

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 Batavia Avenue

Geneva, Illinois 60134

Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 08-03-100-009; 05-34-300-032; 05-34-400-025
	Street Address (or common location if no address is assigned): 41W400 Silver Glen Road, St. Charles, IL 60175

2. Applicant Information:	Name Maxxam Partners, LLC	Phone (630) 513-9800
	Address c/o Andrew E. Kolb, Esq. & F. Keith Brown Meyers & Flowers, LLC 3 N. Second Street, Suite 300 St. Charles, IL 60174	Fax (630) 513-9802
		Email akolb@vklawfirm.com

3. Owner of record information:	Name Glenwood Academy, an Illinois not-for-profit corporation	Phone (708) 754-0175
	Address c/o Mary Hollie, President & CEO, Glenwood Academy	Fax (708) 754-0175
	500 West 187th Street, Glenwood, IL 60425	Email mhollie@glenwoodschool.org

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Institutional / Private Open Space

Current zoning of the property: F District-Farming

Current use of the property: Vacant- Formerly Glenwood School

Proposed zoning of the property: F District - Farming. No proposed change

Proposed use of the property: Private-pay alcoholism and substance abuse treatment facility

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Mary H. Hollins 8/27/15
Record Owner Date

Andrew Lab, Esq. 8/27/15
Applicant or Authorized Agent Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

Maxxam Partners, LLC

8/28/15

Name of Development/Applicant

Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

See attached Rider.

2. What are the zoning classifications of properties in the general area of the property in question?

See attached Rider.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

See attached Rider.

4. What is the trend of development, if any, in the general area of the property in question?

See attached Rider.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

See attached Rider.

Findings of Fact Sheet – Special Use



Special Use Request

Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
See attached Rider.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
See attached Rider.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
See attached Rider.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:
See attached Rider.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

See attached Rider.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

See attached Rider.

RIDER TO APPLICATION FOR SPECIAL USE

Applicant, Maxxam Partners, LLC, a Delaware limited liability company ("**Applicant**"), for its Application for a Special Use, states as follows:

Property Information:

Parcel Number(s): 08-03-100-009; 05-34-300-032; 05-34-400-025
Street Address: 41W400 Silver Glen Road, St. Charles, Illinois 60175

Applicant / Contract Purchaser Information:

Name: Maxxam Partners, LLC
Address: c/o Andrew E. Kolb, Esq. & F. Keith Brown, Esq., Meyers & Flowers, LLC, 3 Second Street, Suite 300, St. Charles, Illinois 60174
Phone: Andrew E. Kolb: 630-513-9800
Fax: Andrew E. Kolb: 630-513-9802
Email: Andrew E. Kolb: akolb@vklawfirm.com

Applicant's Team: Copies of the biographies and/or curriculum vitae of Applicant's team members are incorporated herein as **Exhibit A**.

Co-Applicant / Owner of Record Information:

Name: Glenwood Academy, an Illinois not-for-profit corporation.
Address: c/o Mary Hollie, President, Glenwood Academy, 500 West 187th Street, Glenwood Illinois, 60425.
Phone: c/o Mary Hollie, President, Glenwood Academy; (708) 576-5054
Fax: c/o Mary Hollie, President, Glenwood Academy; (708) 756-5676
Email: c/o Mary Hollie, President, Glenwood Academy; mhollie@glenwoodschoool.org.

I. General Background

- 1.1 The Property – The Subject Property is comprised of approximately 120.0574 acres and is located at 41W400 Silver Glen Road, St. Charles, in unincorporated Kane County, Illinois. The Subject Property is located south of McDonald Road, west of Corron Road and north of Silver Glen Road, in unincorporated Kane County. The ("**Subject Property**") is legally described in **Exhibit B** attached hereto.
- 1.2 Previous Use – Kane County approved the existing special use for the Subject Property on May 9, 1989. The approval granted the Glenwood School for Boys (subsequently renamed, Glenwood Academy) permission to operate a private boarding school for at-risk children on the Subject Property. The special use has existed since 1989 without incident or revocation. The special use remains in effect; however the Glenwood Academy permanently closed the school in June 2012 and the Subject Property is currently unoccupied.
- 1.3 Applicable Code Provisions - The Subject Property is located in the "**F**" **Farming Zoning District** of the Kane County Zoning Ordinance.

Pursuant to Section 25-8-1-2(dd) of the Kane County Zoning Ordinance, Special Uses within the “F” district also include:

“Other uses **similar** to those permitted herein as special uses.”

In accordance with Section 25-8-1-2(a) of the Kane County Zoning Ordinance, the enumerated “special uses” in the “F” Farming Zoning Classification include by cross-reference, all “special uses allowed in the R1 District.” Thus, all special uses permitted in the “F” district include all special uses permitted in the R1 District by reference.

Pursuant to Section 25-9-5-2(c), the following special use is expressly permitted within the R1 District (and by reference thereby within the “F” Farming District where the Subject Property is Located):

“Hospitals, general, for human beings. This may include power plants, residence for nurses and similar facilities.”

Pursuant to Section 25-8-1-2(q), Special Uses within the “F” district also include:

“Monasteries, nunneries, religious retreats, **nursing and convalescent homes**, assisted living facilities, boarding schools and orphanages.”

Furthermore, Section 5.3(b) of the Kane County Zoning Ordinance states that “no section, clause or provision of this Ordinance is intended nor shall be construed as contrary to the Federal Fair Housing Act,” *and it* implicitly acknowledges the County’s mandate to provide such accommodations to persons with disabilities.

Additionally, pursuant to Section 5.15 of the County Ordinance, “the Enforcing Officer may allow land-uses which, though not contained by name in a zoning district list of permitted or special uses, are deemed to be similar in nature and clearly compatible with the listed uses.”

Applicant submits the legal opinions of Holland & Knight, LLP and Meyers & Flowers, LLC attached herein as **Tab #12** and **Tab #13**, respectively, in support of the zoning analysis outlined above.

- 1.4 Applicant’s Proposed Use - Applicant proposes to use the existing buildings and infrastructure on the Subject Property for a 120-bed exclusively private-pay alcoholism and substance abuse treatment facility. The facility will offer patients a full continuum of care while they reside at Applicant’s facility. The average duration of a patient’s stay will be between 30 – 90 days. The duration of a patient’s stay is determined by the patient’s addiction and treatment plan. Applicant will treat all addictions with the exceptions of methamphetamine and sexual addictions. Applicant will also treat patients with eating disorders. Applicant will not accept Medicare or Medicaid. “Private-pay” patients will be pre-screened to ensure that they meet Applicant’s patient standards, medically and financially.

Applicant's treatment programs are personalized using what evidence tells the staff will work for each particular patient. Applicant's professional staff assesses and diagnoses patients, collaborates with the patient and devises a treatment plan that will meet their individual needs. Among the resources Applicant's staff will use in alcoholism and substance abuse treatment are dialectical behavioral therapy, cognitive behavioral therapy, medication-assisted treatment, psychotherapy, art therapy, and a sobriety curriculum.

The Subject Property is ideally suited for the proposed use as an alcoholism and substance abuse treatment facility. The existing facility (with minor interior cosmetic updates and renovations) provides a private residential setting for patients. Applicant proposes to maintain the original footprint of the former Glenwood Academy and will limit renovation activities solely to the existing structures. No new buildings or structures will be constructed.

Per the submitted aerial overlay (**Tab #7**); there are eight existing residential dormitories that will be used as patient lodges. The eight patient lodges will house patients with separate buildings for men and women. Patient Lodge #1 will be used for "medically managed detoxification." Patient Lodges #2 - #8, will house patients according to their needs and the type of treatment they will be receiving.

The "Dining/Multi-Purpose Building" will be used as a central dining room and a multi-purpose room for movies, motivational speakers, and other group therapy activities. The "Therapy and Activity Building" contains twelve rooms that will be utilized for individual and group therapy sessions, art therapy, music therapy, yoga and meditation. The Applicant considers exercise to be an important component of treatment. As such, the existing Gymnasium will become a 25,000 square foot recreation center for exercise, yoga, basketball, volleyball, and other physical activities. Applicant plans to convert certain interior spaces within the recreation center into modern weight training and cardiovascular fitness rooms.

The facility will be licensed by the Division of Alcoholism and Substance Abuse of the Illinois Department of Human Services and will be accredited by the Joint Commission on Accreditation of Health Care Organizations (JCAHO). The level of care provided will be in accordance with that specified in the American Society of Addiction Medicine's (ASAM) Patient Placement Criteria and with the related administrative code.

II. Development Requests – Application for a Special Use “similar” to a Hospital and a Nursing and Convalescent Home.

2.0 Development Requests – Applicant requests the following development approvals:

- (a) Applicant requests a Special Use to operate the Subject Property as an alcoholism and substance abuse treatment facility in accordance with the ordinances and analysis outlined in Section 2.1, this Rider, and the materials incorporated in Section III hereof; and

(b) Applicant requests “reasonable accommodation” with respect to Applicant’s proposed facility. Applicant’s proposed alcoholism and substance abuse treatment facility will provide in-patient residential treatment to persons with disabilities who are protected under the terms of the Federal Fair Housing Act.

2.1 Applicable Ordinances – As referenced in Section 1.3 above, the Subject Property is located in the “**F**” **Farming Zoning District** of the Kane County Zoning Ordinance.

Pursuant to Section 25-8-1-2(dd) of the Kane County Zoning Ordinance, Special Uses within the “F” district also include:

“Other uses **similar** to those permitted herein as special uses.”

In accordance with Section 25-8-1-2(a) of the Kane County Zoning Ordinance, the enumerated “special uses” with the “F” Farming Zoning Classification include by cross-reference, all “special uses allowed in the R1 District.” Thus, all special uses permitted in the “F” district include all special uses permitted in the R1 District by reference.

Pursuant to Section 25-9-5-2(c), the following special use is expressly permitted within the R1 District (and by reference thereby within the “F” Farming District where the Subject Property is Located):

“Hospitals, general, for human beings. This may include power plants, residence for nurses and similar facilities.”

Pursuant to Section 25-8-1-2(q), Special Uses within the “F” district also include:

“Monasteries, nunneries, religious retreats, **nursing and convalescent homes**, assisted living facilities, boarding schools and orphanages.”

Furthermore, Section 5.3(b) of the Kane County Zoning Ordinance states that “no section, clause or provision of this Ordinance is intended nor shall be construed as contrary to the Federal Fair Housing Act,” *and it* implicitly acknowledges the County’s mandate to provide such accommodations to persons with disabilities.

In further support of Applicant’s development petition, Applicant requests that the Commission and Board note Section 5.15 of the Kane County Zoning Ordinance. Section 5.15 is evidence that the overall spirit and intent of the Kane County Zoning Ordinance is to permit existing land uses consistent and similar to existing permitted and special uses. More specifically, Section 5.15 vests the Zoning Enforcement Office of Kane County with the authority to examine existing uses in the County that are not enumerated as either permitted or special uses under the Code, and thereafter, to make a determination that the use being examined is allowed based solely upon the fact that it is “similar” to an existing use enumerated under the Zoning Ordinance. This section is consistent with Applicant’s development petition.

Applicant submits the legal opinions of Holland & Knight, LLP and Meyers & Flowers, LLC attached herein as **Tab #12** and **Tab #13**, respectively, in support of its zoning analysis outlined above.

Analysis of similarity pursuant to Section 25-8-1-2(a) – Applicant’s proposed use for the Subject Property as an alcoholism and substance abuse treatment facility is substantially similar to that of a hospital, in terms of both facility operations and Illinois licensure law. These similarities include:

- (a) Compliance with National Fire Protection Association’s Life Safety Code,
- (b) Compliance with emergency care regulations,
- (c) Compliance with patient room and bath facility regulations,
- (d) Compliance with food preparation, nutrition, and dining facility regulations,
- (e) Compliance with housekeeping and laundry service regulations,
- (f) Compliance with patient rights standards,
- (g) Compliance with standards for maintenance of patient records,
- (h) Compliance with quality improvement and utilization review regulations,
- (i) Compliance with facility staffing and staff qualification standards,
- (j) Diagnostic services,
- (k) 24-hour observation, monitoring and treatment,
- (l) The administration of medicine,
- (m) Investigation of complaints in patient care,
- (n) Inspections before license renewals; and
- (o) Right to deny a license or impose a moratorium.

Murer Consultants, Inc. – Expert Opinion

Applicant hereby submits the expert opinion of Murer Consultants, Inc. (“Murer Consultants”), in support of Applicant’s position that the proposed use as an alcoholism and substance abuse treatment facility is “similar” to a hospital under the Kane County Zoning Ordinance.

Murer Consultants concluded that the proposed facility is similar to a hospital as the term is defined under the Kane County Zoning Ordinance. Murer Consultants based this finding on the fact that the proposed facility substantially meets the definition of a hospital as defined under the Kane County Zoning Ordinance. Murer Consultants concluded that under Illinois licensure law, the facility staffing and service requirements applicable to the proposed facility share similar characteristics as those applicable to hospitals and the services provided by the proposed facility are regularly and customarily provided by hospitals in Illinois. Applicant submits the expert opinion of Murer Consultants attached herein as **Tab #11**.

Illinois Legislation

The Illinois statutes governing the licensure requirements of a hospital directly support the Applicant’s position that the Applicant’s proposed use as an alcoholism and substance abuse treatment facility is “similar” to a “Hospital” but exempts alcoholism and substance abuse

treatment facilities from being licensed as a hospital. It is clear that the legislature made the distinction to avoid unfairly burdening alcoholism and substance abuse treatment facilities with any unintended hardship. Furthermore, Illinois law requires facilities providing these services to be licensed *either* as a hospital or as an alcoholism and substance abuse treatment facility.

Illinois Hospital Licensing Act

Section 3(a) of the Hospital Licensing Act provides the legal definition of a “Hospital” in the State of Illinois:

“Hospital means any institution, place, building, buildings on a campus, or agency, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of 2 or more unrelated persons admitted for overnight stay or longer in order to obtain medical, including obstetric, psychiatric and nursing, care of illness, disease, injury, infirmity, or deformity.”

Section 3(a)(5) also states that:

“The term “Hospital” does not include:

(5) any person or facility required to be licensed pursuant to the Alcoholism and Other Drug Abuse and Dependency Act.”

Applicant’s proposed use requires licensure under the Alcoholism and Other Drug Abuse and Dependency Act. Devoid of the exemption provided under Section 3(a)(5) as mentioned above, the Applicant would have to be licensed as a “Hospital.” Thus, the definitions are so similar that the distinction was made in Section 3(a)(5) of the Illinois Hospital Licensing Act, so that alcoholism and substance abuse treatment facilities would not be burdened with any unintended hardship.

Existing Hospital Facilities

Another factor demonstrating the similarity between a “Hospital” and an “alcoholism and substance abuse treatment facility,” is that many existing alcoholism and substance abuse treatment facilities in the State of Illinois are physically located in a hospital or on a campus and *are licensed as hospitals*. In addition to medically managed detoxification, many licensed hospital facilities also provide inpatient residential alcoholism and substance abuse treatment.

Examples of hospitals that provide in-patient residential alcoholism and substance abuse treatment include:

- (a) Captain James A Lovell Federal Health Care Center, 3001 Green Bay Road, Building 11, North Chicago, 60064;
- (b) Loretto Hospital Addiction Center, 645 South Central Avenue, Chicago, Illinois 60644;
- (c) Edward J. Hines Veterans Administration Hospital, Substance Abuse Section, 100 5th Avenue, Hines, Illinois;

- (d) Behavioral Health Services of Central DuPage Hospital, 27 West 350 High Lake Road, Winfield, Illinois 60190;
- (e) Saint Bernard Hospital, 326 West 64th Street, Chicago, Illinois 60621;
- (f) Holy Family Medical Center, “*Keys to Recovery Program*,” 100 North River Road, Des Plaines, Illinois, 60016,

Analysis of similarity pursuant to Section 25-8-1-2(q) – Applicant’s proposed use for the Subject Property as an alcoholism and substance abuse treatment facility is substantially similar to that of a “Nursing and Convalescent Home.” In support of the Applicant’s proposed use to that of a “Nursing and Convalescent Home,” Applicant hereby submits and incorporates herein the legal opinions of Holland & Knight, LLP and Meyers & Flowers, LLC attached herein as **Tab #12** and **Tab #13**, respectively. The Kane County Zoning Ordinance defines “Nursing and Convalescent Home” as “a building and premises for the care of sick, infirm, aged, or injured persons to be housed; or a place of rest for those who are bedfast or need considerable nursing care, but not including hospitals, assisted living facilities or group homes.” The law firm, Holland & Knight, states in their legal opinion that “the defined ‘Nursing and Convalescent Home’ use best describes the residential dwelling arrangements for the residents of the facility.” Furthermore, “the patients of the proposed residential alcoholism and substance abuse treatment facility are disabled and sick, and will be housed in seven separate resident lodges. Each lodge is a home or dwelling unit as it contains bedrooms with private bathrooms, a kitchen, and a dining/living room area.” Also “the patients’ medications will be administered to them in the lodges by the facility’s professional staff, the same as in a Nursing Home.”

Legal Opinions – In support of Applicant’s entitlement to this Special Use and Applicant’s request for “reasonable accommodation” under the Federal Fair Housing Act as set forth herein, Applicant hereby submits and incorporates herein the legal opinions of Holland & Knight, LLP and Meyers & Flowers, LLC attached herein as **Tab #12** and **Tab #13**, respectively.

III. Submission Materials

Along with the filing of its Application, and in support thereof and in support of all standards applicable to a Special Use and Applicant’s development requests as set forth herein, the Applicant submits and incorporates herein the following required attachments and supplemental materials:

Ex. A	Principal Biographies
Ex. B	Legal Description
Tab #1	ALTA Survey
Tab #2	Kane / DuPage Soil and Water Conservation District Land Use Opinion
Tab #3	Land Use Opinion Waiver(s)
Tab #4	IDNR – Endangered Species Report
Tab #5	Certification of Notice to Adjacent Property Owners / List of Adjacent Property Owners
Tab #6	Aerial Photo – Sidwell
Tab #7	Site Plan Aerial with Building Identifiers
Tab #8	Concept Meeting Power Point Presentation
Tab #9	Holland & Knight – Legal Opinion
Tab #10	Meyers & Flowers, LLC – Legal Opinion
Tab #11	Murer Consultants, Inc.- Expert Opinion - “Similarity”
Tab #12	Market Impact Study – MaRous & Company
Tab #13	Fiscal Impact Study – Poletti and Associates, Inc.
Tab #14	Schaeffer & Roland, Inc. – Wastewater System Evaluation
Tab #15	KLOA Summary Traffic Evaluation
Tab #16	Photographs of Property and Improvements
Tab #17	Digital Submission
Tab#18	Opinion from John Curtiss of The Retreat
Tab#19	Land Use Opinion – J. Christopher Lannert
Tab #20	Application Fee / Kane County Application Forms

IV. Criteria

Special Uses - Section 4.8 of the Kane County Zoning Ordinance sets forth the procedures and criteria for granting a Special Use hereby addressed by the Applicant. Section 4.8-1 states that:

“Uses as hereinafter enumerated, which may be proposed for classification as "special uses," shall be considered at a public hearing before the Zoning Board, and its report of findings or fact and recommendations shall be made to the County Board following the public hearing; provided, that the County Zoning Board, in its report of findings or facts and recommendations to the County Board, shall not recommend a special use unless the Zoning Board shall find:

(a) That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;

The establishment of the specific special use sought here, an upscale, alcoholism and substance abuse treatment facility, will serve to improve the public health, safety, morals, comfort, and general welfare of the community. The proposed facility will provide upscale in-patient residential treatment as well as many opportunities for healthful recreation and recuperation on-site. The facility will commit to participating in substantial community outreach programs with local schools, religious groups and other agencies in an effort to improve alcoholism and substance abuse awareness within the community. The treatment and amenities provided by the proposed facility will improve the health of its patients and aid in their recovery and its outreach programs will aim do the same for members of the community.

To address the safety and comfort of its patients and the community, Applicant will have strict written admittance and discharge policies for all patients. Prior to granting admission to the facility, a phone interview is conducted with the patient seeking treatment. During this initial phone interview, all prospective patients are thoroughly pre-screened by Applicant to ensure that all participants in the treatment programs meet (i) Applicant's financial admissions criteria; and (ii) Applicant's treatment criteria. Once patients are onsite they undergo further screening by staff members to ensure they are medically, socially, and emotionally stable enough to meet the requirements of Applicant's programs. Applicant has strict policies prohibiting guests from leaving the premises unaccompanied prior to completing the program.

