



March 6, 2017

Mr. Ares G. Dalianis, Partner
Franczek Radelet
300 S. Wacker Drive
Suite 3400
Chicago, IL 60606

RE: Village of Hoffman Estates
Route 72 & Route 59 TIF

Dear Mr. Dalianis:

I have reviewed the Redevelopment Plan and Project and the Eligibility Report for the proposed Route 72 & Route 59 Tax Increment Financing (TIF) Redevelopment Plan and Project prepared for the Village of Hoffman Estates by Laube Consulting Group. The total project area as proposed is approximately 203 acres, 145 acres are in unincorporated Cook County and 58 acres within the corporate limits of Hoffman Estates. Until the 145 acres are annexed into the Village of Hoffman Estates, the Redevelopment Area cannot qualify as a TIF District.

This memorandum represents my initial findings and opinions based on my investigations and evaluations of the actual conditions and various documents.

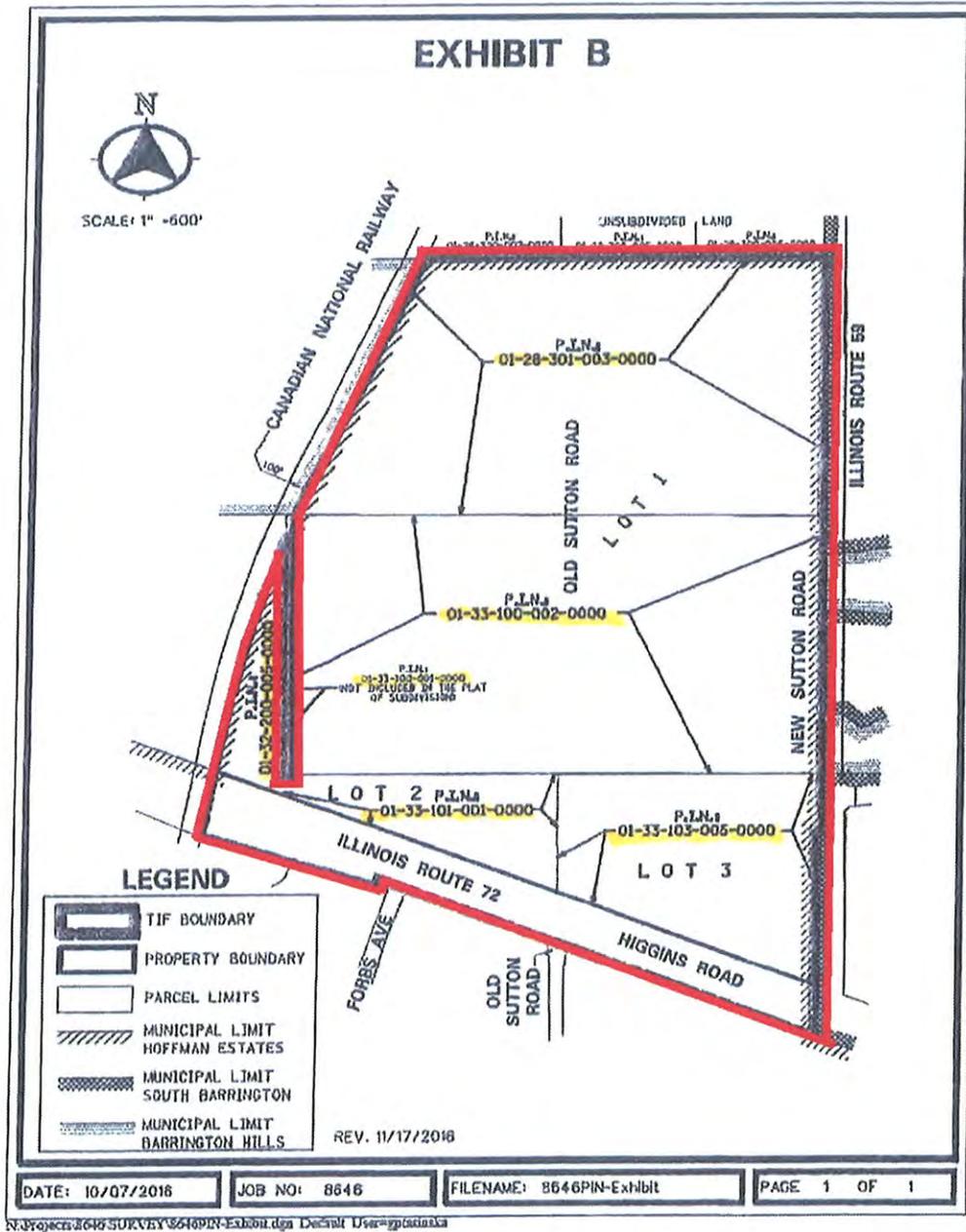
ELIGIBILITY REPORT

The Laube report concludes the Redevelopment Areas is (1) vacant land, (2) subject to chronic flooding, (3) contains obsolete platting and (4) has a declining Equalized Assessed Valuations (EAV) for 4 of the last 5 year to year periods.

VACANT LAND

The proposed Redevelopment Project Area (RPA) contains 5 tax parcels which have been identified as vacant. Exhibit B from the Eligibility Report depicts the RPA boundary and tax parcels:

EXHIBIT B: DEPICTION OF THE BOUNDARY WITH PINS*



*Exhibit prepared by SpaceCo, Inc.

The TIF Act contains a specific definition for vacant land.

Under the TIF Act, "vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings, which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided.

Three of the five parcels within the RPA are being and have been used for agricultural purposes. The Laube report does not provide any documentation or justification why these agricultural parcels can be considered vacant under the TIF Act definition of vacant land. Based on my review of historic aerial photographs, the following three parcels have been used for agricultural purposes for the last few decades:

01-28-301-003
01-33-100-002
01-33-103-005

These three parcels contain 169 acres which represent approximately 83% of the proposed RPA. The Village will need to provide documentation that the three parcels currently utilized for agricultural purposes were part of a larger parcel which was divided into 3 or more smaller parcels that were recorded between 1950 to 1990.

