF THE EVALUATION: This evaluation includes the application of the Sales Comparison Approach to Value, which is necessary for credible results given the intended use, property characteristics and type of value sought. We did not apply the Cost and Income Capitalization Approaches, as they were not considered necessary to arrive at credible results. After selection of the comparables, a comparative analysis of relevant factors that influence value was undertaken to adjust the comparables to the subject property based upon the actions and preferences demonstrated by the participants in the marketplace. The data obtained in order to apply and derive an indication of value from this approach was gathered by us during the course of our field investigations. The data includes land sales data, demographic data, etc. The data is considered to have been obtained and verified through reliable sources, e.g., real estate brokers, property managers, multiple listing services, databases, etc. We have no reason to believe that this data is unreliable, and we assume particulars furnished to us are accurate and correct. Market Research for this evaluation was gathered from numerous sources including, but not limited to Public Records of Kane County, Illinois, Multiple Listing Services, data collecting services and public records from other municipalities. Please note that Theodore L. Schneller has previously appraised vacant residential land parcels similar to the subject and is competent to appraise the subject parcel. The intended use of this report is to provide an opinion as to the Fee Simple Value of this property. The intended users include Village of Maple Park and assigns, to be used in asset valuation purposes for the client. Theodore L. Schneller did not view the property and all information regarding the property was gathered from third party sources. Additional information on the subject and the comparables was provided by the owners and in part by the local Assessor, the Kane County Planning and Zoning Department, and the Kane County GIS System, as well as, CoStar, MRED MLS, Assessors and Brokers for the land sales.

This Market Value Evaluation in a Restricted Report Format is a brief recapitulation of the appraiser's data.

REAL ESTATE APPRAISED: Vacant Residential Land Parcel located at
110 Summer Street
Maple Park, Illinois

CONCLUDED VALUE: \$7,600 and reflects the Fee Simple Value "as is" of the subject's 0.087± acres or 3,800±SF of land as of July 13, 2018.

Traffic Counts: Traffic counts are 625 vehicles along Summer Street over a 24 hour period from 2014.

Property Description: The site consists of a rectangular land parcel, which contains 0.087± acres or 3,800±SF and is located on the north side of Summer Street. The land area is based on the Kane County GIS. The site is a rectangular shaped interior land parcel.

Topography: Site topography is level with natural drainage to the south.

Access: The site has access from Summer Street.

Streets: Summer Street is a two-way, two-lane, asphalt surfaced street, which runs in an east/west direction in front of the tract.

Utilities: Public telephone, electrical, gas and city water and sewer are available and are located along Summer Street. No information on any crossover or easement agreements which may exist was provided, and this report is subject to a review of a current title policy. This is subject to verification by legal counsel.

Zoning: The site is currently zoned R-1, Single Family Residential District.

Flood Hazard Area: According to Flood Hazard Boundary Map #17089C0225J, dated July 17, 2012 the subject is located in a low flood risk area. A copy of the flood map is in the addenda.

Easements: A review of the survey provided for the subject indicates only typical utility easements, however this report is subject to review of a current title policy for verification of these and any easements.

Wetlands Area: The subject parcel does not appear to be located in a wetlands area but is subject to verification by review of a wetland map.

Real Estate Taxes:

			2017 Total Assesments	2017 Taxes	Tax Rate
Parcel #	Land	Improvements			
07-31-131-004	Exempt	Exempt	Exempt	N/A	N/A

Please note that the subject site is owned by the Village of Maple Park and therefore is tax exempt.

Sales History: A search of the local records indicated no transfer within the past three years. This is subject to verification by legal counsel.

Legal Description: A copy of the complete legal description was provided and is located in the addenda of this report.

Estimated Exposure Time: Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the evaluation.

It is our opinion that the estimated exposure times are a subjective estimate of 6 to 12 months to locate an arm's length buyer for the property.

HIGHEST AND BEST USE

Highest and Best Use is defined as follows: "The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The four criteria the Highest and Best Use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

The definition of Highest and Best Use given above indicates that there are two types of Highest and Best Use.