In support of the position that the proposed use will not be detrimental to or endanger public health, safety, morals, comfort or general welfare, Applicant hereby submits the expert opinion letter of John H. Curtiss, President of The Retreat, a nonprofit residential alcoholism and substance abuse treatment facility located in Wayzata, Minnesota (**Tab #18**). Mr. Curtiss has 35-years of operational experience and his letter addresses possible concerns that may arise from the County Board and/or community. Mr. Curtiss, states that incomplete stays, voluntary discharges, and "walk-outs" are rare for high-end alcoholism and substance abuse treatment facilities. Mr. Curtiss, states that in his experience those who choose to invest in an expensive treatment program are highly motivated to complete the program successfully and are thus unlikely to leave prematurely. In the case of Applicant's facility, should a patient choose to leave the facility prior to completing the program, Applicant will provide a private car service to transport the patient from the facility to a pre-designated location selected by the patient prior to admission.

The proposed use will also serve to improve the safety and general welfare of the community by providing certainty with respect to the Subject Property. The Subject Property has been vacant since June 2012. The vacant nature of the property has led to numerous reported incidents on the property. These incidents include theft, trespass, loitering, yard waste dumping, and destruction of property. The most recent occurrence took place in April 2015, when criminal damage was reported to the authorities.

The Applicant will ensure the safety and security of its patients and the surrounding community by providing both onsite and third party monitoring systems with video cameras at the premises, security guards, and thermal cameras that will monitor the perimeter while maintaining the aesthetics of the surrounding Forest Preserve District.

(b) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed alcoholism and substance abuse treatment facility will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The Applicant proposes to use the Subject Property “as-is” on its existing footprint, and Applicant does not intend to construct any new buildings or perform other exterior improvements which might impede the use or enjoyment of other property in the surrounding area. The only improvements planned for the campus are cosmetic updates to the interiors of the structures.

The proposed special use will not diminish or impair property values within the surrounding area. Applicant has commissioned two separate market impact studies to determine the impact, if any, of the proposed special use on the surrounding property owners. The studies were performed by MaRous & Company, and Poletti and Associates, Inc. and are incorporated herein as **Tab #12** and **Tab #13**, respectively.

MaRous & Company

Michael S. MaRous, MAI, CRE has appraised more than \$15 billion worth of primarily investment-grade real estate in more than 25 states. Mr. MaRous has provided highest and best use, marketability, and feasibility studies for a variety of properties. Many of the largest redevelopment areas and public projects, including Interstate 355, the O’Hare International Airport expansion, the Midway Airport expansion, and the McCormick Place expansion are part of Mr. MaRous’ experience. Mr. MaRous is a former Mayor of Park Ridge, Illinois and a member of the Appraisal Institute, MAI and has published numerous books on the topic of real estate. The complete biography of Mr. MaRous and a list of his representative clients and projects are found within his expert opinion incorporated herein.

Highest and Best Use. The MaRous & Company (“MaRous”) Market Impact Analysis study dated August 20, 2015 made a number of findings. Specifically, the study found that the approval of a special use permit for the proposed alcoholism and substance abuse treatment facility is the highest and best use of the property and is less intense than the prior use as a boarding school for at-risk children. According to the study, the facility will provide “on-going maintenance as opposed to a vacant and potentially neglected property, financial benefits to the taxing bodies, and a single access point into the facility. In addition, the client population will be tightly controlled. Therefore, the highest and best use of the existing facility is as a high-end alcoholism and substance abuse treatment facility.” The study found that there are few viable options for the use of a property of

this size and character, and that demand for such a property is minimal given that few buyers would have the resources to purchase and operate a facility of this quality and size.

No Negative Effect Upon Surrounding Property Values. The MaRous study also found that the proposed use as an alcoholism and substance abuse treatment facility will not have a measurable negative impact on either, (i) the character; or (ii) the property values of adjoining uses. Specifically, Mr. MaRous conducted a comprehensive “matched pair analysis” of a similar facility in a similar geographic area and a “‘Before’ and ‘After’ Value Assessment” on nearby residential property to confirm and conclude that the Applicant’s proposed facility will not result in a negative effect upon surrounding monetary property values due to the proximity of Applicant’s in-patient residential treatment facility. Furthermore, the study found that the uncertainty created by a vacant facility, and the long-term potential maintenance problems on the current abandoned site appear to be a bigger threat to property values in the area than the proposed treatment facility. MaRous pointed out that there are few viable options for the use of a property of this size and character, and that demand for such a property is minimal given that few buyers would have the resources to purchase and operate a facility of this quality and size.

Poletti and Associates

Dr. Peter J. Poletti, Jr., MAI holds degrees from the University of Illinois, Southern Illinois University, and St. Louis University. Dr. Poletti served as an Assistant Professor of geography at the University of Missouri-St. Louis and has taught college courses in both real estate and economics. Poletti is a certified appraiser through the Appraisal Institute and has over 30 years of real estate experience. A list of representative clients and projects on which he has performed analysis can be found within Dr. Poletti’s Resume affixed to his expert report incorporated herein.

The study performed by Poletti and Associates, Inc. (“Poletti”), dated June 21, 2015 provides an analysis and evaluation of the Subject Property and surrounding area. The study applied various elements from a variety of techniques to reach conclusions. The techniques used by Poletti include: Hedonic Price Modeling, Multiple Regression Modeling, a Comparison of Averages technique, and Paired Sales Analysis. In Poletti’s study, Poletti first created a Target Area together with a nearby Control Area in the vicinity of a currently operating alcoholism and substance abuse treatment facility to determine if the facility had a measurable effect upon property values based upon recent arms-length real estate transactions. In Poletti’s study, analysis was made of the Rosecrance Center in Rockford, Illinois and the Timberline Knolls facility in LeMont, Illinois.

Timberline Knolls is a 164-bed alcoholism and substance abuse treatment facility similar to Applicant’s proposed facility and is located on 43 wooded acres in LeMont, Illinois. The Timberline Knolls facility was converted into its current use in 2005. The campus is a combination of older and newer structures. Poletti created both a Target Area in close

proximity to the facility and a nearby Control Area for comparison. Applying his techniques, Poletti concluded that the presence of the facility had no statistically measurable effect upon property values within the Target Area as compared to the nearby Control Area. In sum, with respect to Timberline Knolls, the presence of the facility did not negatively affect property values.

The Rosecrance Center in Rockford, Illinois is a rehabilitation facility similar to Applicant's proposed facility and is located on a 50 acre site. The Rosecrance Center's facility houses 96 beds within 67,000 square feet and includes a gymnasium and workout facility. The Rosecrance Center's facility is surrounded by farmland and a residential subdivision. In viewing this facility, Poletti applied a comparison of overall average prices technique, a multiple regression analysis and a paired sales analysis. As was the case with Timberline Knolls, Poletti again found that the presence of the Rosecrance Center's facility did not negatively affect property values based upon arm's length transactions.

In addition to the forgoing comparison studies, Poletti also examined the physical characteristics of the Applicant's proposed site in Kane County. Dr. Poletti in his study, concluded that the proposed alcoholism and substance abuse treatment facility will be located to minimize the effect on the property values of the surrounding property. The study focuses in part on the geographic layout of the site and the fact that the site does not appear to be visible from nearby residential properties. Poletti observes that to the south of the Subject Property the closest residential properties are the homes located in the Silver Glen Meadows Subdivision on the north side of Silver Glenn Road. The homes in this subdivision are set back from views of the facility by a combination of distance and existing tree lines.

Importantly, Poletti points out that the facility essentially is screened and is set back from nearby properties with residential uses, a key factor in reaching the conclusion that the facility will have no negative effect upon property values. In this regard, Poletti notes specifically that the facility is located in an area with a high proportion of open space and agricultural land that serves as a setback for adjacent property owners. Poletti points out that the Kane County Forest Preserve adjoins the property on the east, south, west, and partially on the north sides of the property. The designated Forest Preserve property is used to restore and preserve native prairie habitat and will not be developed for more intensive use.

Poletti also notes that the nature of the single point of access to the facility will also help minimize the effect on surrounding property values. The use of only one access point means that traffic to and from the facility will essentially be limited to Silver Glen Road (which was the case with the Glenwood Academy). In further support of the proposition that the single point of access will mitigate diminution of property values in the surrounding area, Applicant submits and incorporates herein the traffic study of Kenig, Lindgren, O'Hara, Aboona, Inc. (as further outlined in detail below in Standards (e) and (d).

Finally, Poletti found that the proposed use provides certainty, specifically the ongoing quality maintenance of an occupied facility, as opposed to vacant property which becomes an attractive nuisance if not maintained.

Positive Fiscal Impact

The proposed facility will have a positive fiscal impact on Kane County. The Subject Property is currently owned by Glenwood Academy, an organization that is tax-exempt under IRC §501(c)(3). Due to its tax-exempt status, Glenwood Academy did not pay income taxes to the Internal Revenue Service (IRS) or to the Illinois Department of Revenue. More importantly, Glenwood Academy did not pay real estate taxes to Kane County or its taxing bodies. The Applicant’s for-profit proposed use would not be tax-exempt and therefore the Subject Property would return to the real estate tax rolls of Kane County. The return of such a high value property to the tax rolls would provide for an increase in the real estate tax base and generate significant income for the school district, forest preserve district, library district, sanitary district, and other taxing bodies. Over \$250,000 of real estate tax revenue generated from the Subject Property will be earmarked for Kane County School District 301 without increasing the number of students in the district. A complete breakdown of property tax revenue is included below:

Campton Township Taxing District		
Purchase Price	\$9,750,000	
Estimated Assessment	\$3,250,000	
2014 Tax Rate	10.365477%	
Estimated RE Taxes	<u>\$336,878</u>	
Kane County	0.46836%	\$15,222
Forest Preserve	0.31263%	\$10,160
Campton Township	0.555845%	\$18,065
Campton Roads	0.26093%	\$8,480
Campton Cemetery	0.00277%	\$90
Central School District 301	7.882872%	\$256,193
Elgin College 509	0.607621%	\$19,748
Fox River Fire & Countryside Fire District	0.274449%	\$8,920
Campton Solid Waste	0.0000%	\$0
	10.365477%	\$336,878

In addition to the aforementioned taxation benefits, the proposed use of the facility will be a creator of jobs in the surrounding community. The facility will employ and/or contract with between 80-120 people in diverse job functions. The jobs that will be created by this project include medical directors, psychologists, therapists, counselors, registered nurses, receptionists, maintenance workers, as well as janitorial and kitchen

staff. The number of high-paying jobs created by the proposed facility will have a positive impact on the local economy. Furthermore, the number of professional jobs created by this facility may also have a positive effect on home values in the surrounding area by increasing the demand for such product due to the professional staff looking for homes close to the facility. Lastly, there will be immediate construction jobs created through the renovation of the existing structures on the campus, as Applicant will bid the renovation work to local contractors.

(c) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The proposed facility will maintain the vast open space of the Subject Property and will not impede the development and improvement of the surrounding property. The Subject Property is predominately surrounded by property owned by the Kane County Forest Preserve District and thus Applicant's proposed use will not affect in any manner any permitted development in adjacent or nearby areas. The application contains a memorandum authored by land planning expert J. Christopher Lannert of The Lannert Group (attached herein as **Tab #18**). Mr. Lannert is an Illinois registered landscape architect with over 30-years' experience in all facets of land planning. This memorandum provides historical and present day context of the existing conditions that impact the property. Lannert concludes that the Applicant's proposed use will not and cannot affect the normal orderly development or improvement of the surrounding area. Lannert bases this conclusion on a number of factors including:

- (1) That the existing corporate limits of the surrounding communities will control future.
- (2) That the established uses in the area and permitted rights of the underlying zoning, dictate future development.
- (3) That the historical open space policies of the jurisdictions, the existing open space commitments on site, and the abutting Forest Preserve holdings, prevent any transitional impact on adjacent properties.
- (4) The self-contained, inward orientation of the existing facility will not affect future development.

Furthermore, as stated in Standard (b) above, the Market Impact Analyses performed by MaRous and Poletti indicate that the proposed treatment facility will have no measurable negative effect on the value of homes in the surrounding area.

(d) That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;

Adequate utilities, access roads, drainage, and other necessary facilities exist on the Subject Property. The existing infrastructure and improvements were sufficient to serve the prior-existing use, the Glenwood Academy and have been demonstrated to be sufficient to serve the Applicant's proposed special use.

The Subject Property is presently served by a private water and wastewater system, which has been demonstrated to be capable of serving the proposed facility. Sheaffer & Roland, Inc. ("Sheaffer & Roland") conducted an evaluation on the Subject Property's private water and wastewater system. The study concluded that the water, fire, and wastewater systems currently in place are the correct size to accommodate the Applicant's proposed use as a treatment facility. The study found that the existing potable water storage can supply the target population for three days at its maximum demand level, and that the wastewater system is appropriately sized for the proposed facility. The study also concluded that all water systems in place have been well maintained and are in good operating condition. A copy of the report prepared by Sheaffer & Roland, dated May 9, 2015 titled "Glenwood School for Boys and Girls Water and Wastewater System Evaluation" is attached hereto as **Tab #14**.

The Applicant includes a copy of the Summary Traffic Evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. ("KLOA"), which concludes that given the existing low volume of traffic along Silver Glen Road, additional traffic generated from Applicant's proposed facility will not have a detrimental effect on Silver Glen Road traffic. KLOA also concluded that the existing access drive and westbound right-turn lane on Silver Glen Road will adequately serve the traffic generated from Applicant's proposed facility and that a traffic signal is not warranted or necessary at the intersection of Silver Glen Road and the Access Drive. Given that the Applicant's facility will generate less traffic than the Glenwood Academy, the access road will meet the needs of Applicant. A copy of the traffic evaluation prepared by KLOA dated June 22, 2015 is attached as **Tab #15**.

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;

As stated above in Standard (d), the Subject Property contains adequate means of ingress and egress that were designed to minimize traffic and congestion created by the more-intensive previous use of the property, the Glenwood Academy. The site contains a 1/2-mile access road that separates the property from Silver Glen Road.

The Applicant includes a copy of the Summary Traffic Evaluation prepared by KLOA, which concludes that given the low volume of traffic along Silver Glen Road, additional traffic generated from Applicant's proposed facility will not have a detrimental impact on Silver Glen Road traffic. KLOA also concluded that the existing access road and westbound right-turn lane on Silver Glen Road will adequately serve the traffic generated from Applicant's proposed facility and that a traffic signal is not warranted or necessary

at the intersection of Silver Glen Road and the Access Drive. No additional intersection or roadway improvements will be necessary to accommodate traffic for the site.

A copy of the traffic evaluation prepared by KLOA dated June 22, 2015 is attached as **Tab #15**.

(f) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County.

The Applicant's proposed use conforms to the regulations of the "F" Farming Zoning District of the Kane County Zoning Ordinance. As referenced in Sections 1.3 and 2.1 above, the Subject Property is located in the "F" Farming Zoning District of the Kane County Zoning Ordinance.

Pursuant to Section 25-8-1-2(dd) of the Kane County Zoning Ordinance, Special Uses within the "F" district also include: "Other uses similar to those permitted herein as special uses." In accordance with Section 25-8-1-2(a) of the Kane County Zoning Ordinance, the enumerated "special uses" with the "F" Farming Zoning Classification include by cross-reference, all "special uses allowed in the R1 District." Thus, all special uses permitted in the "F" district include all special uses permitted in the R1 District by reference. Pursuant to Section 25-9-5-2(c), the following special use is expressly permitted within the R1 District (and by reference thereby within the "F" Farming District where the Subject Property is Located): "**Hospitals, general, for human beings. This may include power plants, residence for nurses and similar facilities.**" Pursuant to Section 25-8-1-2(q), Special Uses within the "F" district also include: "Monasteries, nunneries, religious retreats, nursing and convalescent homes, assisted living facilities, boarding schools and orphanages."

Applicant has established that its proposed use of the Subject Property conforms to the regulations set forth under the Kane County Zoning Ordinance and is similar to a "Hospital" and "Nursing and Convalescent Home."

The Applicant's proposed use will provide consistency in ensuring that county regulations will continue in the future. Furthermore, Applicant's proposed use conforms to the Kane County 2040 Lane Plan as described in the **Supplemental Exhibit** incorporated herein. Additionally, the physical features of the site, including soils, drainage, access, utilities, and vegetation demonstrate the Applicant's commitment to land stewardship and the historical goals of Kane County and the objectives of the Forest Preserve District of Kane County are consistent with the philosophy and practicality of the Applicant's proposed use.

Lastly, Applicant has no immediate need or intent to construct additional buildings or make other improvements except those requested by the county and set forth in a special use ordinance, and the special use is an allowed special use in the "F" District. The proposed institutional use is consistent with the prior institutional use for the Glenwood School.

V. Miscellaneous.

Applicant requests that copies of all notices given to Applicant hereunder (or in connection with the actions requested to be taken herein) be sent to the following parties:

Andrew E. Kolb, Esq.
Meyers & Flowers, LLC
3 N. Second Street, Suite 300
St. Charles, Illinois 60174
Phone: 630-513-9800
Fax: 630-513-9802

akolb@vklawfirm.com

EXHIBIT A
APPLICANT'S TEAM

Maxxam Partners, LLC – Principals

Mr. Steven Marco - Mr. Steven Marco is a fourth generation real estate developer. He has worked on branded real estate development projects connected to the Ritz-Carlton Hotel Company and Six Senses Hotels Resorts Spas. Mr. Marco graduated from Washington University in St. Louis with a Bachelor of Science in Business Administration and an Honors Designation in Management. Mr. Marco is a member of the University of Chicago's Harris School of Public Policy's International Council.

Maxxam Partners, LLC - Board of Advisors

Mr. Billy Zane – Mr. Billy Zane a native of Chicago and a graduate of Francis W. Parker School is a highly acclaimed actor, producer, artist and entrepreneur. Mr. Zane has been featured in more than 100 films. Mr. Zane's role as Caledon Hockley in the 1997 film *Titanic* garnered him a Blockbuster Movie Award as Best Supporting Actor. Among his other best-known credits are *Back to the Future*, *Dead Calm*, *Tombstone*, *Sniper*, *Zoolander*, *Orlando*, *The Phantom*, and *Twin Peaks*. Among the critically acclaimed independent films he has made, he has produced and starred in the celebrated film noir classic *This World, Then the Fireworks* and the silent film *I Woke Up Early the Day I Died*, which he produced with Muse Productions. Beyond acting, Mr. Zane is a highly reviewed and celebrated abstract expressionist who has recently had solo exhibitions in Los Angeles, London and Miami. Mr. Zane was recently awarded the 2013 Chicago Man of the Year Award by Men's Journal. In 2014, Mr. Zane starred as Captain von Trapp in the Lyric Opera of Chicago's, "The Sound of Music."

Mr. Hill Harper - Mr. Hill Harper is an award-winning actor, best-selling author, motivational speaker, and philanthropist. Mr. Harper starred on the CBS TV drama CSI: NY from 2004 to 2013. As of March 2013, he joined the USA spy drama Covert Affairs as a new series regular for season four. Mr. Harper is the author of four New York Times bestsellers and he has earned seven NAACP Image Awards for his writing and acting. Mr. Harper travels frequently as a motivational speaker, addressing a wide range of audiences, including, adults, couples, and business leaders. In July 2010, he was diagnosed with thyroid cancer. His best-selling book, *The Wealth Cure*, chronicles the cancer diagnosis and his journey to health. Mr. Harper graduated with his B.A., *magna cum laude* from Brown University and his J.D. *cum laude* from Harvard University Law School and Masters of Public Administration from the John F. Kennedy School of Government at Harvard University.

Stephen Holtsford, M.D. - Dr. Stephen Holtsford is the former Medical Staff President and attending physician in the emergency department of Delnor Community Hospital. He is Medical Director for the Southern Fox Emergency Medical Services System and currently resides in St. Charles, Illinois. Dr. Holtsford is the past Chair and a current member of Region IX's Emergency Medical Services Advisory Council, an Illinois council that serves as an advisory body to the Department of Public Health. He currently serves on the Continuing Medical Education Committee for Delnor Community Hospital. Dr. Holtsford is a past President of the Board of Directors of the Tri-City Health Partnership, a no-cost medical clinic serving the

disadvantaged in Kane County. Dr. Holtsford has continued to serve as member of the Board of Directors and volunteer physician of the Tri-City Health Partnership. Dr. Holtsford graduated with his B.A., *with honors* from the University of Illinois (Urbana-Champaign) and received his M.D. from the University of Illinois (Chicago). Dr. Holtsford completed a combined Emergency Medicine and Internal Medicine residency from the University of Illinois (Chicago). Dr. Holtsford is certified by both the American Board of Emergency Medicine and the American Board of Internal Medicine. Dr. Holtsford is a member of the American College of Emergency Physicians (Fellow), American Academy of Emergency Medicine (Fellow), and Physicians for Social Responsibility.