It is my preliminary opinion that the proposed RPA as delineated contains parcels which cannot be designated as vacant land under the TIF Act.

CHRONIC FLOODING

The Eligibility Report concludes that chronic flooding is present to a meaningful extent. The Report also includes a memorandum by Christopher B. Burke Engineering regarding floodplain issues within the proposed RPA. The memorandum states the proposed RPA contains 45.2 acres of floodplain which is approximately 22% of the total RPA area. The memorandum states flooding is expected to occur within the floodplain but it does not state that chronic flooding occurs within the RPA. For this factor to be present, the TIF Act states:

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

watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, I concur a portion of the RPA may be subject to potential flooding. Approximately 78% of the RPA is outside of the mapped flood plain. The Eligibility Report does not contain any documentation or evidence to support the finding of chronic flooding.

It is my preliminary opinion that the factor of chronic flooding is not present to a meaningful extent and is not reasonably distributed throughout the proposed RPA.

OBSOLETE PLATTING

The Eligibility Report concludes that the factor of Obsolete Platting is present to a meaningful extent and reasonably distributed throughout the RPA. For this factor to be present the TIF Act states:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

The size of each of the 5 parcels within the proposed RPA are:

01-33-103-005 (24.0 ac)
01-33-101-001 (11.2 ac)
01-32-200-005 (6.4 ac)
01-33-100-002 (75.0 ac)
01-28-301-003 (68.7 ac)

I agree that parcel 01-32-200-005 containing 6.4 acres exhibits obsolete platting characteristics. This parcel represents just 3% of the total RPA. The other 4 parcels ranging in size from 11.2 acres to 75.0 acres are not of narrow or limited size and have sufficient acreage to allow for development. These four parcels which represent 97% of the RPA have adequate right-of-way frontage as to allow access to the parcel. Future development of these parcels can readily be accomplished according to the Village's Zoning & Subdivision Ordinances and consistent with the Village's Comprehensive Plan.