The first type is the Highest and Best Use of land or a site as though vacant or assuming that it can be made vacant by the demolition of improvements, if any. The Highest and Best Use of land or a site as though vacant must be analyzed in relation to all reasonable, alternative uses. Among all reasonable, alternative uses, the use that yields the highest present land value after payments are made for labor, capital, and coordination. The reasoning behind the estimation of Highest and Best Use for land or a site is to identify the use(s) that cause the land to have value. The questions that are raised in an analysis of land or a site as vacant are what use should be made of it and what type of building or other improvements, if any, should be built, and when does sufficient demand exist.

Also, land values or site values should never be penalized because of any deficiencies or obsolescence in the existing building improvements.

The second type of Highest and Best Use is the Highest and Best Use of a property as it is presently improved. This type of Highest and Best Use is based on the use that should be made of the property, as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

There are two basic reasons that an analysis of the Highest and Best Use of a property as improved is necessary.

The first reason is to identify if the use of the property produces to an investor an overall return on invested capital and in essence, contributes to the overall value of the property.

The second reason is to assist the appraiser in identifying comparable properties, the reasoning being that comparable improved properties should have the same Highest and Best or most probable Use as the subject property for which similar effective demand and economic factors exist.

The four basic elements involved in both the Highest and Best Use of land or a site, as if vacant, and a property, as improved, are as follows and are usually considered sequentially:

1. "The Highest and Best Use must be legally permissible", to be considered are private deed restrictions, zoning ordinances, building codes, environmental regulations, and historic district controls.
2. "The Highest and Best Use must be physically possible", size, shape, area and terrain affect the uses to which land or a site may be developed, also to be considered for an improved property, is whether or not the improvements are in good repair and can continue to accommodate the current use.
3. "The Highest and Best Use must be financially feasible", all uses that are expected to produce a positive net income or rate of return are considered to be financially feasible with appropriate consideration given to existing leases and levels of economic (market) rental.
4. "The Highest and Best Use must be maximally productive", after an analysis of the financially feasible uses, the use that provides an investor the highest rate of return, or value (given a constant rate of return), is the Highest and Best or most probable Use.

After considering these elements, it is the appraisers' opinion that the Highest and Best Use of the site as vacant would be for construction of residential property that would take advantage of this location in a residential area in Maple Park. This area is considered a stable area and construction of residential property would be an acceptable Highest and Best Use for the site as vacant and if there would be demand. At the present time, demand for residential construction is weak and as such, the site as vacant would probably be held until demand for development exists as the site is surrounded by residential subdivisions. The present interim agricultural use is the most likely use or until there is demand.

No private deed restrictions, historic district controls, building codes, or environmental regulations appear to be in violation. The review of current zoning ordinances was made, and the subject property was found to be a conforming use based on current zoning

regulations. No financial restrictions were noted, as mortgage money is available, however lending has become more difficult, due to the current credit crisis.

The purchase of real estate involves the exchange of money for the future rights and benefits of ownership of property. Two important factors to be considered in the utilization of a property are the degree and timing of that utilization. If these two factors are not considered, the benefits of ownership, meaning monetary benefits or amenity value, may not occur. If the benefits of ownership do not occur, then the Highest and Best or most probable Use has not been achieved.

THE EVALUATION PROCESS

Appraisers typically use three basic approaches to value. These three Approaches to Value are:

The Cost Approach

The Cost Approach has as its premise the estimated land value by direct comparison to market data available in the area of sites that have sold in the recent past making adjustments for differences in use, size and utility etc. To the land value estimate is added the estimated developmental costs to reproduce improvements, less any loss of value through depreciation or obsolescence. The Cost Approach was not developed.

The Sales Comparison Approach

The Sales Comparison Approach has as its premise comparing the property under appraisal with others of similar design, utility, use, etc., that have sold in the reasonable past. Adjustments, if necessary, are made for differences in land, improvements, size and condition, etc., to indicate a value for the property under appraisal.