EXHIBIT B
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 339.90 FEET; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE LAST DESCRIBED COURSE 980.77 FEET TO THE CENTER LINE OF MCDONALD DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CENTER LINE 2884.59 FEET TO A POINT THAT IS 62.70 FEET WESTERLY OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 (MEASURED ALONG SAID CENTER LINE) BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HENRY O. LARSON AND ELIZABETH V. LARSON BY DEED RECORDED AS DOCUMENT 648085; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LARSON TRACT 776.0 FEET TO A POINT THAT IS 10.0 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LARSON TRACT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LARSON TRACT 24.85 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 68 DEGREES 59 MINUTES 52 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 101.12 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.0 FEET, TANGENT TO THE LAST DESCRIBED COURSE 104.64; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 390.0 FEET, TANGENT TO THE LAST DESCRIBED CURVE, 90.96 FEET; THENCE SOUTHWESTERLY TANGENT TO THE LAST DESCRIBED CURVE 104.0 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360.0 FEET TANGENT TO THE LAST DESCRIBED COURSE 94.87 FEET T A LINE DRAW PARALLEL WITH THE 59.25 FEET NORTHERLY OF THE SOUTH LINE (MEASURED AT RIGHT ANGLES THERETO) OF THE SOUTHWEST QUARTER OF SAID SECTION 34 FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE 336.05 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 157 DEGREES 06 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1418.0 FEET: THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 122 DEGREES 50 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 892.0 FEET: THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 11 MINUTES 29 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1863.0 FEET: THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 142 DEGREES 54 MINUTES 33 SECONDS WITH LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 1448.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE 117 MINUTES 39 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 867.0 FEET: THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 172 DEGREES 26 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 741.0 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE 1514.95 FEET TO THE POINT OF THE BEGINNING, IN KANE COUNTY ILLINOIS.

Parcel Number(s): 08-03-100-009; 05-34-300-032; 05-34-400-025
Street Address: 41W400 Silver Glen Road, St. Charles, Illinois 60175

Supplemental Exhibit - Kane County 2040 Land Use Plan

The proposed use of the Subject Property promotes the goals of the Kane County 2040 Land Use Plan (“The 2040 Plan,”) in the ways described below:

- a. The 2040 Plan’s “Quality of Kane” model emphasizes healthy people, healthy living and healthy communities and the unique coverage of three principal planning processes: transportation, health, and land use.¹ The special use recognizes these concepts. In order to promote healthy communities, the special use will not only treat individuals who suffer from disease of alcoholism and drug addiction, but will also commit to participate in substantial community outreach to community schools, religious groups, and other agencies to improve alcoholism and substance abuse awareness within the community.
- b. The 2040 Plan recognizes that the following factors contribute to Health: Physical Environment (10%); Clinical Care (20%); Health Behaviors (30%); and Socio-Economic (40%).² The proposed special use fits in with these factors. The physical environment of the site will not change and will therefore not impact surrounding neighbors and at the same time are a critical component for the health and well-being of the facility’s patients. The high-end clinical care provided by the proposed facility will improve the health of its patients, and its outreach will do the same for others in the community. Part of the treatment regimen of the proposed facility includes helping patients understand and make healthy behavioral and physical (diet and exercise) choices.
- c. The 2040 Plan recognizes the benefits of “Re-inhabitation,” which is the adaptive re-use of existing structures for uses that provide for and contribute to society.³ The proposed adaptive re-use of the former Glenwood School will address a societal need for the effective treatment of alcoholism and drug addiction with no substantial changes to the existing facility.
- d. The 2040 Plan’s focus on community health expressly recognizes that alcohol misuse is among the challenges that face the citizens of Kane County⁴ and encourages environments that prevent excessive consumption of alcohol. The Facility’s treatment of individuals who have a dependency on alcohol and other substances combined with its community outreach programs address these important considerations.⁵ The Facility’s treatment of individuals who are addicted to alcohol and/or other unlawful substances combined with community outreach programs organized by the facility address these

¹ Kane County 2040 Plan, “Quality of Kane Model,” Page 11.

² Kane County 2040 Plan, “Contributing Factors to Health,” Page 41.

³ Kane County 2040 Plan, “Opportunities for Retrofitting Sprawling Land Use Patterns,” Page 53.

⁴ Kane County 2040 Plan “Community Health,” Page 79.

⁵ Kane County 2040 Plan “Community Health,” Page 98.

important aspects of community health.

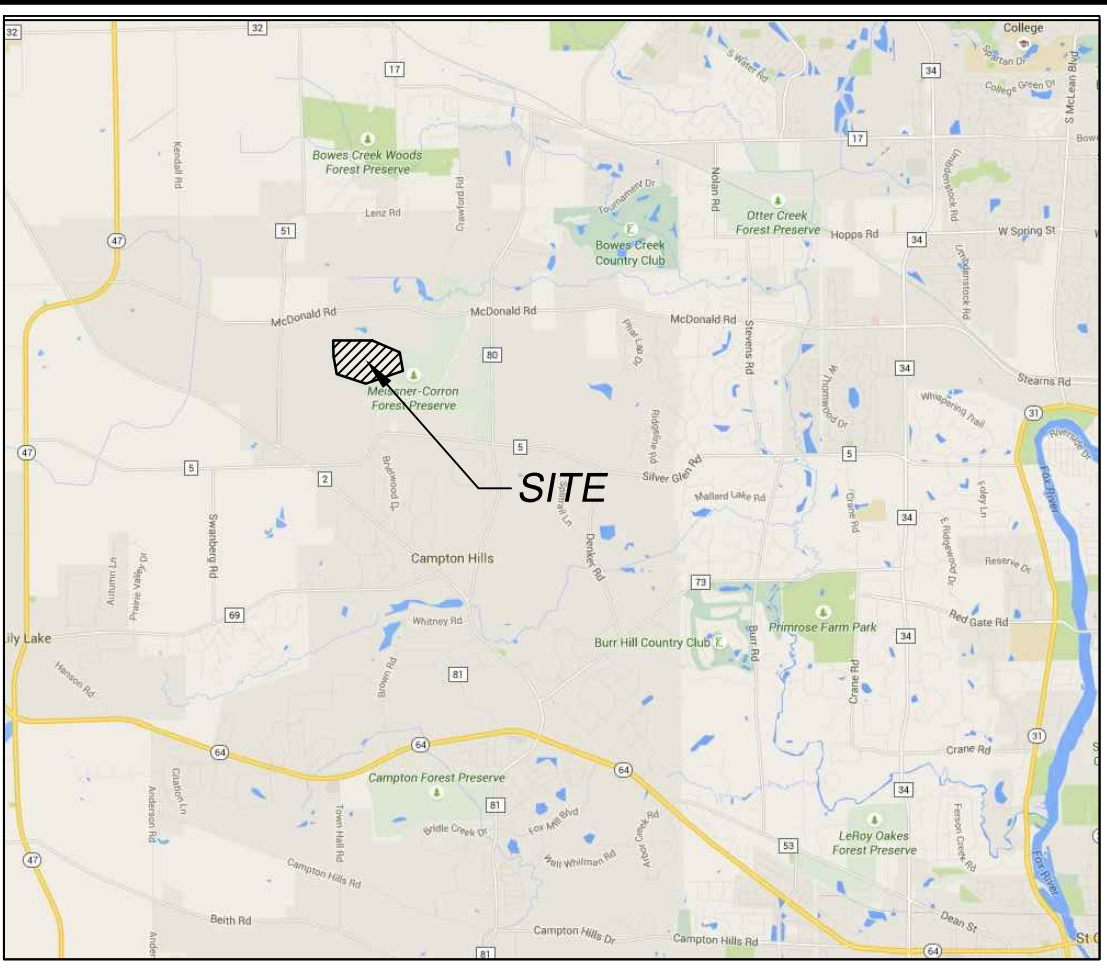
- e. The 2040 Plan contains a list of “Ten Essential Services of Public Health.” They include: (1) Monitor health status and understand health issues facing the community; (2) Protect people from health problems and health hazards; (3) Give people the information they need to make healthy choices; (4) Engage the community to identify and solve health problems; (5) Develop public health policies and plans; (6) Enforce public health laws and regulations; (7) Help people receive health services; (8) Maintain a competent public health workforce; (9) Evaluate and improve programs and interventions; and (10) Contribute to and apply the evidence base of public health.⁶ The proposed special use contributes positively to these ten essential services outlined in The 2040 Plan.
- f. The 2040 Plan expressly recognizes the need for a policy of cross-sector collaboration to achieve community-wide wellness through partnerships with school districts, colleges, social service agencies, the faith-based community, non-profit organizations, hospitals, physicians, employers, park districts, municipal staff, elected officials, and other organization. The proposed facility is committed to significant community outreach and will assist in achieving the goal of cross-collaboration.
- g. The 2040 Plan expressly encourages the removal of barriers that unnecessarily discourage housing diversity.⁷ The proposed special use would allow for a residential treatment facility for disabled adults suffering from alcoholism and substance addictions.
- h. The 2040 Plan seeks to preserve and protect open space and green infrastructure as the cornerstone of natural resource protection and community well-being. A considerable portion of the 120 acre Subject Property is open space, and the Application is intended to commit permanently a portion of that open space by way of easement or other appropriate action.

⁶ Kane County 2040 Plan, “Ten Essential Services of Public Health,” Page 83.

⁷ Kane County 2040 Plan, “Housing Objectives,” Page 99.

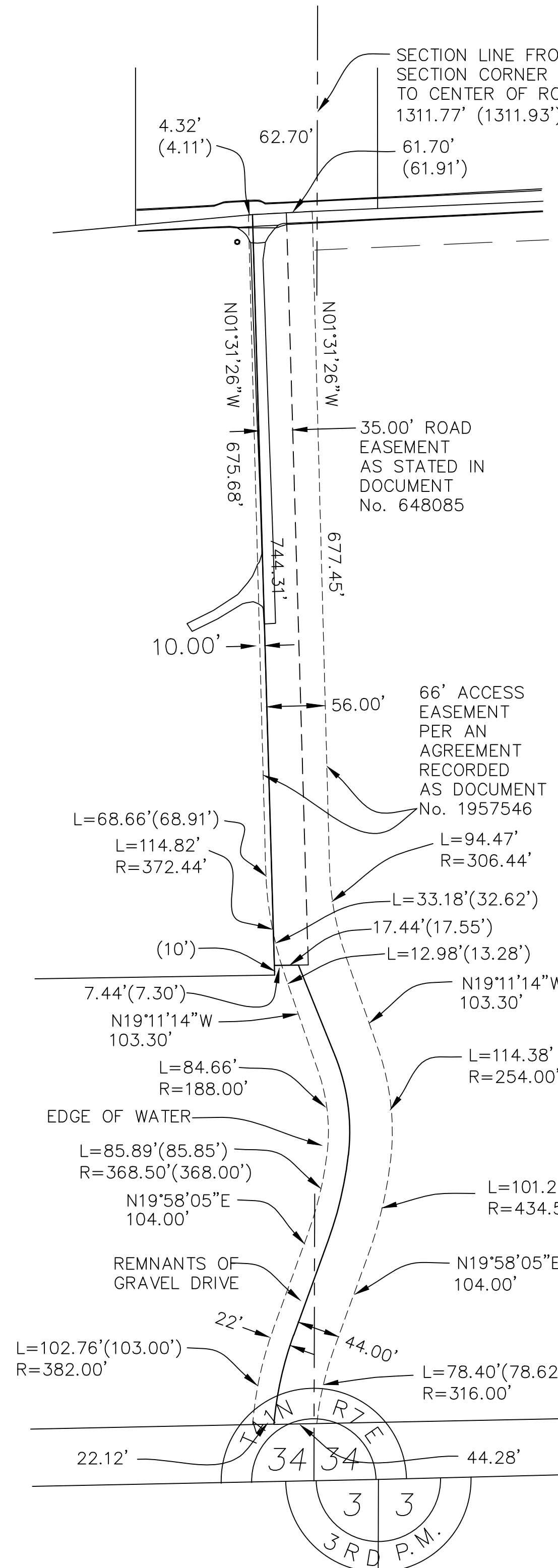
ALTA/ACSM LAND TITLE SURVEY OF THE GLENWOOD SCHOOL FOR BOYS AND GIRLS ST. CHARLES, ILLINOIS

PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH
HALF OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

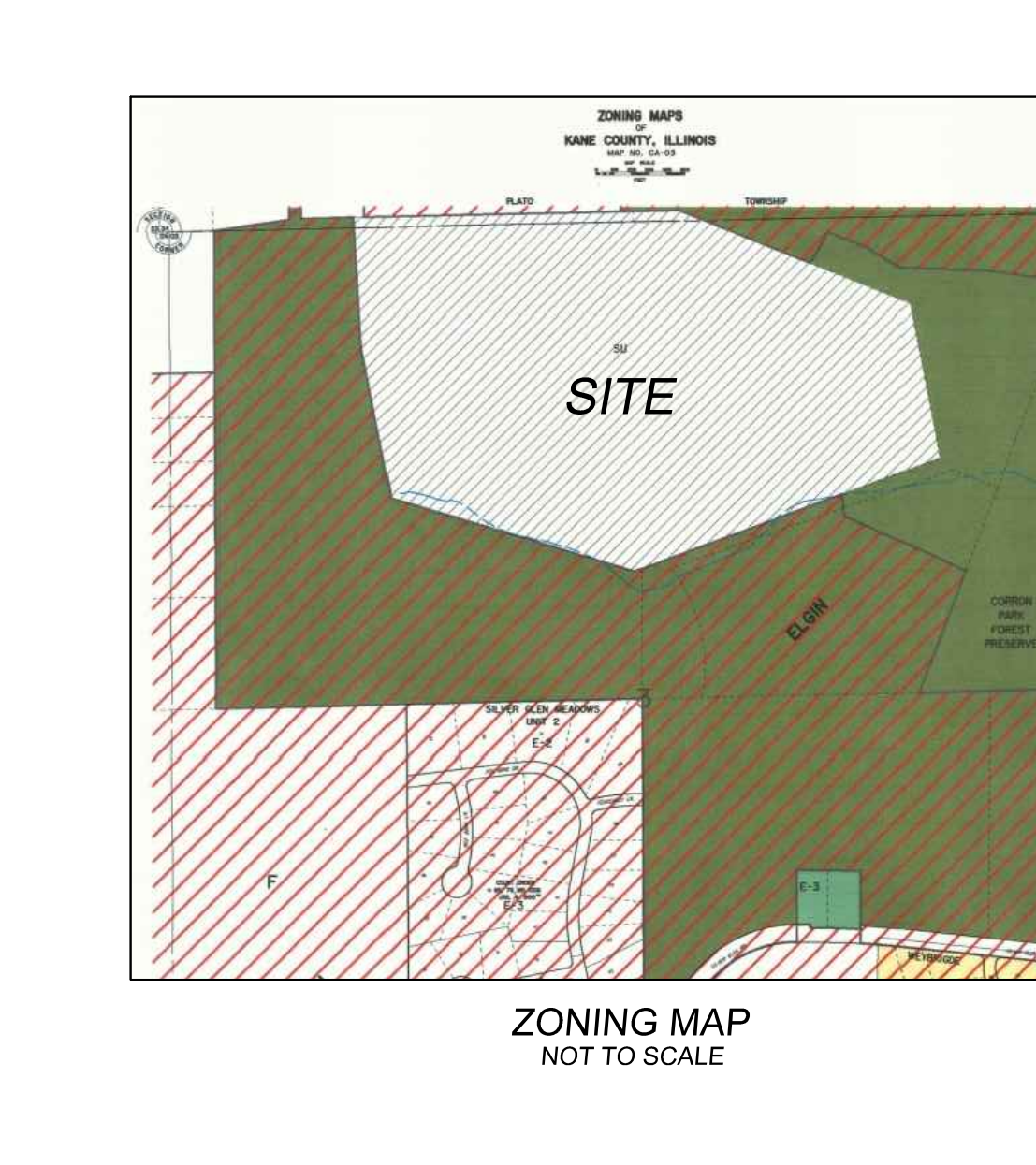


VICINITY MAP
NOT TO SCALE

EASEMENT DETAIL
1"=100'



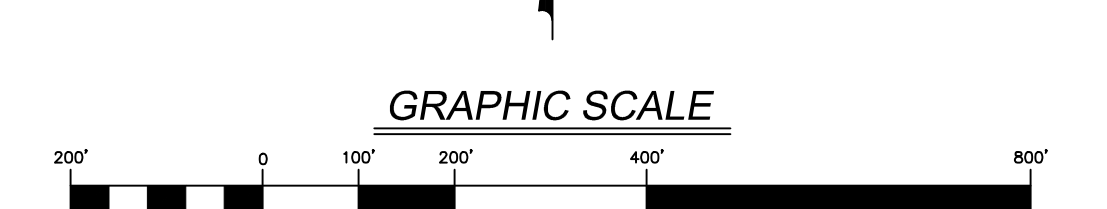
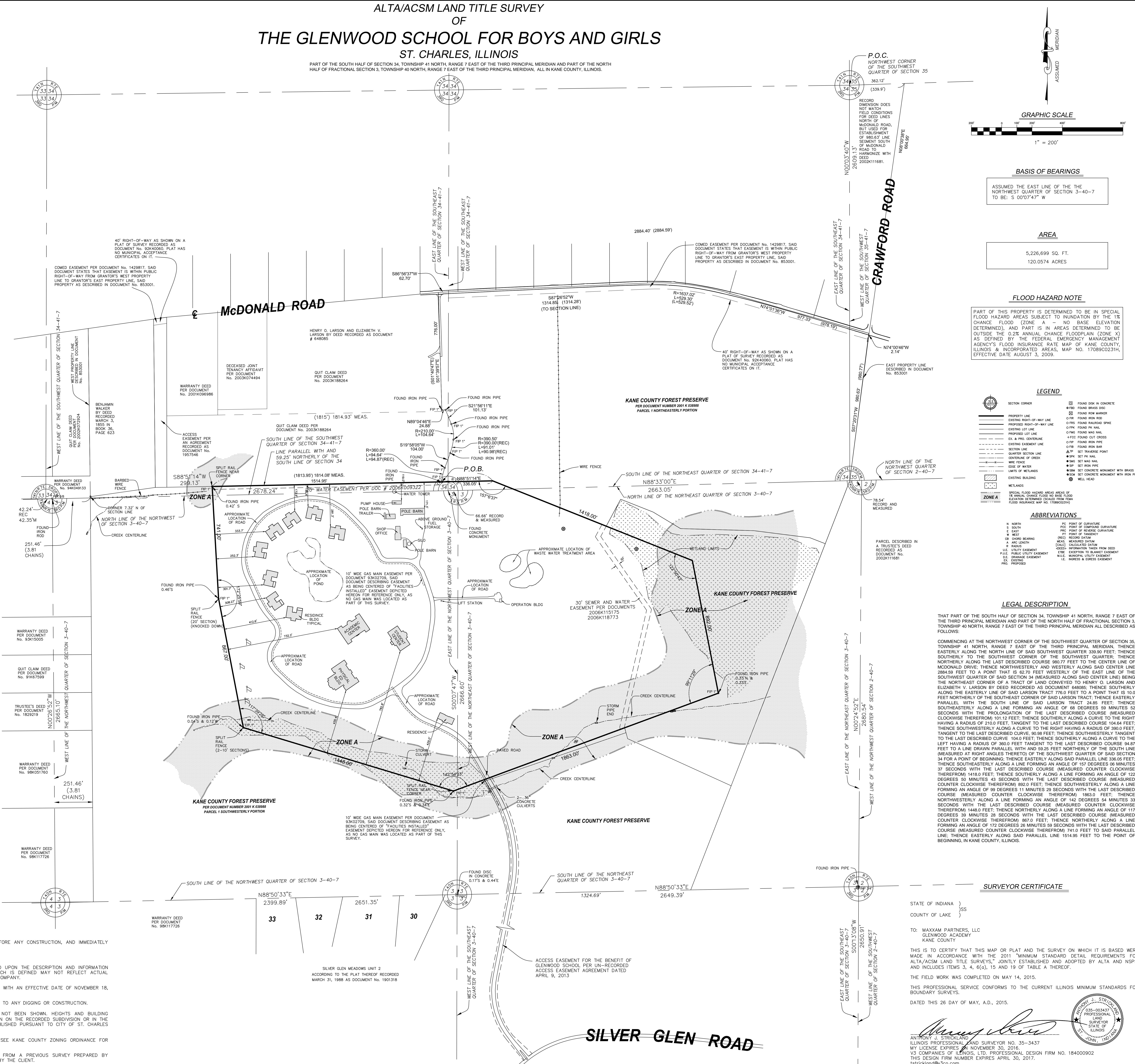
ZONING MAP
NOT TO SCALE



SITE

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NUMBER: 540121A WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2014, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.
- CALL ILL.U.L.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN, HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF ST. CHARLES ZONING ORDINANCES AS AMENDED.
- THIS PROPERTY IS ZONED "F" (FARMING) WITH A SPECIAL USE FOR BOARDING SCHOOL. SEE KANE COUNTY ZONING ORDINANCE FOR SPECIFICS.
- THE IMPROVEMENTS SHOWN HEREON ARE OF ARIEL PHOTOGRAMMETRIC MAPPING, TAKEN FROM A PREVIOUS SURVEY PREPARED BY HENDERSON AND BOWELL, L.L.P., PROJECT NUMBER RLPO2, DATED 5-24-2012, PROVIDED BY THE CLIENT.