It is my preliminary opinion that obsolete platting is not present to a meaningful extent and is not reasonably distributed throughout the proposed RPA.

DECLINE IN EAV

The Eligibility Report concludes the EAV of the proposed RPA has declined four of the last five year to year periods.

Assuming the EAV's as depicted in the table on page 11 of the Eligibility Report are correct, I concur with this finding.

BLIGHTING FACTORS SUMMARY

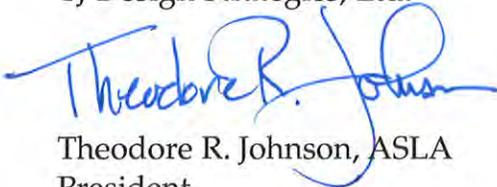
Based on my review of the Eligibility Report and other documents, the only factor which I concur with is Lack of Growth in EAV.

It is my preliminary opinion that the RPA as proposed contains agricultural land that does not qualify as vacant land and does not meet the minimum statutory requirements to qualify as a "blighted area" under the TIF Act.

Should you have any questions regarding this matter, or require further information, please give me a call. This memorandum reflects my findings and opinions as of today's date.

Sincerely,

TJ Design Strategies, Ltd.

A handwritten signature in blue ink that reads "Theodore R. Johnson". The signature is stylized and written in a cursive-like font.

Theodore R. Johnson, ASLA
President

Enc: CV



CURRICULUM VITAE
THEODORE R. JOHNSON, ASLA

Theodore R. Johnson is President of TJ Design Strategies, Ltd., established in 2001. Mr. Johnson is a planner and landscape architect involved in numerous urban planning, design, land planning, and zoning studies. He provides consulting assistance to both public and private clients. Prior to establishing TJ Design Strategies, Ltd., Mr. Johnson was Executive Vice President of Thompson Dyke & Associates, Ltd. Examples of his experience include the following:

Planning and Zoning Consultation

Burr Ridge, Illinois	Lincolnshire, Illinois
Carpentersville, Illinois	Mesa, Arizona
Cary, Illinois	Mundelein, Illinois
Chicago, Illinois	Northbrook, Illinois
Deer Park, Illinois	Northfield, Illinois
Deerfield, Illinois	Northlake, Illinois
Elk Grove Village, Illinois	Palatine, Illinois
Elmwood Park, Illinois	Palos Park, Illinois
Glendale Heights, Illinois	Prospect Heights, Illinois
Highland Park, Illinois	Schiller Park, Illinois
Highwood, Illinois	Skokie, Illinois
Hillside, Illinois	Vernon Hills, Illinois
Hinsdale, Illinois	Wauconda, Illinois
Huntley, Illinois	Waukegan, Illinois
Inverness, Illinois	Wheeling, Illinois
Kildeer, Illinois	Winnetka, Illinois
Lakewood, Illinois	Wood Dale, Illinois
Lemont Township, Illinois	Zion, Illinois
Lemont, Illinois	

Subdivisions and Planned Unit Development

Abbott Land & Investment - Libertyville, Illinois
Backhaus/Brackmann Property - McHenry, Illinois
Bethany Life Car Center - Palatine, Illinois
Busch Property - McHenry, Illinois
Cantera - Warrenville, Illinois
Conway Farms - Lake County, Illinois
Fielder Subdivision - Barrington, Illinois
Goose Lake Estates - Barrington Hills, Illinois