The Income Capitalization Approach

The Income Approach has as its premise the estimation of gross income, imputable to the real property, less all expenses including vacancies and collection loss, to indicate a net operating income. This net income is then capitalized or converted into value at a rate that is commensurate with the risk and economic life expectancy of the improvements. The Income Capitalization Approach was not developed.

The Sales Comparison Approach was the only approach developed.

Sales Comparison Approach – Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Land Comparables

We have researched five comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All comparables have been researched through numerous sources including MLS and assessors.

Comparable	Address	Date	Price	Land SF Unit	Acres	Land SF	Zoning
Subject	110 Summer Street	7/13/18	0	\$0	0.09	3,800	R-1
1	Lot 5, Filmore Street	9/27/17	\$20,000	\$1.87	0.25	10,675	Residential
2	Lot 9, East Kansas Street	7/26/17	\$26,000	\$3.07	0.19	8,475	Residential
3	Lot 4, Oak Street	8/7/17	\$8,500	\$0.65	0.30	12,993	Residential
4	22 West Bluebell Avenue	8/31/17	\$10,000	\$1.54	0.15	6,500	Residential
5	Lot C2, Crabapple Avenue	7/13/18	\$15,000	\$2.15	0.16	6,970	Residential

Analysis and Conclusions

The land comparables indicate a price range of \$0.65 per square foot to \$3.07 per square foot of land only before adjustment.

Land Comparable 1			
ID	281	Date	9/27/17
Address	Lot 5, Filmore Street	Price	\$20,000
City	Elburn	Land SF Unit Price	\$1.87
State	IL	Financing	Conventional
County	Kane	Property Rights	Fee Simple
Tax ID	1106428023	Transaction Type	Closed Sale
Verification	MLS/Assessor	Conditions of Sale	Arm's Length
		Days On Market	156

Site			
Acres	0.25	Shape	rectangular
Land SF	10,675	Zoning	Residential
Topography	level	Flood Zone	Zone X
Utilities	All Public		

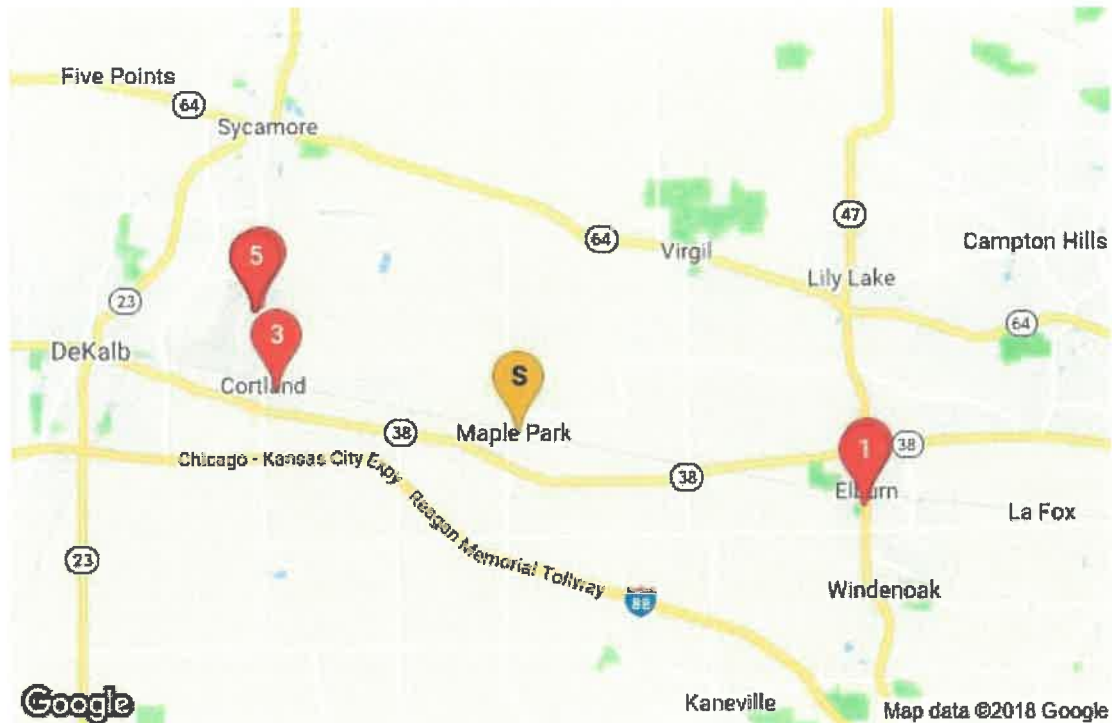
Land Comparable 2			
ID	282	Date	7/26/17
Address	Lot 9, East Kansas Street	Price	\$26,000
City	Elburn	Land SF Unit Price	\$3.07
State	IL	Financing	Conventional
County	Kane	Property Rights	Fee Simple
Tax ID	1105156012	Transaction Type	Closed Sale
Verification	MLS/Assessor	Conditions of Sale	Arm's Length
		Days On Market	225
Site			
Acres	0.2	Shape	rectangular
Land SF	8,475	Zoning	Residential
Topography	level	Flood Zone	None
Utilities	All Public		