BASIS OF BEARINGS
ASSUMED THE EAST LINE OF THE THE NORTHWEST QUARTER OF SECTION 3-40-7 TO BE: S 00°07'47" W

AREA
5,226,699 SQ. FT.
120.0574 ACRES

FLOOD HAZARD NOTE
PART OF THIS PROPERTY IS DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD (ZONE A - NO BASE ELEVATION DETERMINED), AND PART IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 17089C0231H, EFFECTIVE DATE AUGUST 3, 2009.

LEGEND
SECTION CORNER
PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
SECTION LINE
CREEK CENTERLINE
EDGE OF WATER
WIRE FENCE
WETLANDS
SPECIAL FLOOD HAZARD AREAS OF AREA A - NO BASE ELEVATION DETERMINED (ZONE A) AND AREA X - OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KANE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 17089C0231H, EFFECTIVE DATE AUGUST 3, 2009.

ABBREVIATIONS
N NORTH
S SOUTH
E EAST
W WEST
CB CURVE BEARING
R RADIUS
L LENGTH
P.P. PUBLIC UTILITY EXAMINATION
S.E. SURVEYOR EXAMINATION
P.P. PROPOSED
D.C. POINT OF CURVATURE
P.C. POINT OF BEGINNING CURVATURE
P.T. POINT OF TANGENCY
M.C. MEASURED DATUM
C.C. CALCULATED DATUM
W.E. WETLANDS FROM FIELD SURVEY
M.U. MANUAL UTILITY EXAMINATION
L.E. LOCUS & CROSS CHECK

LEGAL DESCRIPTION
THAT PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 339.90 FEET; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE LAST DESCRIBED COURSE 980.77 FEET TO THE CENTER LINE OF MCDONALD DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CENTER LINE 2884.59 FEET TO A POINT THAT IS 62.70 FEET WESTERLY OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 (MEASURED ALONG SAID CENTER LINE BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HENRY O. LARSON AND ELIZABETH V. LARSON BY DEED RECORDED AS DOCUMENT NO. 648085); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LARSON TRACT 776.0 FEET TO A POINT THAT IS 10.0 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LARSON TRACT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LARSON TRACT 24.85 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 58 DEGREES 50 MINUTES 52 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 101.12 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.0 FEET, TANGENT TO THE LAST DESCRIBED COURSE 104.6 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.0 FEET, TANGENT TO THE LAST DESCRIBED CURVE 90.98 FEET; THENCE SOUTHWESTERLY TANGENT TO THE LAST DESCRIBED CURVE 194.0 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360.0 FEET TANGENT TO THE LAST DESCRIBED COURSE 94.87 FEET TO A LINE DRAWN PARALLEL WITH AND 59.25 FEET NORTHERLY OF THE SOUTH LINE (MEASURED AT RIGHT ANGLES THEREFROM) OF THE SOUTHWEST QUARTER OF SECTION 34 FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE 336.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 157 DEGREES 08 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1418.0 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 122 DEGREES 50 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 892.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 11 MINUTES 29 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1863.0 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 142 DEGREES 54 MINUTES 33 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 1449.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 117 DEGREES 39 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 887.0 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 172 DEGREES 26 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 741.0 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE 1514.95 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SURVEYOR CERTIFICATE
STATE OF INDIANA }
COUNTY OF LAKE }
TO: MAXXAM PARTNERS, LLC
GLENWOOD ACADEMY
KANE COUNTY, ILLINOIS
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 6(5), 15 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 14, 2015.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
DATED THIS 26 DAY OF MAY, A.D., 2015.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.
tsr@land360.com

Project No: 15069
Group No: VP01.1
The GLENWOOD SCHOOL FOR BOYS AND GIRLS, ST. CHARLES, ILLINOIS
DRAWN BY: M.L.P. PROJECT MANAGER: A.S.
CHECKED BY: A.S. SCALE: 1" = 200'
SHEET NO. 1 OF 1
DRAFTING COMPLETED: 05-19-15
FIELD WORK COMPLETED: 05-14-15

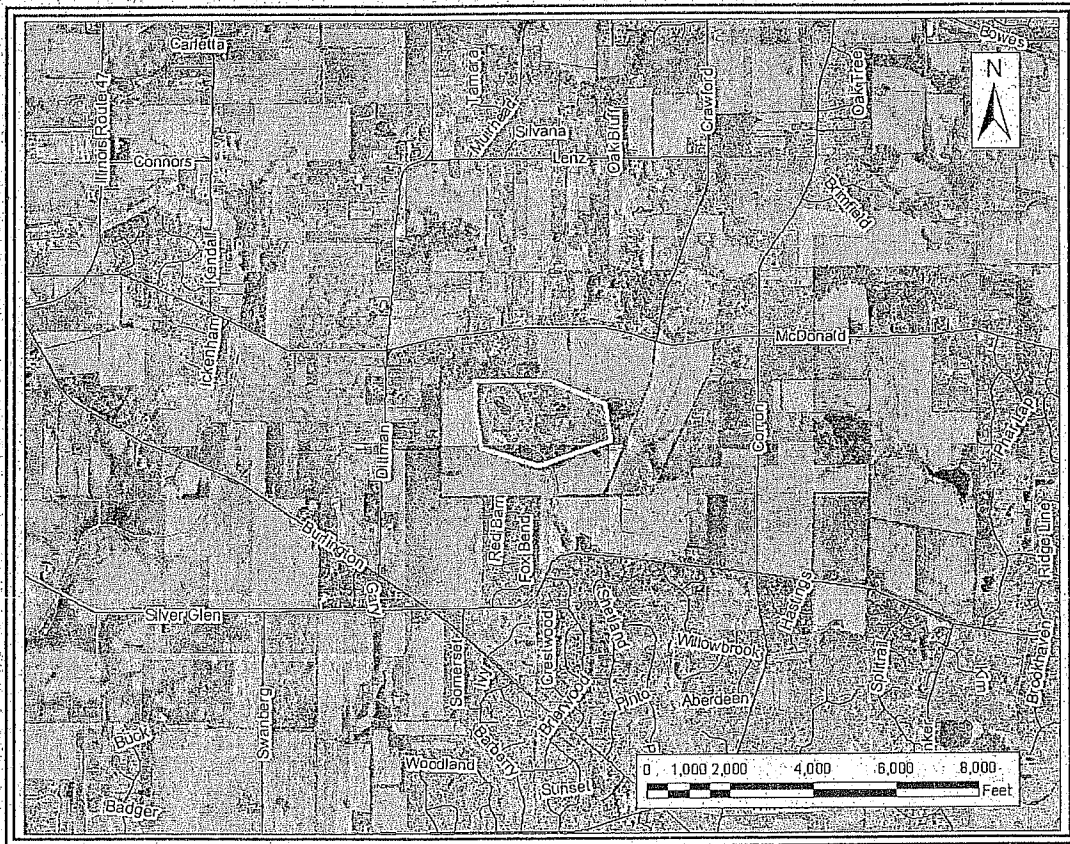
PREPARED FOR:
MAXXAM PARTNERS, LLC
6425 COLLINS AVE SUITE 1605
MINNEAPOLIS, MN 55425
PHONE: 612-345-3311
FAX: 612-345-3322

7325 James Avenue, Suite 100
Woodridge, IL 60517
Phone: 630-724-0384
Fax: 630-724-0384
www.v3co.com

Engineers
Scientists
Surveyors

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
12-43**



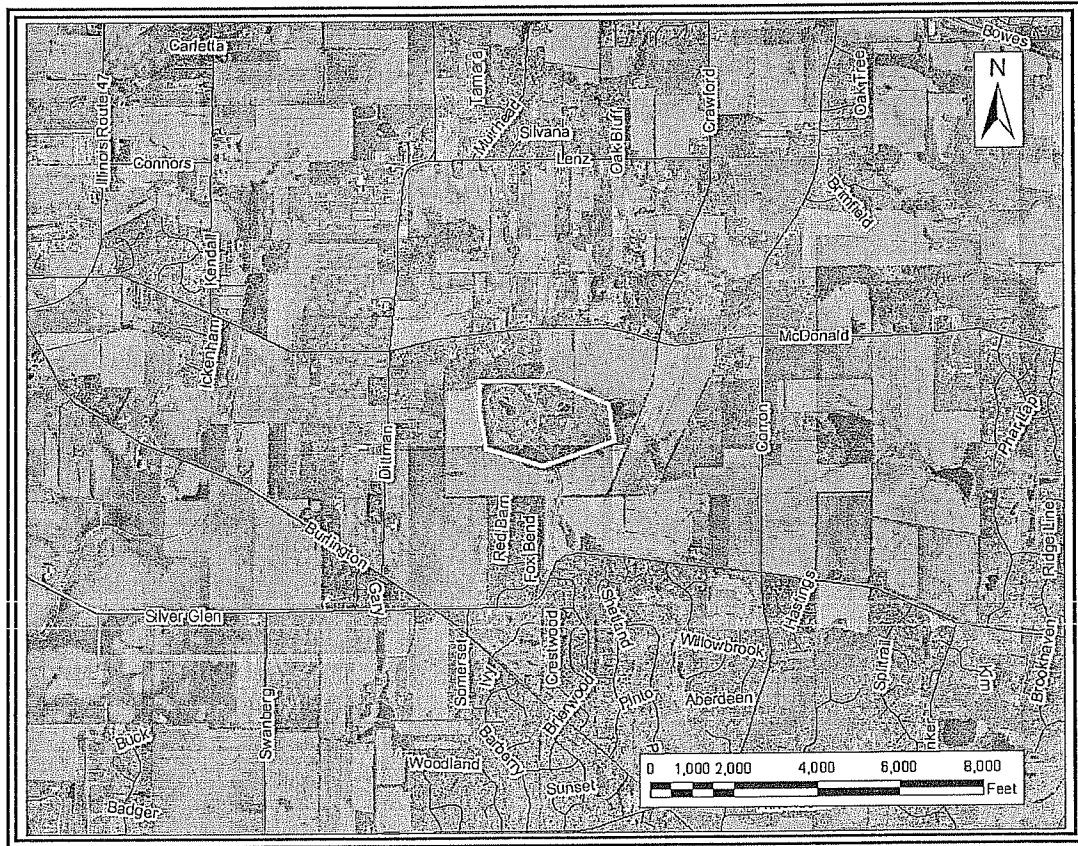
August 27, 2012

Prepared for:
Village of Campton Hills

Petitioner:
Kiva Real Estate Investments, LLC
3359 Main Street
Skokie, IL 60076

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
12-43**



August 27, 2012

Prepared for:
Village of Campton Hills

Petitioner:
Kiva Real Estate Investments, LLC
3359 Main Street
Skokie, IL 60076

Petitioner: Kiva Real Estate Investments, LLC, 3359 Main St., Skokie, IL 60076

Contact Person: Patrick Griffin 630-524-2566

Unit of Government Responsible for Permits: Village of Campton Hills

Acreage: 120

Location of Parcel: Section 3 Campton/34 Plato, Township 40/41 N, Range 7 E

Property Address/PIN#: 41W400 Silver Glen Road

Existing Land Use: Vacant Former Glenwood

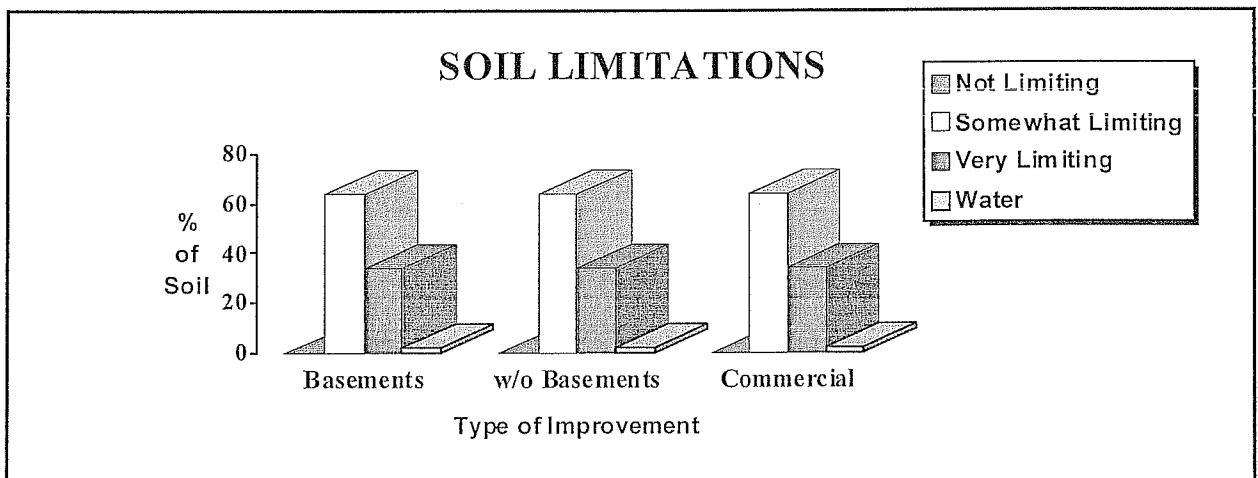
Surrounding Land Use: Forest Preserve

Proposed Land Use: Residential Addiction Treatment Center

Kane County Land Use Plan Map: Institutional Private Open Space

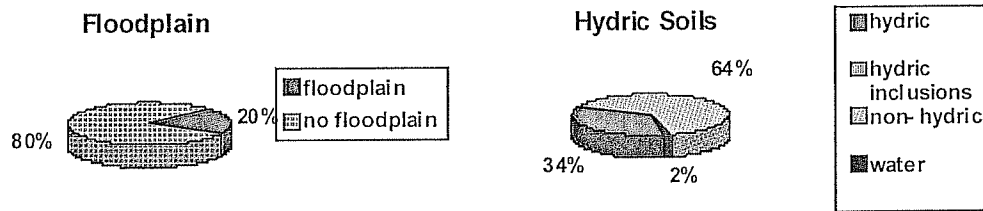
Natural Resource Concerns

Soils Limitations: Soils at this site contain limitations for dwellings with basements, dwellings without basements, small commercial buildings. See soils information pages, and attached soils tables. All information is from the Soil Survey of Kane County, Illinois.



Wetlands: The National Wetland Inventory map and the ADID wetland map do identify wetland areas on this site. **Therefore, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands.** (See page 5 for more wetland information.)

Floodplain: There are floodplain areas identified on this site. In addition, there are hydric soils, which may be prone to ponding. (See page 10)



Stormwater: The District encourages the use of on-site detention for stormwater runoff, and recommends the use of a 0.10cfs/acre release rate for on-site detention ponds. (See page 13 for more information concerning stormwater planning on this site.)

Sediment and Erosion Control: Development on this site should include a sedimentation and erosion control plan. (See page 17)

NPDES Permits: An NPDES (National Pollution Discharge Elimination System) permit is required by the EPA for all construction sites over 1 acre. (See page 18)

Aquifer Sensitivity: According to Illinois State Geological Survey, Environmental Geology Report, published 1995, there are no aquifers that may be adversely impacted by this project. (See page 3 and Appendix A)

Soil Data: The soil data from SSURGO (or NASIS) is part of a national dataset. The hydric rating used in this report has been modified to reflect local interpretations with guidance from the Area Soil Scientist.

LAND USE OPINION

Land Use Opinion: This site contains the following concerns: **Wetlands, Soil Limitations, Floodplain, Woodlands, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site is **not suited** for the proposed use **unless** the previously mentioned concerns are addressed.

12-43 TABLE OF CONTENTS

PURPOSE AND INTENT.....1

SOILS INFORMATION.....2

AQUIFER IMPACT.....3

SEPTIC ABSORPTION SYSTEMS.....3

WETLANDS5

FLOODPLAINS10

WETLAND AND FLOODPLAIN REGULATIONS13

STORMWATER13

TOPOGRAPHY AND DRAINAGE14

EROSION.....17

WOODLANDS17

NATIONAL POLLUTANT DISCHARGE ELIMINATION.....18

SOILS INTERPRETATIONS.....18

SOIL LIMITATION INTERPRETATIONS.....18

SOIL ANALYSIS19

LAND USE CONSIDERATIONS.....21

GIS MAPPING.....Appendix A

SOIL TABLES.....Appendix B

CONTACT LIST.....Appendix C

TABLE OF FIGURES

FIGURE 1: SOIL SURVEY MAP4

FIGURE 2: NATIONAL WETLAND INVENTORY MAP6

FIGURE 3: ADID WETLAND MAP.....7

FIGURE 4: WETLAND PHOTOGRAPH LOCATION MAP.....8

FIGURE 5-7: WETLAND PHOTOGRAPHS.....8-9

FIGURE 8: FLOODPLAIN MAP11

FIGURE 9: HYDRIC SOILS12

FIGURE 10-11: DRAINAGE AND TOPOGRAPHY.....15-16

PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the SWCD Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and other information furnished by the petitioner. Please read the entire report to coordinate and inter-relate all natural resource factors considered. This report, when used properly, will provide the basis for good

land use change decisions and proper development while protecting the natural resource base of the county.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to: **Kane-DuPage**

Soil and Water Conservation District
2315 Dean Street
Suite 100
St. Charles, IL 60175
Phone: (630) 584-7961

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change. Each soil polygon has a number. That number is a symbol for a map unit that will be described in detail in the Soils Interpretations section of this report found on pages 18-22.

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. Approximately 34% of the soils contain very limiting conditions for building site development. See Soils Interpretations section and attached Soil Tables.

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
103A - Houghton	2%	2.01
152A - Drummer	11%	13.42
193B - Mayville	4%	4.22
344C2 - Harvard	9%	10.61
348B - Wingate	13%	14.93
356A - Elpaso	21%	25.17
656B - Octagon	27%	31.35
656C2 - Octagon	10%	11.43
662B - Barony	1%	1.59
W - Water	2%	2.51
Table 1: Soil Map Units	Total	117.24

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

SOILS INFORMATION

Figure 1: Soil Survey Map (Page 4)

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2000 and DuPage County SSURGO soil layer certified in 1999. Areas shaded red represent VERY LIMITING limitations for building site development, and areas shaded yellow represent SOMEWHAT LIMITING limitations for building site development.

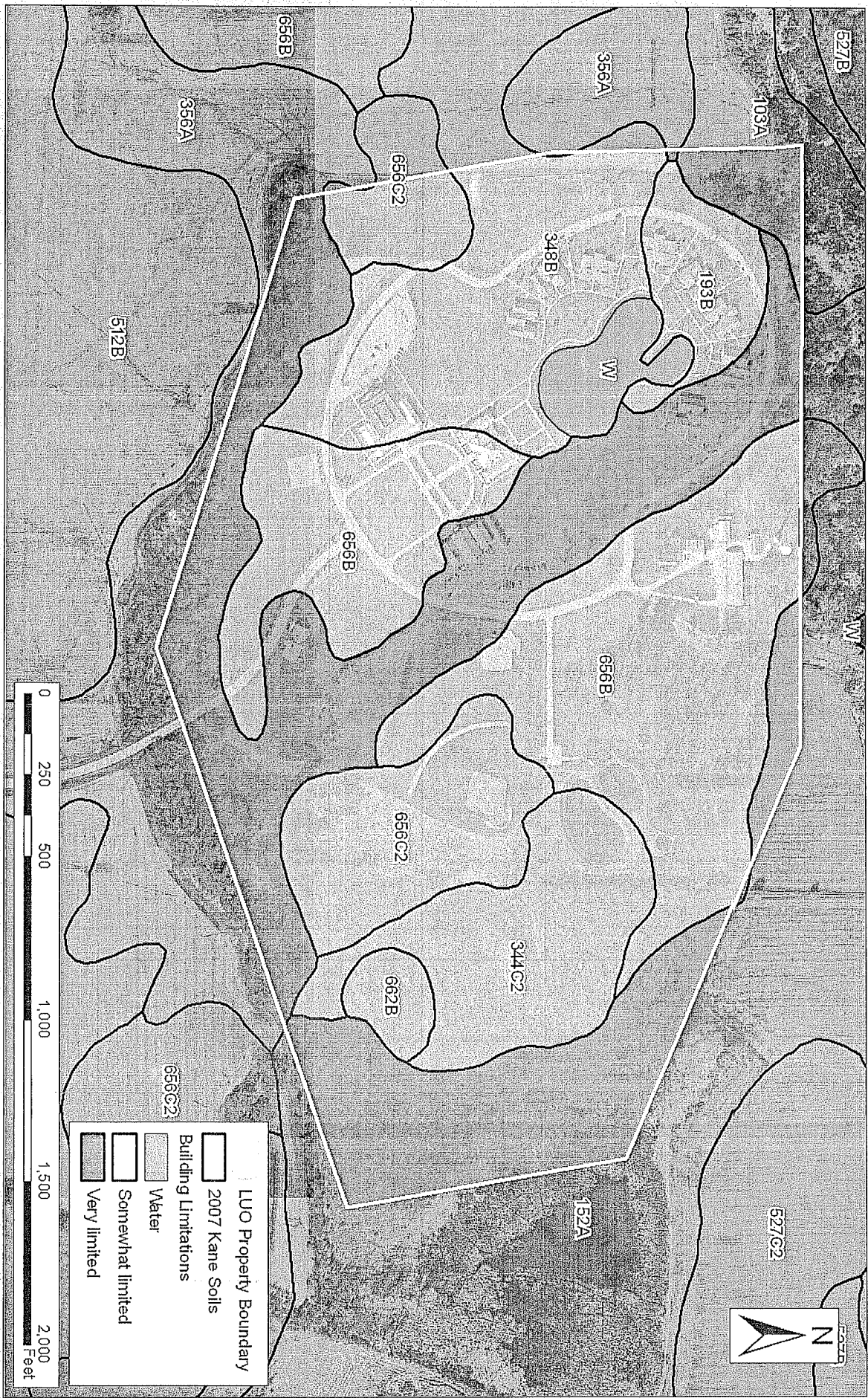
AQUIFER IMPACT







According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey, this site lies completely

within a zone rated as **somewhat limited** with respect to potential for contamination from spilled or applied substances to the soil surface. Please see **Appendix A** for mapping indicating the range of coverage.