Haeger-Estes Property ~ West Dundee, Florida
 Heritage Court ~ Naples, Florida
 Hybernia ~ Highland Park, Illinois
 Klein Creek Business Center ~ Carol Stream, Illinois
 Loyola University Campus Plan ~ Chicago, Illinois
 Lupaki Property, DeKalb, Illinois
 Meers Property ~ Frankfort, Illinois
 Monastery Lake Subdivision ~ Franklin, Wisconsin
 Safety-Kleen Corporate Office ~ Elgin, Illinois
 Spring Creek Development ~ Bull Valley, Illinois
 Taco Bell ~ North Chicago, Illinois
 Thunderbird Country Club ~ Barrington, Illinois
 W.W. Grainger, Inc. ~ Mettawa, Illinois
 Woodland Hills ~ Bartlett, Illinois
 Woodlands on Green Bay Road ~ North Chicago, Illinois
 Woodridge Golf Course ~ Woodridge, Illinois
 Wulfert Woods "The Sanctuary" ~ Sanibel Island, Florida

Master Plan, Redevelopment, Medical and Beautification Studies

Abbott Laboratories ~ Old Mill Creek, Illinois
 Central Area Redevelopment Plan ~ Northfield, Illinois
 Costco Wholesale ~ Chicago Metro Region
 Costco Wholesale ~ Cleveland Metro Region
 Costco Wholesale ~ Columbus Metro Region
 Costco Wholesale ~ Dallas Metro Region
 Costco Wholesale ~ Des Moines Metro Region
 Costco Wholesale ~ Detroit Metro Region
 Costco Wholesale ~ Grand Rapids Metro Region
 Costco Wholesale ~ Houston Metro Region
 Costco Wholesale ~ Kansas City Metro Region
 Costco Wholesale ~ Lafayette Metro Region
 Costco Wholesale ~ Lexington Metro Region
 Costco Wholesale ~ Louisville Metro Region
 Costco Wholesale ~ Madison Metro Region
 Costco Wholesale ~ Milwaukee Metro Region
 Costco Wholesale ~ Minneapolis Metro Region
 Costco Wholesale ~ New Orleans Metro Region
 Costco Wholesale ~ Omaha Metro Region
 Costco Wholesale ~ St Louis Metro Region
 Costco Wholesale ~ Winnipeg Metro Region
 Glenview State Bank ~ Glenview, Illinois
 Grove Street Apartments ~ Wood Dale, Illinois
 Harris Bank ~ Northbrook, Illinois
 Home Hospital ~ Lafayette, Indiana
 Lake Forest Hospital Foundation ~ Lake Forest, Illinois
 Lake Forest Hospital Foundation ~ Grayslake, Illinois
 Meijer's ~ Chicago Metro Region
 Memorial Hospital Campus Plan ~ Woodstock, Illinois
 Mission Hills Country Club ~ Northbrook, Illinois

Miyano Machinery – Wood Dale, Illinois
 Motor Werks of Barrington – Barrington, Illinois
 Northern Illinois Medical Center – McHenry, Illinois
 Northwest Community Healthcare – Barrington, Illinois
 Park Avenue West Streetscape Study – Highland Park, Illinois
 Portland Cement Association – Skokie, Illinois
 Saint Anthony Medical Center Campus Plan – Rockford, Illinois
 Saint Francis Medical Center Campus Plan – Peoria, Illinois
 Schaumburg Baseball Stadium – Schaumburg, Illinois
 Shell Oil Company – Chicago North Region
 Sherman Health Systems – Elgin, Illinois
 Sherman Health Systems – Huntley, Illinois
 South Suburban Community College – South Holland, Illinois
 Swedish American Hospital – Rockford, Illinois
 Vulcan Materials Reclamation Plan – Crystal Lake, Illinois

Park and Open Space

Open Space Master Plan – Dolton, Illinois
 Open Space Master Plan – Geneva, Illinois
 Open Space Master Plan – Park Ridge, Illinois
 Open Space Master Plan – South Barrington, Illinois
 Park Designs – Brookfield, Illinois
 Park Designs – Chicago, Illinois
 Park Designs – Deerfield, Illinois
 Park Designs – Evanston, Illinois
 Park Designs – LaGrange, Illinois
 Park Designs – Schiller Park, Illinois
 Park Designs – Wheeling, Illinois