Land Comparable 3			
ID	283	Date	8/7/17
Address	Lot 4, Oak Street	Price	\$8,500
City	Cortland	Land SF Unit Price	\$0.65
State	IL	Financing	Conventional
County	DeKalb	Property Rights	Fee Simple
Tax ID	0929253004	Transaction Type	Closed Sale
Verification	MLS/Assessor	Conditions of Sale	Arm's Length
		Days On Market	26
Site			
Acres	0.30	Shape	rectangular
Land SF	12,993	Zoning	Residential
Topography	level	Flood Zone	None
Utilities	All Public		

Land Comparable 4			
ID	285	Date	8/31/17
Address	22 West Bluebell Avenue	Price	\$10,000
City	Cortland	Land SF Unit Price	\$1.54
State	IL	Financing	Conventional
County	DeKalb	Property Rights	Fee Simple
Tax ID	0917384008	Transaction Type	Closed Sale
Verification	MLS/Assessor	Conditions of Sale	Arm's Length
		Days On Market	3
Site			
Acres	0.1	Shape	rectangular
Land SF	6,500	Zoning	Residential
Topography	level	Flood Zone	None
Utilities	All Public		

Land Comparable 5			
ID	284	Date	7/13/18
Address	Lot C2, Crabapple Avenue	Price	\$15,000
City	Cortland	Land SF Unit Price	\$2.15
State	IL	Financing	Listing
County	DeKalb	Property Rights	Fee Simple
Tax ID	0917383002	Transaction Type	Listing
Verification	MLS/Assessor	Conditions of Sale	Listing
		Days On Market	N/A
Site			
Acres	0.2	Shape	irregular
Land SF	6,970	Zoning	Residential
Topography	level	Flood Zone	None
Utilities	All Public		

LAND COMPARABLES MAP



Analysis Grid

The above sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Land Analysis Grid - 0.087± Acre or 3,800±SF Site