SEPTIC ABSORPTION SYSTEMS

There are no septic absorption systems proposed on this site. There is currently a water treatment system existing on the site.



	LUO Property Boundary
	2007 Kane Soils
	Building Limitations
	Water
	Somewhat limited
	Very limited



WETLANDS

Figure 2: National Wetland Inventory Map (Page 6)

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

A review of the National Wetland Inventory map indicates that wetlands do appear to exist on this site. An on-site inspection of the site supported this conclusion. The types of wetlands identified on this site include: (PEMA – Palustrine, Emergent, Temporarily Flooded; PEMC – Palustrine, Emergent, Seasonally Flooded; PFOIA – Palustrine, Forested, Broad-Leaf Deciduous, Temporarily Flooded) A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands.

Wetlands function in many ways to benefit mankind. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants. In addition, they may function as rechargers of our valuable groundwater. They are also essential breeding, rearing, and feeding grounds for many species of wildlife. This organization believes that such valuable resources should remain in a natural state.

Wetlands often need to receive some runoff in order to sustain vegetation and wetland conditions. In fact, low value wetlands may actually be enhanced by receiving more storm water and with selective plantings. Diversion of storm water away from wetlands may dry the wetland. However, there is a problem with using high value wetlands as a significant storm water control device. Urban storm water runoff can carry high volumes of sediment and pollutants, which do not benefit wetlands and water quality. Management of storm water and plant diversity

could greatly enhance the value of the wetlands on this property.

The U.S. Army Corps of Engineers has been given jurisdiction over the utilization of our wetland resources. The responsibilities and regulatory authorities of the Corps of Engineers are based on Section 404 of the Clean Water Act (33 U.S.C. 1344). Section 301 of the Act prohibits the discharge of dredged or fill material into waters or other wetland areas without a permit from the Corps.

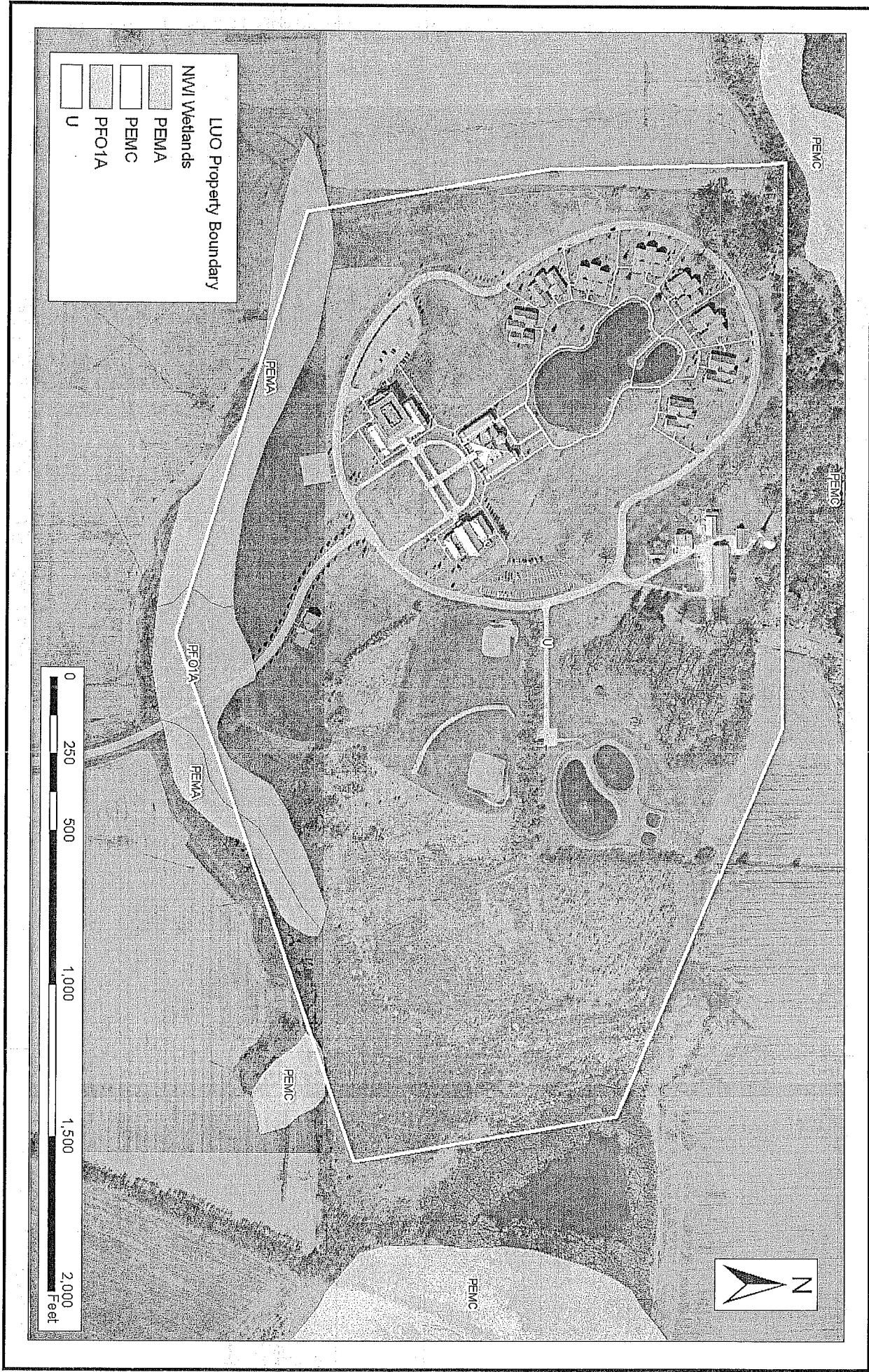
ADID WETLANDS

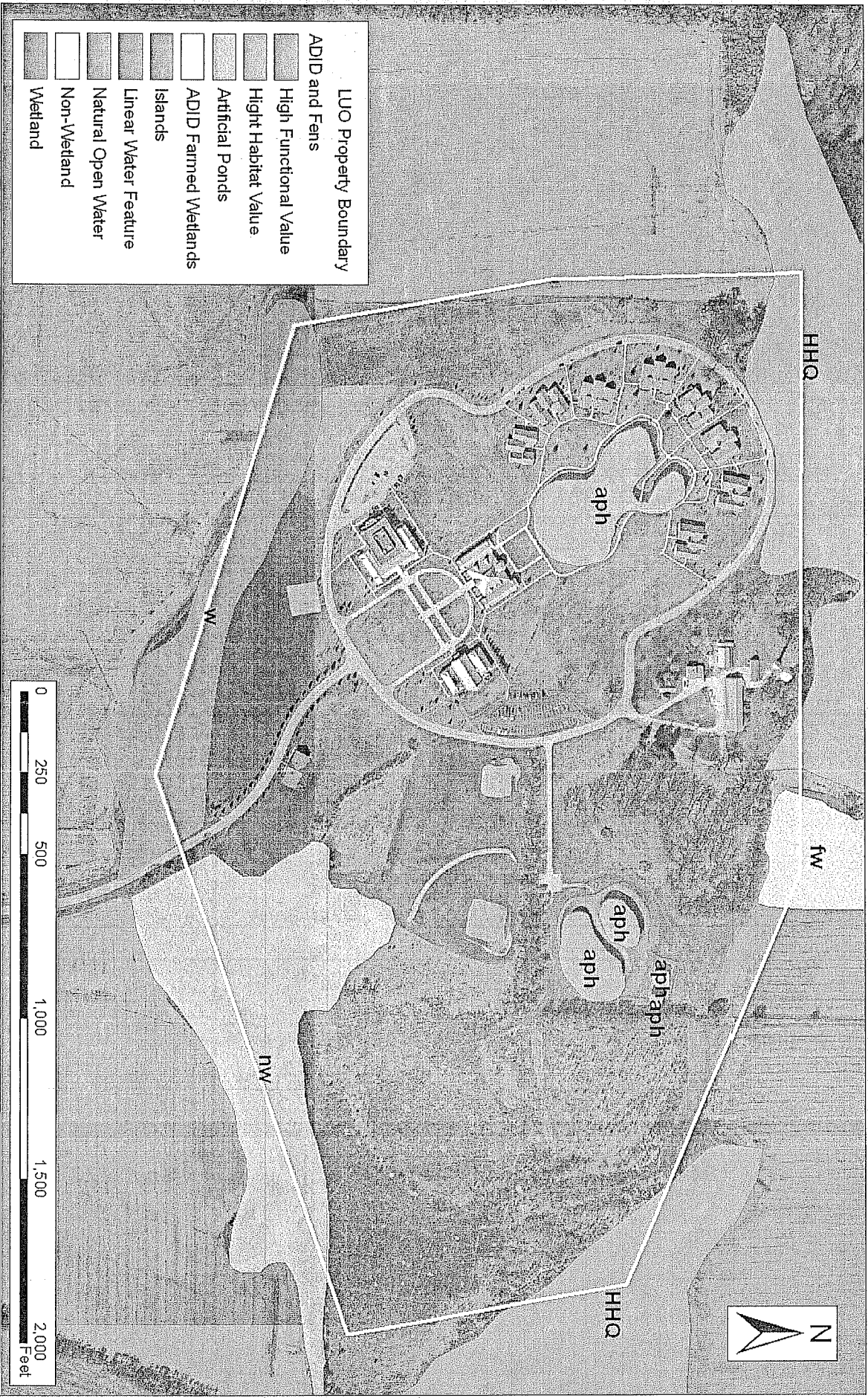
Figure 3: ADID Wetlands (Page 7)

Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

Released in August of 2004, the Kane County Advanced Identification of Aquatic Resources (or ADID) study is a cooperative effort between federal, state, and local agencies to inventory, evaluate, and map high quality wetland and stream resources in the county. ADID studies are part of a U.S. Environmental Protection Agency program to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. The primary purpose is to identify wetlands and streams unsuitable for dredging and filling because they are of particularly high quality. This information can be used by federal, state, and local governments to aid in zoning, permitting, and land acquisition decisions. In addition, the information can provide data to agencies, landowners, and private citizens interested in restoration, acquisition, or protection of aquatic sites and resources.

A review of the Kane County ADID map revealed that ADID wetlands were identified on this site. ADID wetland #1746, 1737, 1893, 1891, 1892, 1890, 1277, and 1272 were mapped on this site. For more detailed information regarding this/these wetland(s), please refer to the full Kane County ADID study at <http://www.co.kane.il.us/kcstorm/index.htm>.





- LUO Property Boundary
- ADID and Fens
 - High Functional Value
 - High Habitat Value
 - Artificial Ponds
 - ADID Farmed Wetlands
 - Islands
 - Linear Water Feature
 - Natural Open Water
 - Non-Wetland
 - Wetland

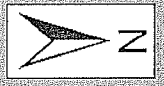
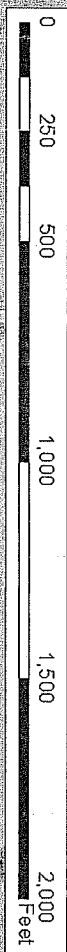


Figure 4: Wetland Photograph Location Map

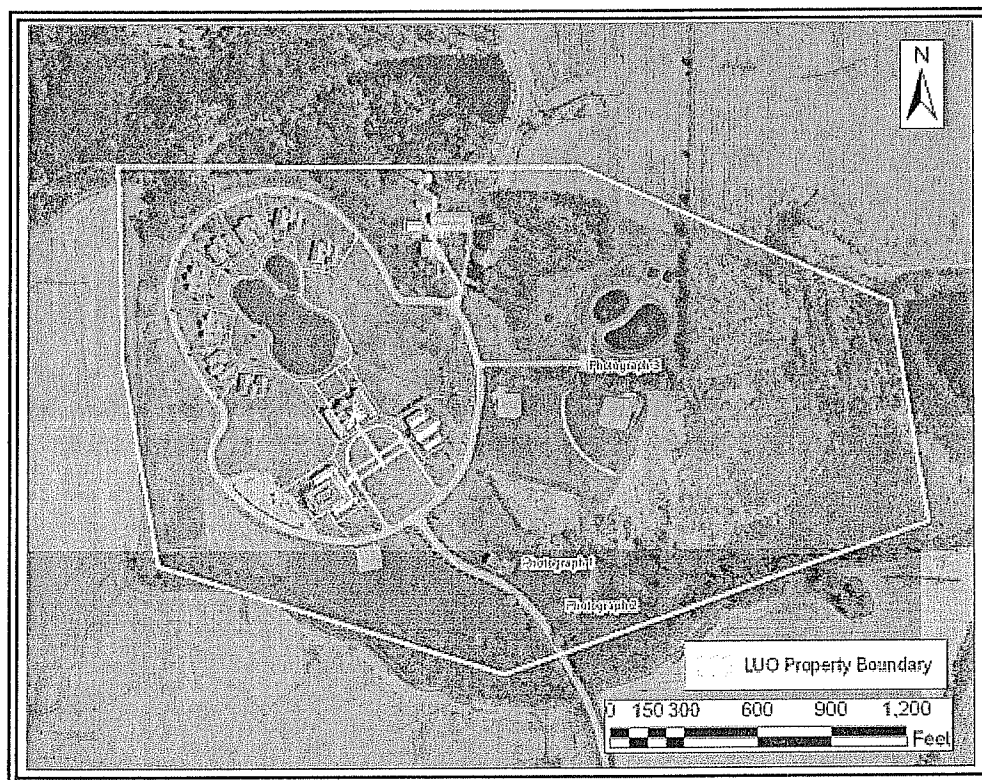


Figure 5: Photograph of Wetland
Photograph 1 taken facing southwest

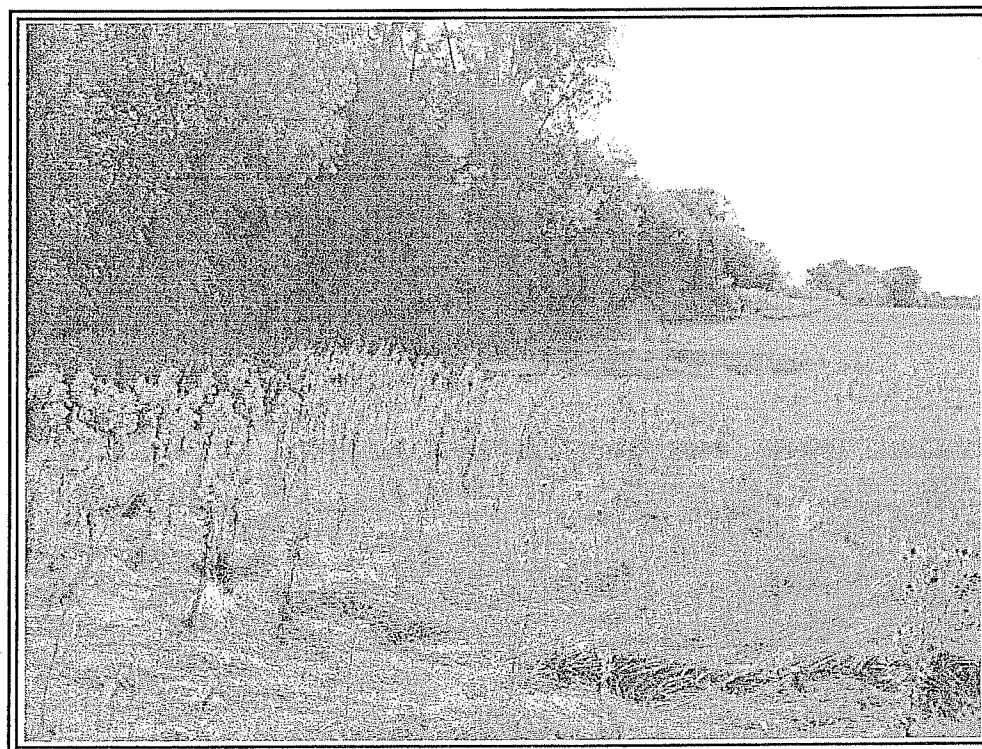


Figure 6: Photograph of Wetland
Photograph 2 taken facing northeast



Figure 7: Photograph of Prairie & Sandhill Cranes
Photograph 3 taken facing north



FLOODPLAINS

Figure 8: Floodplain Map (Page 11)

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

According to the Flood Insurance Rate Map, approximately 20% of this site is within the boundaries of a 100-year floodplain.

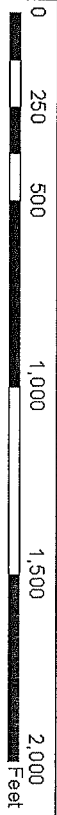
This development may impede the beneficial functions of the floodplain. These functions include the temporary storage and the slow release of floodwaters. This disturbance could adversely affect other properties in the watershed.

Another indication of flooding potential can be found in the soils information. Figure 9 indicates the hydric soils mapped for the site. Hydric soils by definition have potential ponding problems.

Development in floodplains/floodways is regulated by the Department of Natural Resources, Office of Water Resources. A copy of this report is being sent to the Division Office in Bartlett.

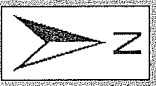
Figure 9: Hydric Soils (Page 12)

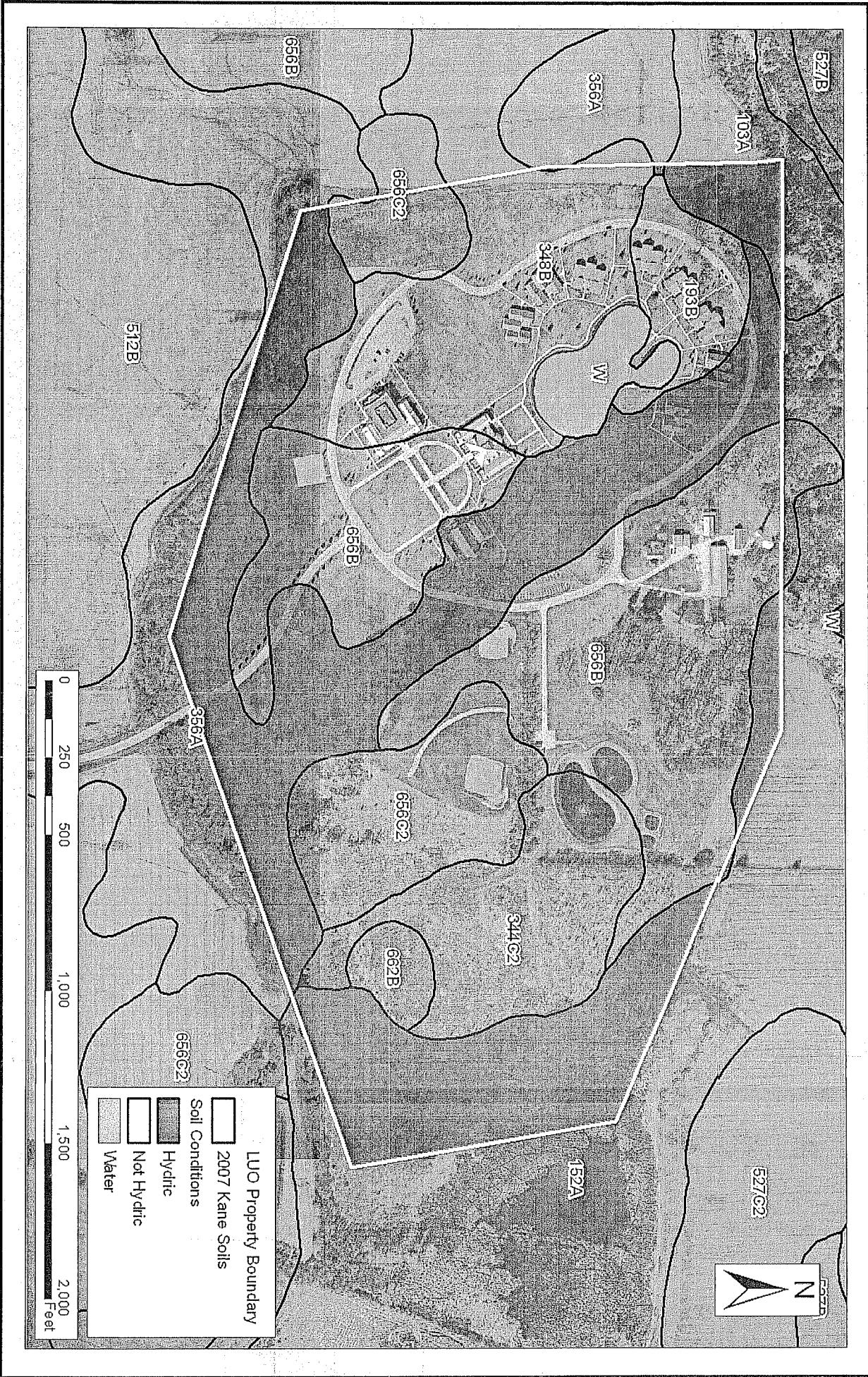
Hydric soils are shaded purple and soils with hydric inclusions are shaded yellow.