Tax Increment Financing Studies

Prepared/Reviewed for Municipalities
 Village of Addison, Illinois (1996)
 City of Chicago, Illinois (2000)
 City of Crystal Lake, Illinois (1986)
 Village of Deerfield, Illinois (1998)
 Village of Glencoe, Illinois (1992)
 Village of Glendale Heights, Illinois (1995/2000)
 City of Highland Park, Illinois (CBD) (1980/1989)
 City of Highland Park, Illinois (Skokie Corridor) (1986)
 Village of Northbrook, Illinois (1987)
 Village of Northfield, Illinois (1984)
 City of Northlake, Illinois (1994)
 City of Prospect Heights, Illinois (1997/2001)
 Village of Roselle, Illinois (1990)
 City of Warrenville, Illinois (1986)
 City of Zion, Illinois (1993)

Reviewed or School Districts / Property Owners / Taxing Agencies

City of Aurora, Illinois (1989)
City of Belleville, Illinois (2009)
Village of Burr Ridge, Illinois (1998)
Village of Cary, Illinois (2006)
Village of Colona, Illinois (1995)
City of Decatur, Illinois (2008)
City of Des Plaines, Illinois (2006)
Village of Forest Park, Illinois (2000)
Village of Geneva, Illinois (2016)
Village of Goodfield, Illinois (1998)
Village of Heyworth, Illinois (1998/2006)
Village of Hoffman Estates, Illinois (2007)
Village of Lake Villa, Illinois (2015)
Village of Lake Zurich, Illinois (2006)
Village of Lakemoor, Illinois (2014)
Village of Lakewood, Illinois (2015)
Village of Lindenhurst, Illinois (2006)
City of Lockport, Illinois (2008)
Village of Mahomet, Illinois (1999)
Village of Mascoutah, Illinois (1996)
Village of Maywood, Illinois (1997)
Village of McCook, Illinois (2003)
Village of Melrose Park, Illinois (1998)
City of Morris, Illinois (1987)
Village of Morton Grove, Illinois (1997)
Village of Orion, Illinois (1994)
Village of Orland Park, Illinois (2007)
Village of Palatine, Illinois (1995)
Village of Park Ridge, Illinois (2003)
Village of Plainfield, Illinois (1998)
City of Prospect Heights, Illinois (1989)
City of Peru, Illinois (1996)
Village of Richton Park, Illinois (1988)
Village of Rosemont, Illinois (1989)
Village of South Holland, Illinois (1994)
City of Sparta, Illinois (1994)
Village of Willow Springs, Illinois (1998)
City of Wilmington, Illinois (1991)

Litigation Support

Amoco Oil Company - Independence, Missouri
Attorney General's Office of South Carolina
Carbro, Inc. - Sanibel Island, Florida
Cary Park District - Cary, Illinois
City of Lake Forest, Illinois
City of Wood Dale, Illinois
DuPage County Forest Preserve District, Illinois
Illinois Department of Transportation

Illinois Toll Highway Authority
Joliet Regional Port District
Lake County Department of Transportation
Metropolitan Water Reclamation District, Harper College – Palatine, Illinois
Office of McHenry County State’s Attorney, Illinois
Office of the Cook County State’s Attorney, Illinois
Office of the DuPage County State’s Attorney, Illinois
Office of the Lake County State’s Attorney, Illinois
Office of the Winnebago County State’s Attorney, Illinois
Palwaukee Municipal Airport Authority – Wheeling, Illinois
School District 214 – Buffalo Grove, Illinois
Village of Addison, Illinois
Village of Arlington Heights, Illinois
Village of Cary, Illinois
Village of Deerfield, Illinois
Village of Evergreen Park, Illinois
Village of Island Lake, Illinois
Village of Lincolnshire, Illinois
Village of Mundelein, Illinois
Village of Northbrook, Illinois
Village of Skokie, Illinois
Village of Vernon Hills, Illinois
Village of Winnetka, Illinois
Wulfert Woods – Sanibel Island, Florida