Land Analysis Grid			Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Address	110 Summer Street		Lot 5, Filmore Street		Lot 9, East Kansas Street		Lot 4, Oak Street		22 West Bluebell Avenue		Lot C2, Crabapple Avenue	
City	Maple Park		Elburn		Elburn		Cortland		Cortland		Cortland	
State	Illinois		IL		IL		IL		IL		IL	
Date	7/13/2018		9/27/2017		7/26/2017		8/7/2017		8/31/2017		7/13/2018	
Price	\$0		\$20,000		\$26,000		\$8,500		\$10,000		\$15,000	
Land SF	3,800		10,675		8,475		12,993		6,500		6,970	
Land SF Unit Price	\$0.00		\$1.87		\$3.07		\$0.65		\$1.54		\$2.15	
Transaction Adjustments												
Property Rights	Fee Simple		Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing			Conventional	0.0%	Conventional	0.0%	Conventional	0.0%	Conventional	0.0%	Listing	0.0%
Conditions of Sale			Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Listing	-10.0%
			0.0%		0.0%		0.0%		0.0%		10.0%	
Expenditures After Sale			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
			0.0%		0.0%		0.0%		0.0%		0.0%	
Adjusted Land SF Unit Price			\$1.87		\$3.07		\$0.65		\$1.54		\$1.94	
Market Trends Through	7/13/18	0.0%	0.0%		0.0%		0.0%		0.0%		0.0%	
Adjusted Land SF Unit Price			\$1.87		\$3.07		\$0.65		\$1.54		\$1.94	
Subsequent Trends Ending	7/13/18	0.0%	0.0%		0.0%		0.0%		0.0%		0.0%	
Adjusted Land SF Unit Price			\$1.87		\$3.07		\$0.65		\$1.54		\$1.94	
Location	Average		Average		Average		Average		Average		Average	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Land SF	3,800		10,675		8,475		12,993		6,500		6,970	
% Adjustment			20%		10%		30%		5%		10%	
\$ Adjustment			\$0.37		\$0.31		\$0.20		\$0.08		\$0.19	
Topography	Level		level		level		level		level		level	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Utilities	All public utilities are		All Public		All Public		All Public		All Public		All Public	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Zoning	Single Family		Residential		Residential		Residential		Residential		Residential	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Shape	Rectangular		rectangular		rectangular		rectangular		rectangular		irregular	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Platted and Recorded	Yes		Yes		Yes		Yes		Yes		Yes	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Flood Zone	Zone X		Zone X		Zone X		Zone X		Zone X		Zone X	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Access	Avg/Gd		Avg/Gd		Avg/Gd		Avg/Gd		Avg/Gd		Avg/Gd	
% Adjustment			0%		0%		0%		0%		0%	
\$ Adjustment			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Adjusted Land SF Unit Price			\$2.25		\$3.37		\$0.85		\$1.62		\$2.13	

Comparable Land Adjustments - 0.087± Acre or 3,800±SF Site

The adjusted values of the comparable properties range from \$0.85/SF to \$3.37/SF. The mean is \$2.04/SF, and the median is \$2.13/SF. All of the value indications have been considered. As such we have considered comparables #2, #4, and #5 as being most representative, due to their size in arriving at our final reconciled per SF value of \$2.00/SF.

As Is Value In Use Land Only	
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Indicated Value per SF:	\$2.00
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Subject Size:	3,800±SF
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Indicated Value:	\$7,600
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Rounded:	\$7,600
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Seven Thousand Six Hundred Dollars

RECONCILIATION OF VALUE INDICATIONS

The purpose of this evaluation report was to provide our opinion of the Fee Simple of the subject property and the reconciliation is the final step in this process.

Cost Approach	Not Developed
Sales Comparison Approach - Fee Simple - 0.087± Acre Parcel	\$7,600
Income Capitalization Approach	Not Developed

Only the Sales Comparison Approach was developed and indicates a value of \$7,600 for the 0.087± acre parcel. The Sales Comparison Approach has sufficient sales data to provide a reasonable indication of the Fee Simple value for the subject site.

After analyzing all of the data collected, and that presented in this report, it is our opinion that the Fee Simple value of the 0.087± acre parcel is \$7,600 as of July 13, 2018.

ASSUMPTIONS AND LIMITING CONDITIONS:

1. As agreed upon with the client prior to the preparation of this evaluation, this is a real estate evaluation in a restricted report format.
2. This is a real estate evaluation report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Evaluation Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the evaluation process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this evaluation report.
11. It is assumed that all required licenses, certificates or occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the evaluation process.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other evaluation and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to the Appraisal

Institute or the MAI designation. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

19. Acceptance of and/or use of this report constitutes acceptance of all the foregoing Assumptions and Limiting Conditions.

CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this evaluation report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
5. This evaluation was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
8. I have not performed an evaluation or service involving the subject property within three years prior to this assignment.
9. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant professional assistance to the person signing this report.
12. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
14. As of the date of this report, I have completed the requirements of the continuing education program of the state of Illinois.