LUO Property Boundary

- LUO Property Boundary
- Kane Floodplain
- Base Flood Elevation Not Established
- Base Flood Elevation Established





WETLAND AND FLOODPLAIN REGULATIONS

The laws of the United States and the State of Illinois

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS, LAKES, WETLANDS, AND FLOODWAYS.

assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Who Must Apply:

Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES:

- Wetland/U.S. Waters: U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-4117.
- Floodplains: Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Sterns Road, Bartlett, IL 60103. Phone: (847) 608-3100

Coordination: We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$25,000 per day of violation and imprisonment for up to one year or both.

STORMWATER

The proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of storm water runoff generated on this site. We strongly recommend the use of on-site storm water management. All additional runoff should be retained in on-site detention ponds and released at a rate that approximates natural, undisturbed runoff conditions. The S.W.C.D. encourages the use of a .10 cfs/acre release rate. Insufficient storm water management on this site will threaten the storm water capacity of the floodplain. This has the potential to cause or aggravate flooding conditions on surrounding properties or elsewhere in the watershed.

If detention ponds are constructed, the S.W.C.D. strongly encourages incorporating as many of the natural attributes of the existing wetlands as possible. Natural waterway features provide many benefits that sterile detention ponds do not. These include: 1)

flood control by slow release of excess water through the soil, 2) water purification by vegetation, 3) groundwater recharge, and 4) habitat for wildlife. However, there are concerns associated with allowing urban storm water flow to enter natural wetland features. If the runoff generated by impervious surfaces, such as rooftops and roadways, is loaded into these natural features, their flood control capabilities could be overburdened and flooding damage could result. Therefore, care must be used to insure that the natural features are not damaged or destroyed when used as part of a storm water detention plan.

In addition, storm water release needs to be regulated to insure that the tributary/drainage ditch flowing through to the site is not adversely impacted, nor are downstream properties in the watershed.

Topography and Drainage

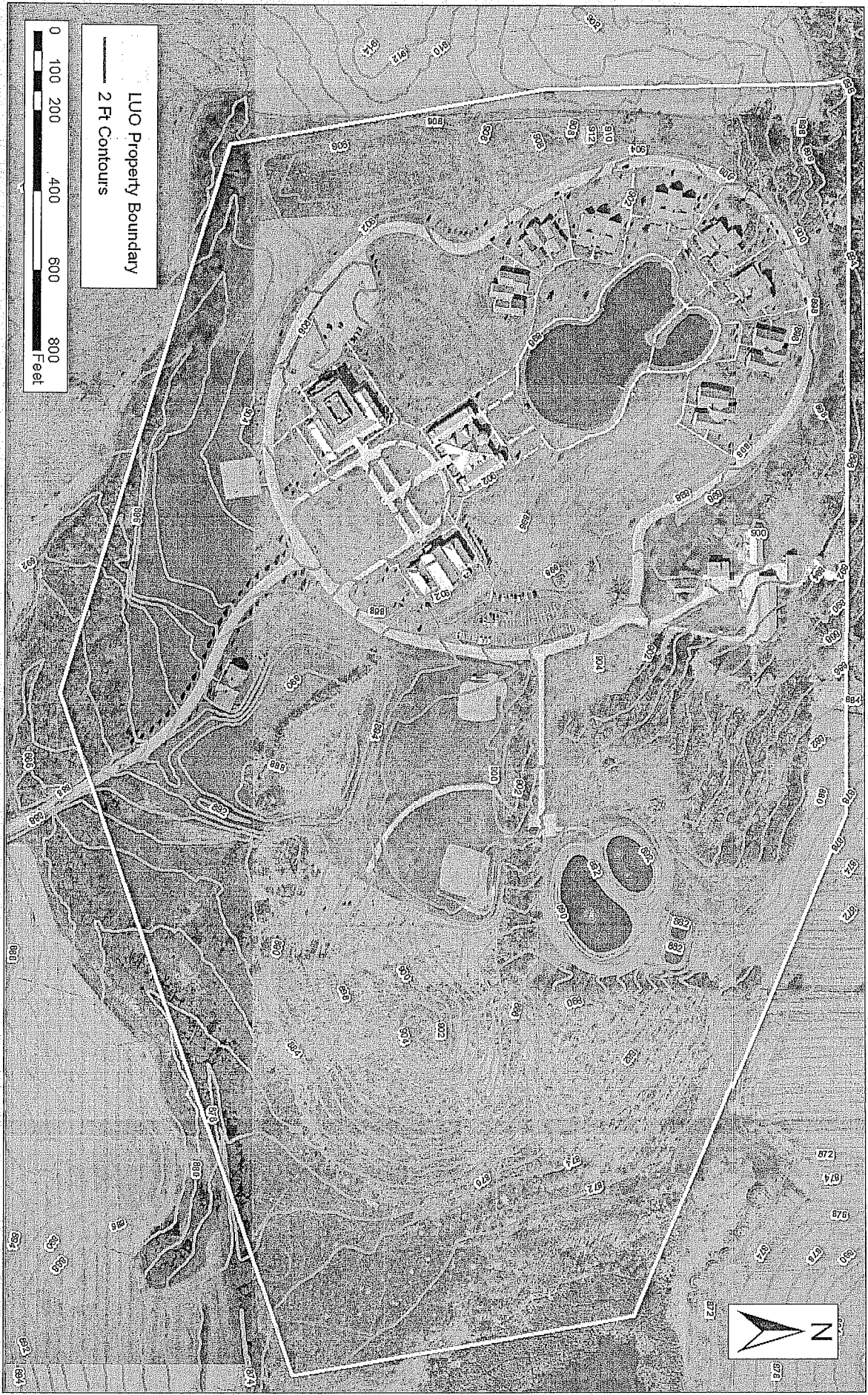
TOPOGRAPHY refers to the general shape of the land surface, and the position of its natural and manmade features. It includes the presence or absence of hills, and the slopes or difference in elevation between hilltops and valleys of a given region. Topography influences natural drainage. The force of gravity causes water to move down slopes towards depressions or streams, and pulls free or standing water downward through the soil. Soils on hills tend to be dry and soils in depressions and valleys often are wet or saturated.

The amount of moisture in the soil while it is developing, affects the rate of weathering and the development of soil colors. Soil colors are a reflection of the saturation status of the soil during development. Well-drained soils have uniformly brownish or yellowish brown subsoils; poorly drained soils have grayish subsoils; somewhat poorly drained soils have mottled brownish yellowish and grayish subsoils. Differences in natural soil drainage are typically associated with topography.

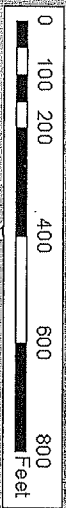
USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

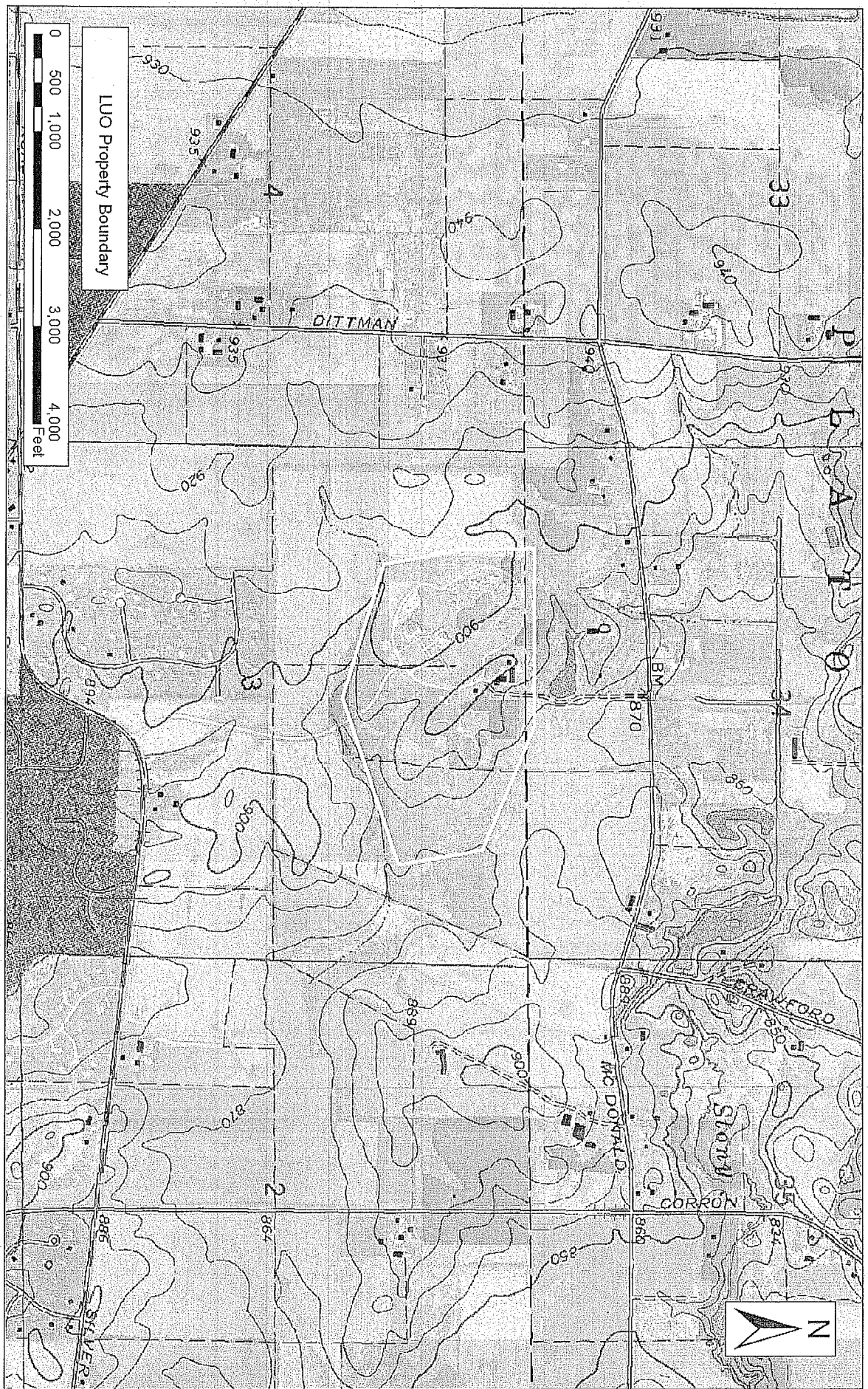
This parcel of land is located on flat topography with 2% to 8% slopes. The high point of this property is located in the east portion of the site at an elevation of 904 feet above mean sea level. The property generally drains in all directions via overland, at the lowest elevation on the property at 872 feet above sea level.

Figure 10 and 11: Municipalities 2 ft Contours (Page 15) and USGS Topographic Map (Page 16)

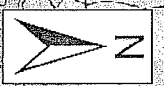
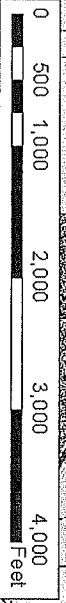


LUO Property Boundary
2 Ft Contours





LUO Property Boundary



DITTMAN

CORRAN

SILVER

MC DONALD

Stony

WATERFORD

P
B
A
T
O

33

4

3

2

930

935

940

931

940

920

911

940

894

900

BM
870

861

889

900

883

880

900

870

885

852

860

824

835

EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the S.W.C.D. believes that the potential for soil erosion during and after this proposed construction will be **moderate**. Furthermore, the erosion and sedimentation may become a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low. Wise placement and protection of soil stockpiles is also helpful. Siltation fences are useful controls only if they are properly installed and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to

all contractors working on the site. Debris basins and siltation ponds can also be used to prevent suspended sediment from leaving the property or damaging the wetland areas. On this property special care must be taken to protect any wetland features from sedimentation damage.

Detailed information on the most appropriate methods of controlling erosion and sedimentation in urbanizing areas can be found in the publication "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" (The Green Book) and the "Illinois Urban Manual". These manuals and additional technical assistance may be obtained by contacting this office. A copy of the Illinois Environmental Protection Agency "Standards and Specifications for Soil Erosion and Sediment Control" can be obtained by contacting the National Technical Information Service, 5285 Port Royal Rd, Spring, VA, 22161, (703) 487-4650. Additionally, the Northeastern Illinois Planning Commission (NIPC) has published "Suggested Soil Erosion and Sedimentation Control Ordinance: A Guide for Local Officials". This can be ordered by calling (312) 454-0400.

WOODLANDS

The S.W.C.D. encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same

adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Careful protection of this area around the trees may also preserve some of the natural woodland groundcover. In general, native plants are hardy, and islands of such vegetation around the bases of trees could prove to be an attractive, inexpensive, and low maintenance form of landscaping.

NATIONAL POLLUTANT DISCHARGE ELIMINATION

Discharges of storm water from construction sites, which disturb 1 or more acres of land, must be covered by an NPDES permit. Under the NPDES General Permits for Storm Water Discharges from Construction Sites, the EPA requires the development and implementation of a pollution prevention plan. A pollution prevention plan for construction is designed to reduce pollution at the construction site before it can cause environmental problems. Many of the practices and measures required for the pollution

prevention plan represent the standard operating procedure at many construction sites. Storm water management controls, erosion and sediment controls, inspection and maintenance have all been used at a number of construction projects. The General NPDES permit can be obtained through the Illinois Environmental Protection Agency, Division of Water Pollution Control, 2200 Churchill Road, P.O. Box 19276, Springfield, Illinois 62794-9276.

SOILS INTERPRETATIONS

The soil interpretation information and a summary of the soil limitations for this site are derived from the SSURGO certified soil layers for Kane and DuPage Counties, IL.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally

favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

SOIL LIMITATION INTERPRETATIONS

Flooding is the temporary covering of soil surface by flowing water from any source, such as streams overflowing their banks, runoff from adjacent or surrounding slopes, inflow from high tides, or any combination of sources.

Ponding is standing water in a closed depression. The water is removed only by percolation, transpiration, or evaporation.

Frost heave potential and **shrink-swell** actions are concerns when constructing paved surfaces, such as foundations and roadways.

Frost heave is the result of moisture freezing in the soil and forming ice lenses. The ice lenses cause the soil to expand, leading to the premature deterioration of paved surfaces.

Shrink-swell action is related to the type and percentage of clay present. Clays are capable of absorbing large quantities of soil moisture because of their greater surface area. Absorption of soil moisture results in the swelling of the clay horizons. Upon drying, the soil tends to shrink. The expansion and contraction exerts stress on foundations, footings, and paved surfaces due to the changes in soil moisture conditions.

Soils limited by **wetness** indicates the presence of a seasonally high water table. A seasonally **high water table** is a zone of saturation at the highest average depth during the wettest season. It is at least 6 inches thick, persists in the soil for more than a few weeks, and is within 6 feet of the soil surface.

SOIL ANALYSIS

This site contains (9) soil-mapping units (103A – Houghton Muck; 152A - Drummer; 193B - Mayville; 344C2 - Harvard; 348B - Wingate; 356A - Elpaso; 656B - Octagon; 656C2 - Octagon; 662B - Barony)

HOUGHTON MUCK – 103A

Houghton muck, 0 to 2 percent slopes, (103A) is nearly level and very poorly drained. It is found in closed depressions and broad drainageways. This soil is comprised mostly of organic matter.

Included within this soil mapping unit are small areas of somewhat poorly drained Brenton soils and poorly drained Drummer soils. These soils are slight rises and drainageways, respectively.

Water and air move through this soil at a rapid rate, and surface runoff from disturbed areas is usually slow.

This soil has very poor potential for most urban uses.

DRUMMER SILTY CLAY LOAM – 152A

The Drummer silty clay loam, 0 to 2 percent slopes, (152A) soil mapping unit is level to nearly level, poorly drained, and is found on upland flats, in drainageways, and in depressions on outwash plains and on end and ground moraines. The texture is predominantly silty clay loam.

Other soils associated with this unit include somewhat poorly drained Brenton, Flanagan, and Elburn soils. These soils are on upland ridges and knolls.

Water and air move through this soil at a moderate rate, and surface runoff from disturbed areas is usually slow to ponded.

Due to wetness and lack of stability, this soil is poorly suited for most urban uses.

MAYVILLE SILT LOAM-193B

The Mayville silt loam, 2 to 5 percent slopes, (193B) soil mapping unit is gently sloping, well drained, and found on convex ridgetops, knolls and side slopes. The texture of the surface layer is silt loam. The subsoil is silty clay loam in the upper part, clay loam in the middle part, and loam in the lower part.

Included within this mapping unit are small areas of somewhat poorly drained Herbert soil and poorly

drained Drummer soil. These soils are in shallow depressions and drainageways.

Water and air move through this unit at a moderate rate, and surface runoff from disturbed areas is medium or faster.

Mayville has fair to good potential for most urban uses.

HARVARD SILT LOAM - 344C2

Harvard (344C2) is moderately sloping (5 to 10 %), moderately well to well drained, and is on short uneven side slopes, convex ridges, and knolls on outwash plains. The surface layer is silt loam in texture. The subsoil is silty clay loam and clay loam.

Also included in this unit are small areas of somewhat poorly drained Millbrook soils and poorly drained Drummer soils. These are in shallow depressions and drainageways.

Water and air move through this soil at a moderate rate, and runoff from disturbed areas is medium to rapid.

The potential for most urban uses is good to fair.

WINGATE SILT LOAM- 348B

The Wingate silt loam, 2 to 5% percent slopes, (348B) soil mapping unit is gently sloping, moderately well to well drained, and found on convex ridges, knolls, and short uneven side slopes. The texture of the surface layer is silt loam. The subsoil grades from silt loam and silty clay loam to clay loam and loam.

Water and air move through this soil at a moderate rate, and runoff from disturbed areas is medium or faster.

Included within this soil mapping unit are small areas of somewhat poorly drained Lisbon soil and and poorly drained Drummer soil.

This soil has fair to good potential for most urban uses.

ELPASO SILTY CLAY LOAM - 356A

Elpaso silty clay loam, 0 to 2 percent slopes, (356A) soil mapping unit is level to nearly level, poorly drained, and is found on upland flats, in drainageways, and in depressions on outwash plains and on end and ground moraines. The texture is predominantly silty clay loam.

Other soils associated with this unit include somewhat poorly drained Brenton, Flanagan, and Elburn soils. These soils are on upland ridges and knolls.

Water and air move through this soil at a moderate rate, and surface runoff from disturbed areas is usually slow to ponded.

Due to wetness and lack of stability, this soil is poorly suited for most urban uses.

OCTAGON SILT LOAM - 656B

Octagon silt loam, 2 to 4 percent slopes, (656B) is gently sloping, well drained, and found on convex ridgetops and side slopes. The surface layer and upper part of the subsoil are silt loam. The remainder of the subsoil is clay loam. The underlying material may contain sandy loam.