Professional Education, Memberships and Registrations

Bachelor of Architecture, Architectural Design; University of Illinois, Chicago – 1976
American Institute of Certified Planners – Certified Planner #8907 - 1991-2016
American Planning Association
American Society of Landscape Architects
Lambda Alpha International, Ely Chapter
Plan Commission Vice Chairman – Village of Wheeling, Illinois, 1982 – 1990
Registered Landscape Architect – State of Illinois #157-000222 – 1995-2015
Registered Landscape Architect – State of Wisconsin #LA-243 – 1995-2015

Continuing Professional Development

Traditional Town Planning – Harvard University Graduate School of Design – 1995
Master Planning – Harvard University School of Design – 1994
Hospital Planning & Design – Harvard University School of Design – 1993
Recipient: AICP Continuing Professional Development Program

Awards

American Society of Landscape Architects Illinois Chapter Award 1988 and 1991
Homebuilders Association of Greater Chicago, Gold Key Award 1991 in recognition of outstanding design in land planning for Hybernia

PLANNING OFFICE OF
ALLEN L. KRACOWER & ASSOCIATES, INC.
URBAN PLANNERS & REAL ESTATE CONSULTANTS

900 NORTH SHORE DRIVE, SUITE 205
LAKE BLUFF, IL 60044
(847) 604-9600 FAX (847) 604-9601

February 28, 2017

Mr. Ares G. Dalianis, Partner
Franczek Radelet
300 S. Wacker Drive, Suite 3400
Chicago, Illinois 60606

Re: Preliminary Opinion of the Hoffman Estates, Route 72 and Route 59 Tax Increment Financing Eligibility Report

Dear Mr. Dalianis:

In accordance with your request, Allen L. Kracower & Associates, Inc. (ALKA) has undertaken a preliminary review of the proposed Hoffman Estates TIF Eligibility Report (Route 72 and Route 59) prepared by Laube Consulting Group, LLC. The ALKA report is preliminary and is based on the information contained in the Eligibility Report and Redevelopment Plan. We would require additional time and additional documentation via FOIA and other sources to render a final opinion. The Eligibility Report is based on a total of 203 acres of property; however, 145 acres of the land are not within the corporate limits of the Village of Hoffman Estates as of the date of the Redevelopment Plan and Report (December 12, 2016). As of that date, only 58 acres were within the corporate boundaries of Hoffman Estates. Please note, the Notice of Hearing attached to the Redevelopment Plan indicates that the Project Area contains approximately only 184 acres, contrary to what is stated in the Eligibility Report and Redevelopment Plan. The author of the Eligibility Study opines that “the ultimate responsibility for designation lies within the Village.” As of the date of the Eligibility Report, the project cannot qualify as a TIF as most of the redevelopment project area is outside the corporate limits of the Village of Hoffman Estates.

Executive Summary

1. The Eligibility Report qualifies the redevelopment project area as Blighted Vacant Land under both the one-factor and two-factor tests.

Blighted Vacant Land:

Opinion of ALKA: Regardless of the testing format, it is the preliminary opinion of ALKA that the redevelopment project area does not qualify for a Blighted Vacant TIF.

2. Under the one-factor test, the report relies on the finding of Chronic Flooding for qualification.

Chronic Flooding:

Opinion of ALKA: The redevelopment project area does not comply with the chronic flooding criteria of the Tax Increment Allocation Redevelopment Act (Act). Only 22% of the total 203-acre property is subject to flooding. Approximately 78% is not subject to flooding. Based on aerial photographs, a general site inspection, and other information, most of the property has been used for continued agricultural purposes, and physical improvements have been made to sustain agricultural operations.

3. Under the two-factor test the study relies on Obsolete Platting and Declining Equalized Assessed Valuation.

Obsolete Platting:

Opinion of ALKA: The redevelopment project area does not comply with the obsolete platting provision of the Act. There are five (5) large parcels that do not suffer from “limited or narrow size or configurations of parcels of irregular size or shape.” In fact, the parcels are regular in size and shape, and they are well suited for development. The site plan prepared for the development of the property clearly illustrates that the parcels do not deter development but rather encourage intense development.