Theodore L. Schneller
Illinois Certified General
##553.000510/Expires September 30, 2019

ADDENDA

PHOTOGRAPHS



SUBJECT PROPERTY

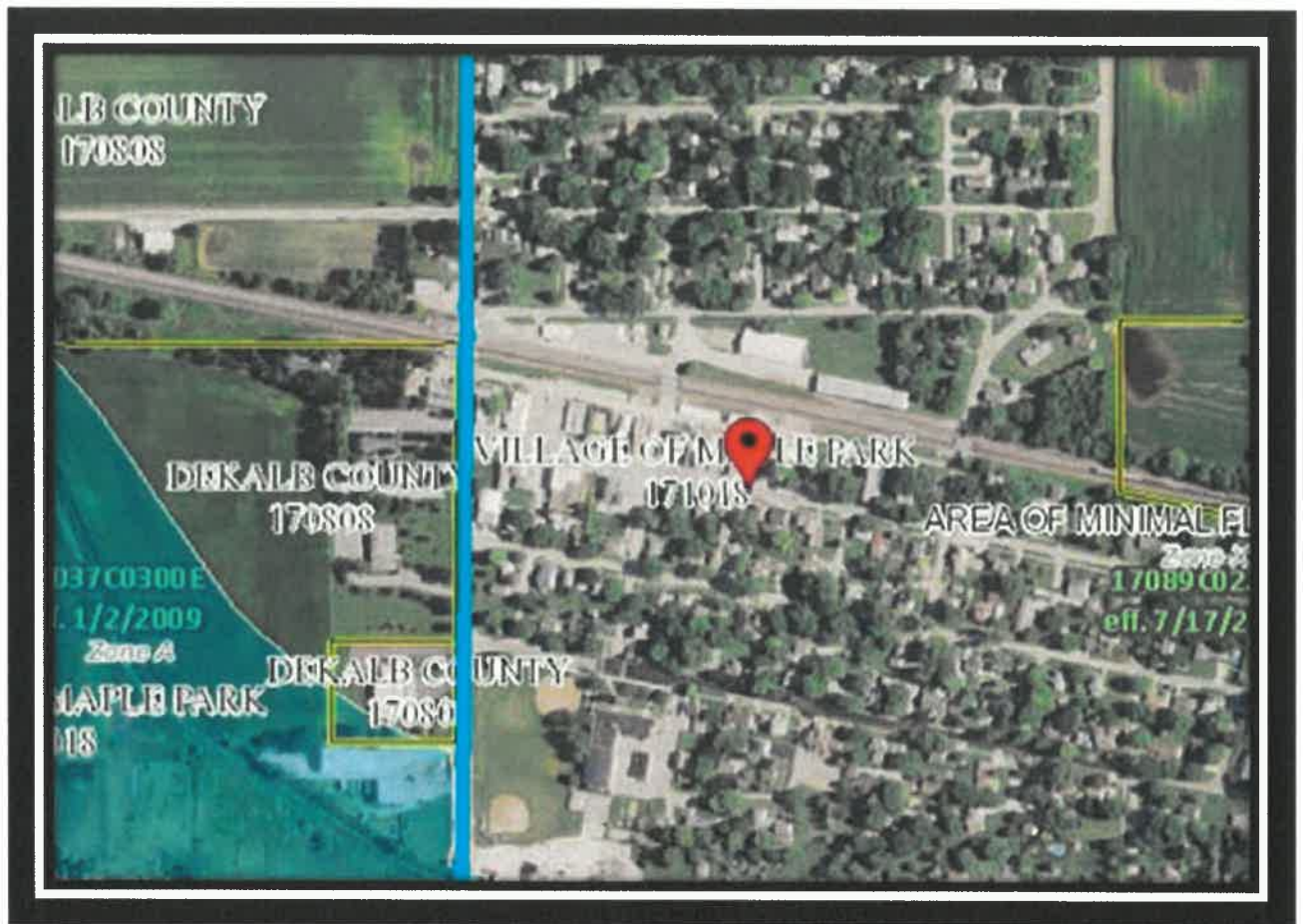


SUMMER STREET LOOKING EAST



SUMMER STREET LOOKING WEST

FLOOD MAP



PLAT MAP