Included within this soil mapping unit are small areas of somewhat poorly drained Herbert and Lisbon soils and poorly drained Drummer soil. These occupy shallow depressions and drainageways.

Water and air move through this soil at a moderate rate, and runoff from disturbed areas is usually slow to medium.

The potential for most urban uses is fair to good.

OCTAGON SILT LOAM - 656C2

The Octagon silt loam, 4 to 6 percent slopes eroded, (656C2) mapping unit is moderately sloping, well drained, and found on ridgetops and side slopes on end moraines. The surface layer is silt loam, and the subsoil is clay loam.

Included within this unit are small areas of somewhat poorly drained Herbert and Lisbon soils and poorly drained Drummer soils. These soils occupy shallow depressions and drainageways.

Water and air move through this soil at a moderate rate, and runoff from disturbed areas is medium or faster.

For most urban uses this unit has good to fair potential.

BARONY SILT LOAM - 662B

The Barony silt loam, 2 to 5 percent slopes, (662B) is gently sloping, moderately well to well drained, and located on short, uneven side slopes, convex ridge tops, and knolls on outwash plains. The surface layers are silt loam. The subsoil is silty clay loam in the upper part, clay loam in the middle part, and sandy loam in the lower part.

Included within this mapping unit are small areas of somewhat poorly drained Millbrook and Brenton soils and poorly drained Drummer soil. There are in shallow depressions and drainageways.

Water and air move through this soil at a moderate rate, and runoff from disturbed areas is medium or faster.

This soil unit has fair to good potential for most urban uses.

LAND USE CONSIDERATIONS

HOUGHTON MUCK – 103A

Houghton muck, 0 to 2 percent slopes, (103A) is very poorly suited for urban uses. The depth to the high water table is frequently less than one foot. This soil is subject to frequent ponding/ flooding. It also has low strength and stability because the organic matter content and frost heave potentials are high.

Alternative sites should be selected for urban development. This soil lacks the strength and stability to support foundations for dwellings, and frequent water saturation and flooding are difficult and expensive to overcome. This soil is poorly suited for streets and roads due to low strength and stability, wetness, and flooding.

There is a high potential for pollution of groundwater supplies if septic tank absorption fields are used in this soil. This soil should not be used for septic systems.

DRUMMER SILTY CLAY LOAM – 152A

The Drummer (152A) unit is severely limiting due to the problems associated with wetness and surface flooding/ponding. This is due in part to the landscape position. Drummer is found in surface depressions that convey and store surface waters. This unit is capable of supporting a seasonal high water table at the surface.

Areas of this soil used for building would have to be artificially drained and protected from ponding. Dwellings with basements would be difficult or expensive to construct because of difficulty in lowering the water table. Dwellings without basements would require drainage, as well. Use of this soil for streets and roads is limited by wetness, flooding, and frost heave.

Use of this soil for septic tank absorption systems is not advised. This is due to wetness and flooding. Sanitary facilities should be connected to community sewers and treatment facilities.

MAYVILLE SILT LOAM-193B

Mayville (193B) is well suited for dwellings with basements but is only moderately well suited for dwellings without basements. This is due to lack of stability caused by frost heave and shrink-swell potentials.

Frost heave is the result of moisture freezing in the soil and forming ice lenses. Ice formation in the soil causes expansion which leads to the premature deterioration of paved surfaces such as foundations and driveways, etc.

Shrink-swell is related to the type and percentage of clays present. Clays are capable of absorbing large quantities of soil moisture because of their greater relative surface area. Absorption of soil moisture results in the swelling of the clay horizons. Upon drying, the soil tends to shrink. This alternating expansion and contraction with changes in soil moisture conditions exerts stress on foundations and footings.

This soil is generally well suited for septic tank absorption systems. However, a moderately slow rate of water movement in the underlying material is a concern in some places.

HARVARD SILT LOAM - 344C2

Harvard (344C2) is only moderately well suited for dwellings without basements due to lack of stability in the subsoil. This soil is well suited for dwellings with basements. Frost heave is a concern for the construction of paved surfaces.

Wetness and slow percolation limit the suitability for the use of septic absorption systems.

WINGATE SILT LOAM – 348B

The Wingate silt loam (348B) soil is only moderately suited for dwellings without basements due to a lack of stability in the subsoil. It is well suited for dwellings with basements. Frost heave is a concern for roadways and other paved surfaces.

This soil is moderately well suited for the use of septic absorption systems. However, slow permeability in the subsoil and underlying material may be a problem.

ELPASO SILTY CLAY LOAM-356A

The Elpaso silty clay loam, 0 to 2 percent slopes, (356A) unit is severely limiting due to the problems associated with wetness and surface flooding/ponding. This is due in part to the landscape position. Drummer is found in surface depressions that convey and store surface waters. This unit is capable of supporting a seasonal high water table at the surface.

Areas of this soil used for building would have to be artificially drained and protected from ponding. Dwellings with basements would be difficult or expensive to construct because of difficulty in lowering the water table. Dwellings without basements would require drainage, as well. Use of this soil for streets and roads is limited by wetness, flooding, and frost heave.

Use of this soil for septic tank absorption systems is not advised. This is due to wetness and flooding. Sanitary facilities should be connected to community sewers and treatment facilities.

OCTAGON SILT LOAM - 656B

Octagon silt loam, 2 to 4 percent slopes, (656B) is suited for dwellings with basements but only moderately suited for dwellings without basements. It lacks stability because it has moderate frost heave potential and the subsoil has a moderate shrink-swell potential. Frost heave is also a problem for roadways and paved surfaces.

This soil is generally well suited for the use of septic tank absorption systems. The rate of water

movement in the subsoil may be a problem in some locations.

OCTAGON SILT LOAM - 656C2

The Octagon silt loam, 4 to 6 percent slopes eroded, (656C2) unit is only moderately suited for dwellings without basements due to instability in the subsoil. It is well suited for dwellings with basements. Frost heave is a problem for roadways and other paved surfaces.

This unit is generally well suited for septic tank absorption systems. However, slow percolation in the subsoil may be a problem.

BARONY SILT LOAM - 662B

The Barony silt loam, 2 to 5 percent slopes, (662B) is well suited for dwellings with basements but only moderately suited for dwellings without basements. This is due to instability caused by high frost heave potential and moderate shrink-swell potential. Frost heave and low strength are concerns with the construction of roadways.

For the use of septic absorption systems, this soil has moderate wetness and slow percolation limitations.

Our opinion is based on information from the following sources:

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2000, and DuPage County, IL SSURGO soil layer certified in 1999 and accompanying interpretations.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

United States Department of the Interior, Fish and

Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

United States Department of Agriculture, Natural Resources Conservation Service. Wetland Inventory Map. Digitized from original base map in 1997.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 1998/1999 photos, Published: Champaign, Illinois State Geological Survey, 2000.

An on-site investigation conducted by the SWCD Resource Analyst, Candice Jacobs/Ashley Jennings on August 21, 2012.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Candice Jacobs, Resource Conservationist, prepared this report.

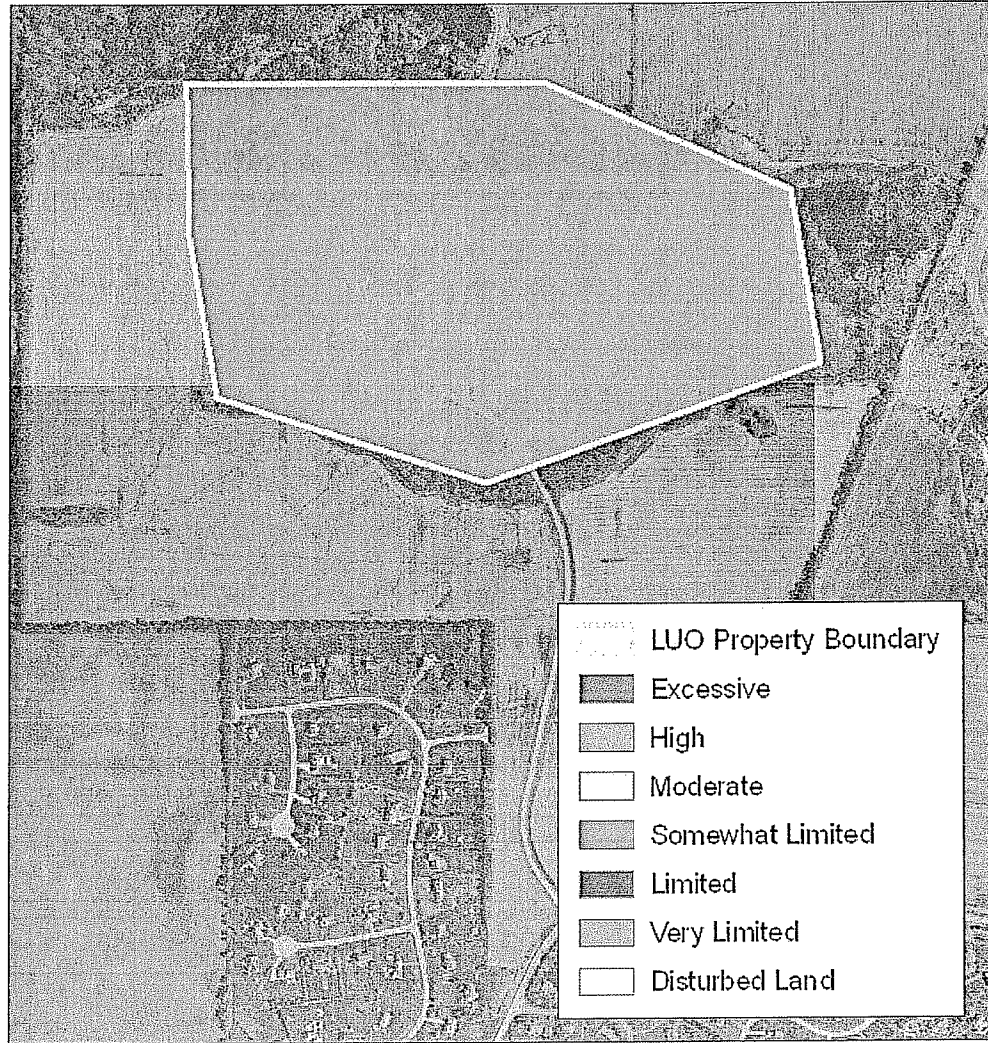
cc: Kiva Real Estate Investments LLC
3359 Main Street
Skokie, IL 60076

ecc: Wayne Gorski, USEPA

APPENDIX A

GIS Mapping

Aquifer Sensitivity Land Use Opinion 12-43



APPENDIX B

Soil Tables

SOIL REPORT

LUO 12-43

Dwellings With Basements

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

Kane County, Illinois
Survey Area Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
103A	Houghton muck, 0 to 2 percent slopes	Very limited	Houghton 90% Subsidence Depth to saturated zone Organic matter content
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer 90% Depth to saturated zone Shrink-swell
193B	Mayville silt loam, 2 to 5 percent slopes	Somewhat limited	Mayville 92% Depth to saturated zone
344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Harvard 92% Shrink-swell
346B	Wingate silt loam, 2 to 5 percent slopes	Somewhat limited	Wingate 90% Shrink-swell Depth to saturated zone
356A	Elpaso silty clay loam, 0 to 2 percent slopes	Very limited	Elpaso 90% Ponding Depth to saturated zone Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Depth to saturated zone
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Depth to saturated zone
662B	Barony silt loam, 2 to 5 percent slopes	Somewhat limited	Barony 92% Shrink-swell Depth to saturated zone
W	Water	Not rated	Water 100%

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Dwellings Without Basements

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

Kane County, Illinois
Survey Area Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
103A	Houghton muck, 0 to 2 percent slopes	Very limited	Houghton 90% Subsidence Depth to saturated zone Organic matter content
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer 90% Depth to saturated zone Shrink-swell
193B	Mayville silt loam, 2 to 5 percent slopes	Somewhat limited	Mayville 92% Shrink-swell
344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Harvard 92% Shrink-swell
348B	Wingate silt loam, 2 to 5 percent slopes	Somewhat limited	Wingate 90% Shrink-swell
356A	Elpaso silty clay loam, 0 to 2 percent slopes	Very limited	Elpaso 90% Ponding Depth to saturated zone Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Shrink-swell
662B	Barony silt loam, 2 to 5 percent slopes	Somewhat limited	Barony 92% Shrink-swell
W	Water	Not rated	Water 100%

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Small Commercial Buildings

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

Kane County, Illinois
Survey Area Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
103A	Houghton muck, 0 to 2 percent slopes	Very limited	Houghton 90% Subsidence Depth to saturated zone Organic matter content
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer 90% Depth to saturated zone Shrink-swell
193B	Mayville silt loam, 2 to 5 percent slopes	Somewhat limited	Mayville 92% Shrink-swell
344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Harvard 92% Slope Shrink-swell
348B	Wingate silt loam, 2 to 5 percent slopes	Somewhat limited	Wingate 90% Shrink-swell
356A	Elpaso silty clay loam, 0 to 2 percent slopes	Very limited	Elpaso 90% Ponding Depth to saturated zone Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Shrink-swell Slope
662B	Barony silt loam, 2 to 5 percent slopes	Somewhat limited	Barony 92% Shrink-swell
W	Water	Not rated	Water 100%

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

APPENDIX C

Contact List

CONTACT LIST

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
111 N. Canal Street, Suite 600
Chicago, Illinois 60606
(312) 846-5530
<http://www.usace.army.mil/ncc/>

U. S. D. A. Natural Resources
Conservation Service
2315 Dean St. Suite 100
St. Charles, Illinois 60175
(630)584-7961
<http://www.il.nrcs.usda.gov/>

U. S. Fish & Wildlife Service
Chicago Metro Wetlands Office
1000 Hart Road, Suite 180
Barrington, Illinois 60010
(847) 381-2253
<http://www.fws.gov/>

U. S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312) 353-2000
<http://www.epa.gov/region5/>

State Agencies

Illinois Department of Natural Resources
Lincoln Tower Plaza
524 S. Second Street
Springfield, Illinois 62794
(217) 782-6302
<http://dnr.state.il.us/>

Illinois Environmental Protection Agency
1021 North Grand Avenue East
Springfield, Illinois 62702
(217) 782-3397
<http://www.epa.state.il.us/>

Illinois Department of Transportation
201 West Center Court
Schaumburg, Illinois 60196
<http://www.dot.state.il.us/>

Illinois Natural History Survey
607 East Peabody Drive
Champaign, Illinois 61820
(217) 333-688
<http://www.inhs.uiuc.edu/>

County Offices

DuPage County

Administration Building
421 N. County Farm Road
Wheaton, Illinois 60187
<http://www.co.dupage.il.us/>
630-407-6500

Development Department
(630) 407-6700

Environmental Concerns Department
Stormwater Management Division
(630) 407-6700

Solid Waste Department
(630) 407-6700

Health Department
111 North County Farm Road
Wheaton, Illinois 60187
(630) 682-7400

Forest Preserve District
3 S 580 Naperville Road,
Wheaton, Illinois 60187
(630) 933-7200

Kane County

Government Center
719 S. Batavia Ave.
Geneva, IL 60134
<http://www.co.kane.il.us/>
630-232-3400

Development Department
(630) 232-3492

Department of Environmental Management
630-208-5118

Forest Preserve District
(630) 232-5980

Health Department
1240 North Highland Ave
Aurora, IL 60506
(630) 897-1124

MEYERS & FLOWERS

TRIAL ATTORNEYS

3 NORTH SECOND STREET, SUITE 300
ST. CHARLES, ILLINOIS 60174
PHONE (630) 232-6333
FACSIMILE (630) 845-8982
www.meyers-flowers.com

CHICAGO OFFICE
225 W. WACKER DRIVE
SUITE 1515
CHICAGO, ILLINOIS 60606
(312) 214-1017

PARTNERS
TED A. MEYERS
PETER J. FLOWERS
CRAIG D. BROWN
RYAN P. THERIAULT
BRIAN J. PERKINS

July 17, 2015

Via Hand Delivery

Mark VanKerkhoff
Director
Kane County Development and Community Services Department
719 S. Batavia Avenue
Geneva, IL 60134

RE: Maxxam Partners, LLC Application for Special Use Permit- Land Use Opinion

Dear Mr. VanKerkhoff:

As part of Maxxam Partners, LLC's Application for Special Use, we enclose herewith electronic communication from Michelle Loth, Resource Assistant for the Kane-DuPage Soil & Water Conservation District, stating that all Land Use Opinion Reports are valid for 5 years and that a re-submittal for a Land Use Opinion for property located at 41W400 Silver Glen Road in St. Charles Illinois will not be necessary at this time. Land Use Opinion 12-43, submitted by Kiva Real Estate Investments, LLC and completed on August 27, 2012, is still valid for the purposes of Maxxam Partners, LLC's Application for Special Use. Also enclosed is an email communication from Keith T. Berkhout, Zoning Planner for Kane County, confirming that Maxxam Partners, LLC will not be required to obtain a new Land Use Opinion for submittal with its Application for Special Use.

Respectfully,

Andrew E. Kolb, Esq.

From: [Berkhout, Keith](#)
To: [Kelly Bartelson](#)
Subject: RE: Proposed Land Use Opinion
Date: Wednesday, April 22, 2015 1:32:54 PM
Attachments: [image002.png](#)

This email to confirm that our office will accept the Land Use Opinion due to the Soil & Water Conservation District's position that their report is good for five years.

Keith T. Berkhout
Zoning Planner
Kane County Development and Community Services Department
719 S. Batavia Avenue
Geneva, Illinois 60134

630-232-3495 (Direct)
630-232-3411 (Fax)
berkhoutkeith@co.kane.il.us



From: Kelly Bartelson [mailto:kelly@vklawfirm.com]
Sent: Wednesday, April 22, 2015 12:45 PM
To: Berkhout, Keith
Subject: FW: Proposed Land Use Opinion

Keith,

Here is the email that was sent to you 3/31 from the Kane-DuPage Soil & Water Conservation District. Did you not receive this from Michelle?

Kelly

Kelly Bartelson
Assistant to Andrew E. Kolb



Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, IL 60174
Ph. 630.513.9800 x 2129
Fax 630.513.9802

From: Michelle Loth [mailto:michelle.loth@kanedupageswcd.org]
Sent: Monday, April 13, 2015 3:31 PM
To: Kelly Bartelson
Subject: FW: Proposed Land Use Opinion

Kelly,

Let me know if there is anything else you need.

Thanks,

Michelle Loth, Resource Assistant
Kane-DuPage Soil & Water Conservation District
2315 Dean Street Suite 100
St. Charles, IL 60175
(630) 584-7961 Ext. 3
michelle.loth@kanedupageswcd.org

From: Michelle Loth [mailto:michelle.loth@kanedupageswcd.org]
Sent: Tuesday, March 31, 2015 4:33 PM
To: 'berkhoutkeith@co.kane.il.us'
Subject: Proposed Land Use Opinion

Keith,

As a heads up, I spoke with Kelly from VLK Law Firm yesterday who is representing Myers and Flowers, LLC as the petitioner for a proposed new land use opinion located at 41W400 Silver Glen Road in St. Charles. According to our records, Land Use Opinion 12-43 submitted by Kiva real Estate Investments LLC also located in Campton Township at 41W400 Silver Glen Road in St. Charles was completed 8/27/2012. I advised Kelly that all Land Use Opinion reports are valid for 5 years and therefore a re-submittal for the same location will not be necessary at this time. Attached is a copy of the original application for Land Use Opinion 12-43, if you would like a copy of the full report I can send that as well. Let me know if you have any questions.

Thanks,

Michelle Loth, Resource Assistant

Kane-DuPage Soil & Water Conservation District
2315 Dean Street Suite 100
St. Charles, IL 60175
(630) 584-7961 Ext. 3
michelle.loth@kanedupageswcd.org



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Bruce Rauner, Governor

Wayne Rosenthal, Director

April 06, 2015

Andrew E. Kolb
Maxxam Partners, LLC
c/o Meyers & Flowers, LLC
3 N. Second Street, Suite 300
St. Charles, IL 60174

RE: Maxxam Partners, LLC
Project Number(s): 1511112 [1300521]
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Natalia Jones
Division of Ecosystems and Environment
217-785-5500

**CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS**

Date: 7/17/15 To: _____

KANE COUNTY ZONING BOARD OF APPEALS
From: Maxxam Partners, LLC
c/o Andrew E. Kob, Esq.
200 W. Main Street, St. Charles, IL 60174
(Ph #) 630-513-9800

The undersigned, being sworn upon this oath, deposes and says that the list below includes the _____ names
and addresses of all owners of property adjacent to property referred to in petition for

(circle one) Variance Rezoning Special Use

for the purpose of Applicant requests a Special Use to operate the Subject Property as
an alcoholism and substance abuse treatment facility .

and, further, that all persons owning property which is adjacent to parcel referred to in petition have
been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 34, Township 41N, County of Kane. (Legal
Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME	ADDRESS (street, city, state and zip code)
See Attached	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: _____

(Property Owner or Agent)

Subscribed and sworn to before me
this ____ day of _____, 20____

Notary


List of Adjacent Property Owners

<u>Tax Permanent Parcel No.</u>	<u>Name of Registered Owner</u>	<u>Mailing Address</u>
08-03-200-011	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
08-03-200-009	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
08-03-200-008	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
08-03-200-007	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
08-03-100-008	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
05-34-400-027	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
05-34-400-022	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134
05-34-300-046	Cathy R. Bourel-Cartee	41W815 McDonald Road Elgin IL 60124
05-34-300-044	Joline T. Andrzejewski as Trustee of the Joline T. Andrzejewski Trust #2004	41W547 McDonald Road, Elgin, IL 60123
05-34-300-040	Forest Preserve District of Kane County	1996 S. Kirk Road Suite 320 Geneva, IL 60134




The Sidwell Company
 2570 Foxfield Road, Suite 300
 St. Charles, Illinois 60174
 [Tel] 630.549.1000 [Fax] 630.549.1111
 www.sidwellco.com

PLOT DATE
 4/7/2015




NORTH

CAMPTON TWP.