Declining Equalized Assessed Valuation (EAV):

Opinion of ALKA: We have no opinion at this time, as further research would be required.

4. Purpose and Intent of the Tax Increment Allocation Redevelopment Act.

Purpose and Intent:

Opinion of ALKA: The redevelopment project area does not comply with the purpose and intent of the Act. Not every vacant property with minor flooding can qualify as a TIF. The purpose and the intent of a TIF are described in the following section of this opinion.

5. The TIF Eligibility Report classifies the redevelopment area as vacant.

Definition of Vacant:

Opinion of ALKA: This classification may be problematic, but it will require further analysis.

6. The Redevelopment Plan indicates a municipal budget of \$53,000,000. This is a very substantial project without any projected benefit to the public other than an abstract concept land plan and an unsubstantiated projected EAV of \$200,000,000.

But for Test:

Opinion of ALKA: A “But for Test” has not been completed; however, the costs and revenues are suspect given the lack of foundation. Further, the

impact to local taxing jurisdictions could be substantial and harmful. A further analysis of this factor is recommended.

7. Conformity to the Comprehensive Plan. The Redevelopment plan indicates the redevelopment project complies with the Village's Comprehensive plan adopted in 2007 and amended in 2009.

Comprehensive Plan:

Opinion of ALKA: Preliminarily, it is the opinion of ALKA that the redevelopment plan is inconsistent with the Village's comprehensive plan. Further research is required.

Purpose and Intent of the Tax Increment Allocation Redevelopment Act

Opinion of ALKA: It is the opinion of ALKA that the TIF designation is non-compliant with the purpose and intent of the Act.

The TIF is intended for areas that are experiencing severe conditions where conditions are “...**detrimental to the public safety, health, morals or welfare...**” The Act defines a specific purpose and intent so that deteriorating and blighted areas may be eradicated. The Act does not authorize local levels of government to declare that any vacant property that has had some degree of storm water inundation to be declared blighted. If this were the case, then almost any agricultural property could be considered as part of a TIF district.

In particular the Act 65 ILCS 5/11-74.4-2, Sec. 11-74.4.2 (a), states:

*It is hereby found and declared that there exist in many municipalities within this State blighted conservation and industrial park conservation areas, as defined herein; that conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; that the stable economic and physical development of the blighted areas, conservation areas and industrial park conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by overuse of housing and other facilities, by lack of physical maintenance of existing structures, by obsolete and inadequate community facilities and lack of sound community planning, by **obsolete platting**...that as a result of the existence blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals and welfare of the public...*

The TIF project redevelopment area is a 203-acre agricultural property that bears no relationship to the intent and purpose of the Act. Further, as set forth in the following sections of this report, the project redevelopment area does not qualify as blighted as it fails to qualify due to either chronic flooding or obsolete platting.

Chronic Flooding:

Opinion: It is the opinion of ALKA that the Chronic Flooding factor is non-compliant with the purpose and intent of the Act.

The Act requires, “If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act...”

The Act further states:

The area prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

The redevelopment Plan illustrates five (5) parcels with separate PIN numbers; however, the Eligibility study finds that only two (2) parcels representing 22% of the 203 acres are subject to flooding. PIN 01-33-100-002 is depicted to have approximately 34.5 acres of the 78.53 acres within the 100-year flood plain and PIN 01-28-301-003 is depicted to have only approximately 5 acres (7.2%) of 69.06 acres in the flood plain. ***In this respect, 78% of the project redevelopment area is not subject to flooding.*** Certainly, one would conclude that **CHRONIC flooding** is not present to a meaningful extent. There is no analysis to indicate the various drainage improvements that have been made to the subject property such as drain tiles and other improvements precedent to and after 2008, when FEMA issued a LOMR that defined the area to have only 22% of the TIF subject to flooding. Based on preliminary information, we have been advised that drainage tile experts have worked on the property and that successful agriculture operations exist on the property. A review of an aerial photograph of the total property indicates that most of the property is being farmed, and it is probable that the farmed area has been improved with various drainage improvements. Prior to its designation, the farmed areas were adequately improved to permit an agricultural use and flooding was not “...reasonably distributed throughout the vacant part of the redevelopment project area...” It is the opinion of ALKA that flooding was **NOT** “...documented, to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains...”

Obsolete Platting:

Opinion: It is the opinion of ALKA that the redevelopment project area does not comply with the obsolete platting provision of the Act.

There are five (5) large parcels that do not suffer from “limited or narrow size or configurations of parcels of irregular size or shape.” In fact, the parcels are regular in size and shape, and they are well suited for development. There is also failure to provide any meaningful and well documented evidence that the shape or size of the five (5) parcels at issue would interfere with the economic development of the redevelopment project area. The site plan prepared for the development of the property clearly illustrates that the parcels do not deter development, but rather encourage intense development. The redevelopment area consists of 203 acres, and given its size, has great flexibility for future development.

Sincerely,

Allen L. Kracower

Allen L. Kracower, President
ALLEN L. KRACOWER & ASSOCIATES, INC.

Vitae of Allen L. Kracower, President of Allen L. Kracower & Associates, Inc.

Allen L. Kracower has practiced planning for over 46 years in both the public and private sectors. Between 1965 and 1970 Mr. Kracower served with the U.S. Department of Housing and Urban Development. He was appointed to the position of Special Assistant to the Regional Administrator of the U.S. Department of Housing and Urban Development. In this capacity, he assisted with the administration of the agency's Federal domestic programs for the midwestern portion of the United States encompassing Illinois, Indiana, Michigan, Ohio, North Dakota, South Dakota, Nebraska, Iowa and Minnesota.

Mr. Kracower founded the firm of Allen L. Kracower & Associates, Inc. during 1970, and continues to serve as the President of the firm. Mr. Kracower is a professional land planner, real estate consultant and landscape architect. He practices a variety of professional services including land planning, zoning, fiscal impact analysis, municipal planning, landscape architecture and real estate consulting. He has been responsible for planning over 300,000 acres of land throughout the Chicago Metropolitan Area and has rendered services to both private and public clients. His planning projects have ranged in size between 5 acres and 2,000 acres of land, and have included residential, commercial, industrial, aviation, wind farms and planned unit developments. Mr. Kracower has prepared comprehensive municipal plans and zoning ordinances for local levels of government, and has assisted numerous governmental bodies with a variety of development related issues including site plan reviews. His professional services in the private sector have been extensive, and he has provided both planning and real estate consulting services to many major financial institutions, builders, developers and major corporations, and religious institutions.

Mr. Kracower has given numerous speeches to public and private organizations, and serves as a mentor to many individuals in the planning and legal professions. He has served as a guest lecturer at Northwestern University, Loyola Law School, Carthage College, the American Planning Association, the Illinois Attorney General's Seminar and the Illinois Municipal League and has been on the faculty of CLE International, where he lectures on land use and zoning, highest and best use, eminent domain, and land planning.

Mr. Kracower has served as an expert planner and zoning consultant before numerous planning and zoning boards and has testified in the trial courts of DuPage County, Lake County, Kane County, McHenry County, Cook County, Will County, Boone County and DeKalb County, as well as Federal Courts. He serves both as a planning and zoning consultant as well as a real estate consultant and has rendered services to small companies as well as to some of the largest companies in the United States. He has consulted to and assisted numerous law firms, builders, developers, governmental agencies and other public and private organizations. His expertise extends to almost all areas of land use including industrial, residential, commercial, agriculture, office, institutional, mining, energy, aviation, and infrastructure. Almost all his practice has been in the United States.