SEC. 3 T.40N. R.7E.

KANE COUNTY, ILLINOIS

Scale: 1"=400'

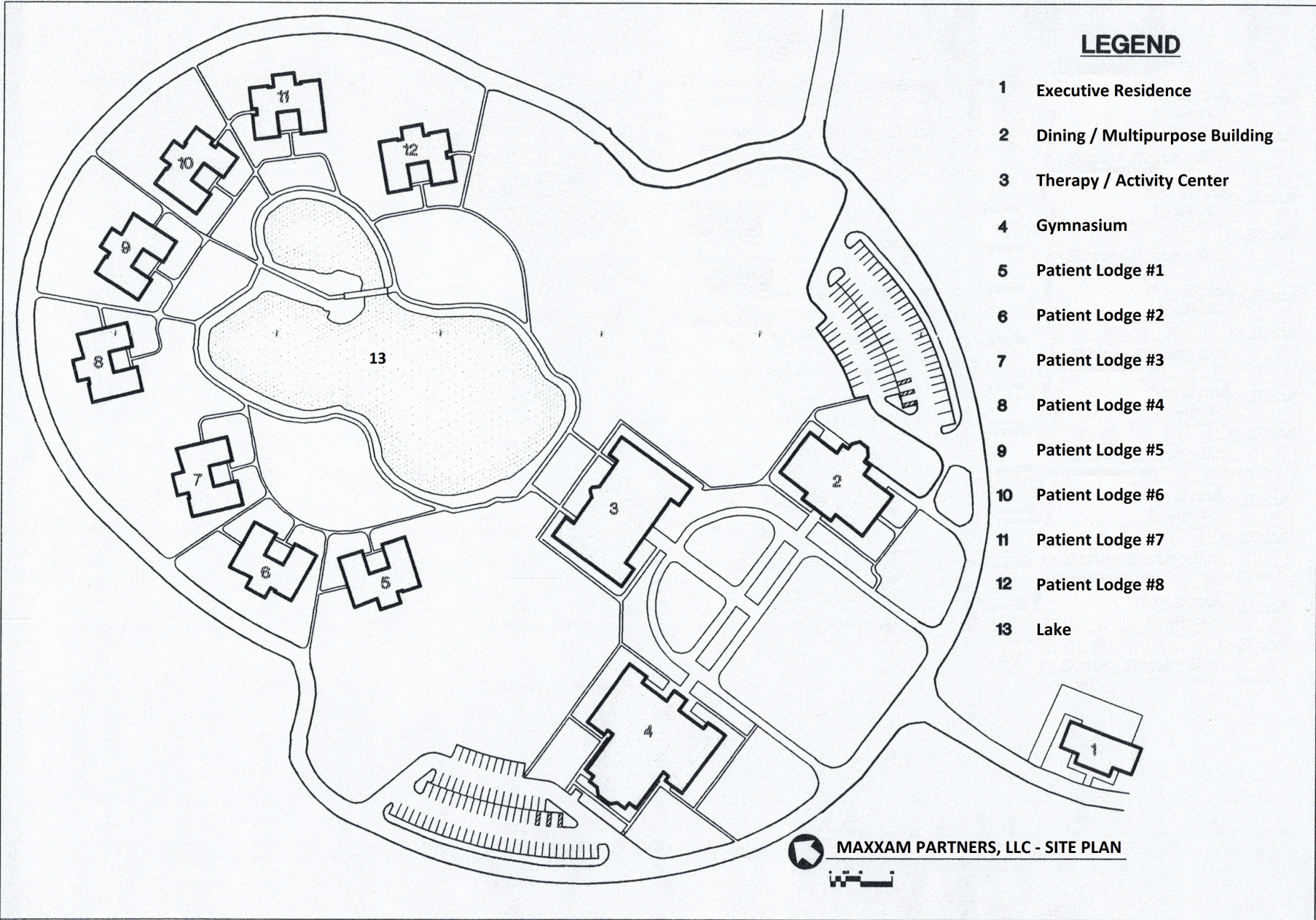


08-03

RE. MAP PAGE LOCATOR	
6	7
1	2
3	5
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9	10
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13	14
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33	34
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TOWNSHIP SECTION

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY KANE COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.



LEGEND

- 1 Executive Residence
- 2 Dining / Multipurpose Building
- 3 Therapy / Activity Center
- 4 Gymnasium
- 5 Patient Lodge #1
- 6 Patient Lodge #2
- 7 Patient Lodge #3
- 8 Patient Lodge #4
- 9 Patient Lodge #5
- 10 Patient Lodge #6
- 11 Patient Lodge #7
- 12 Patient Lodge #8
- 13 Lake



MAXXAM PARTNERS, LLC - SITE PLAN



The Glenwood School for Boy's Special Use Application



Our proposal is to convert The Glenwood School for Boy's Campus into a luxury Alcoholism and Substance Abuse Treatment Facility. The existing layout of the school is perfectly designed to offer comprehensive treatment for adult men and women. The existing eight residence dormitories will house the patients, with separate buildings for men and women; two additional residence dormitories were planned. The patients will be grouped according to their needs and the type of treatment they will be receiving. A state of the art security system will be installed, and the facility will provide 24 hour security services. If a patient wants to leave the facility, they will be taken to Chicago by a private car service.

The facility will be licensed by the Division of Alcoholism and Substance Abuse of the Illinois Department of Human Services and will be accredited by the Joint Commission on Accreditation of Health Care Organizations (JCAHO). As a luxury treatment facility, our clientele demands a full continuum of care, which typically includes Inpatient Residential, Residential Extended Care, Eating Disorder Stabilization, Medically Managed Detoxification, and other related services. Treatment shall be offered in varying degrees of intensity based on the level of care in which the patient is placed and the subsequent treatment plan developed for that patient. The level of care provided shall be in accordance with that specified in the ASAM Patient Placement Criteria and with the related administrative code. Our professional staff will develop a customized care plan for each patient.



The average stay will be between 30 and 90 days. The facility will only accept self-pay patients and private health insurance.

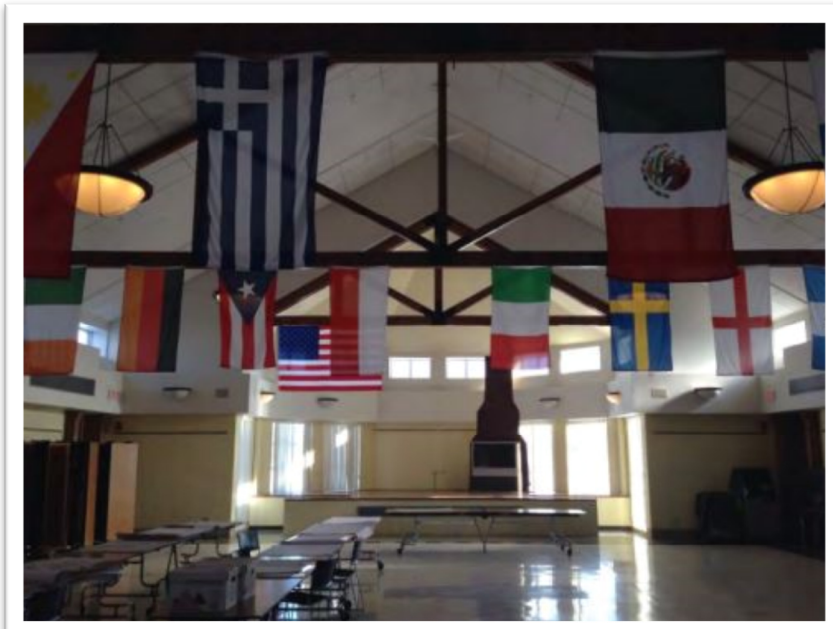
All of the services will be provided by our experienced and trained team of professionals, who will be licensed by the State of Illinois. In addition to usual team of professionals, we will have a full time Medical Director licensed as an Addiction Psychiatrist and a Licensed Dietitian. All of our staff will undergo drug testing, and we will be a drug free workplace. Individual and group therapy will be given in each residence dormitory and will be tailored to the patients' needs.

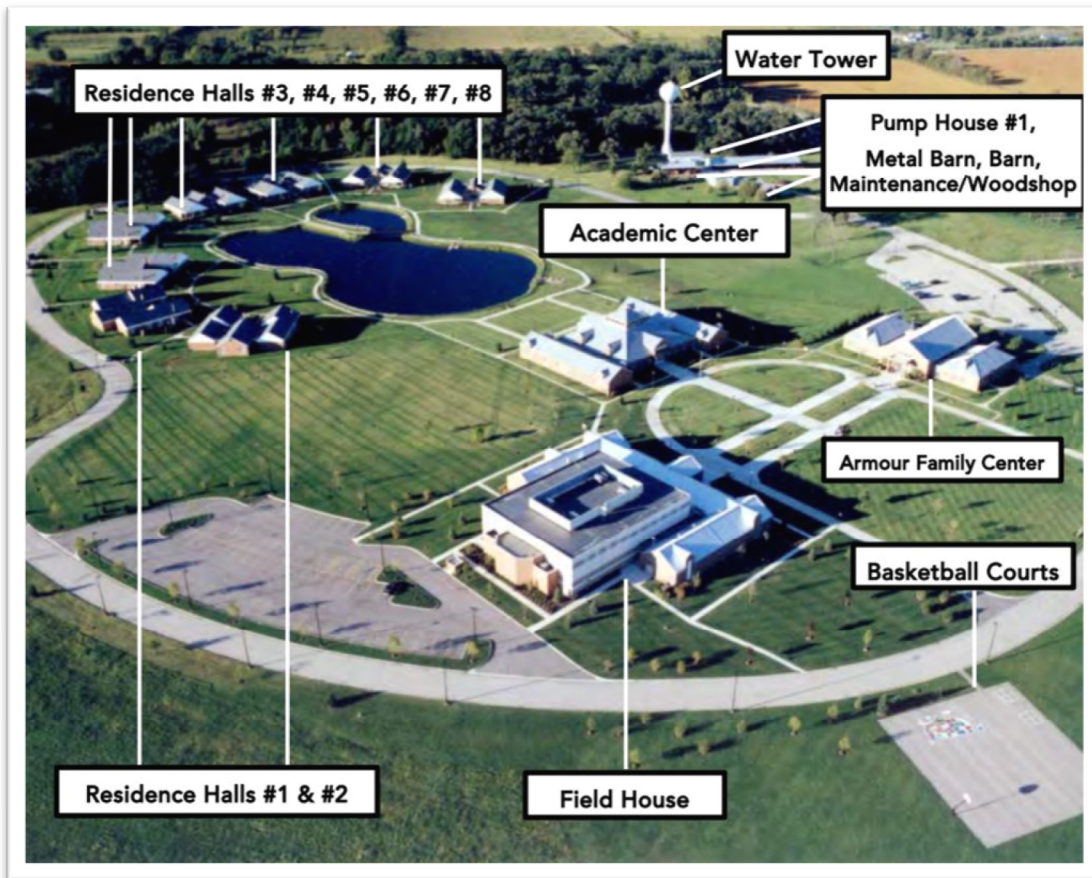
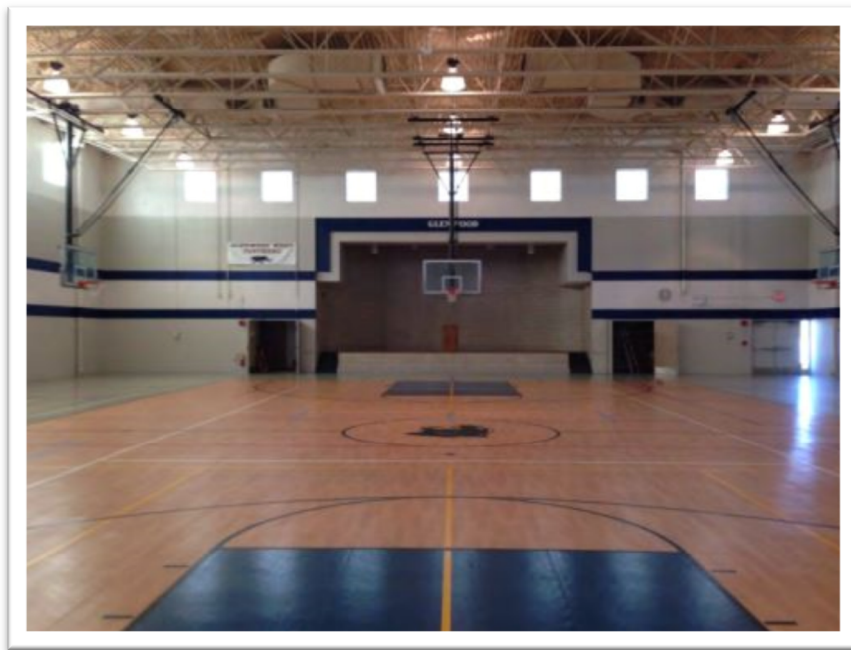
In addition to the medical care and addiction treatment, the facility will provide wellness and spiritual programs that include meditation, yoga, massage, and other therapeutic services. There will be a state of the art gym with group fitness classes and personal trainers. Art and nutritional classes will be offered. The existing gymnasium features a full size basketball court and will house many group activities (etc. Zumba, dancing).

The environment of the facility will feel more like a luxury spa than a treatment facility and will be dedicated to healing one's whole self. The interiors of the common areas and residence dormitories will be renovated and include new furniture. We also will be upgrading the bathrooms with higher end finishes. Private and Semi-Private accommodations will be available. Out of town patients will be picked up at the airport by luxury SUV's. The facility will be marketed to business executives, lawyers, doctors, celebrities, professionals, government workers, and their family members who are in need of treatment.

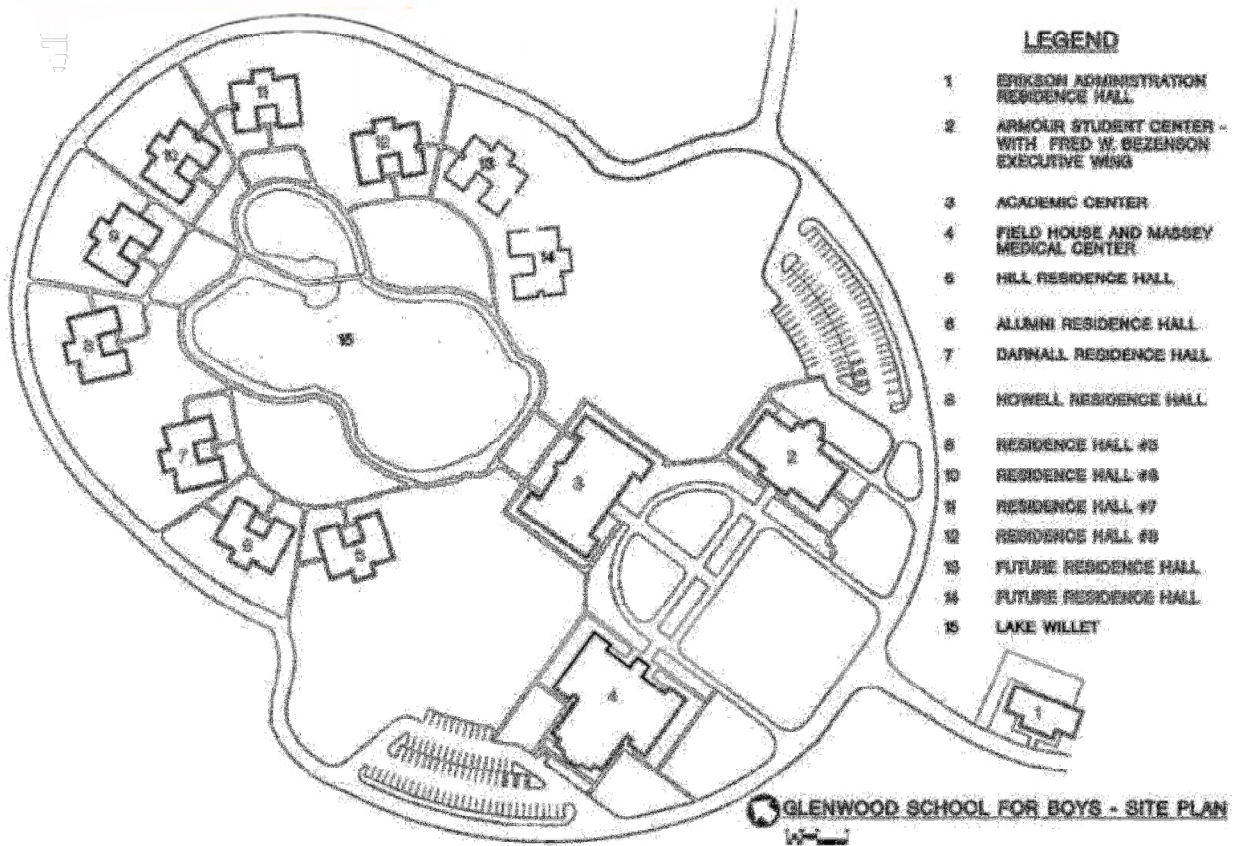








SITE PLAN



Existing Campus Aerial



Holland & Knight

131 South Dearborn Street, 30th Floor | Chicago, Illinois | T 312-263-3600 | F 312-578-6666
Holland & Knight LLP | www.hklaw.com

Memorandum

Date: August 19, 2015

To: Steven Marco, Maxxam Partners, LLC

From: Steven M. Elrod
Hart M. Passman

Re: Proposed Alcoholism and Substance Abuse Treatment Facility, Kane County, Illinois
Zoning Analysis

We have reviewed the Zoning Ordinance of Kane County, Illinois, and have determined that the property known as the Glenwood School for Boys, located at 41W400 Silver Glen Road in unincorporated Kane County, may be used for an alcoholism and substance abuse treatment facility, provided that a special use permit is approved by the County Board. We have also concluded that this use likely satisfies the standards for granting a special use at the specified location. Our analysis and findings are summarized below.

I. Permitted and Special Uses of the Subject Property.

There is no individual use in the County Zoning ordinance that explicitly references residential alcoholism and substance abuse treatment facilities. However, this use is included within several listed uses. The closest defined uses that encompass various portions of the proposed residential alcoholism and substance abuse treatment facility are:

- "*Assisted Living Facility*," defined as: "A building and premises where the proprietor furnishes lodging and varying degrees of custodial care to persons who are elderly or who require assistance in daily living, but are otherwise in good health."
- "*Convalescent or Nursing Home*," which is defined as: "A private home for the care of the aged or infirm, or a place of rest for those suffering bodily disorders."
- "*Hospital or Sanitarium*," defined as: "An institution open to the public in which patients or injured persons are given medical or surgical care; or for the care of contagious diseases."
- "*Nursing and Convalescent Home*" (a separate term in the Zoning Ordinance) is defined as: "A building and premises for the care of sick, infirm, aged, or injured

persons to be housed; or a place of rest for those who are bedfast or need considerable nursing care, but not including hospitals, assisted living facilities or group homes."

It is our opinion that the defined "hospital" use best describes the medically managed detoxification component of the proposed facility, and the defined "Nursing and Convalescent Home" use best describes the residential dwelling arrangements for the residents of the facility.

The Ordinance defines "Hospital or Sanitarium" as "an institution open to the public in which patients or injured persons are given medical or surgical care; or for the care of contagious diseases." The reference to "medical care" in the "hospital" definition comes closest to the proposed facility's treatment programs. We note that the proposed facility will have a licensed medical physician as its medical director, and that a licensed medical physician may see each facility patient daily, as needed. Also, the facility must have 24-hour staffing by either a registered or licensed nurse, or a certified emergency medical technician. This level of care and professional staff indicates that the facility will share many of the same characteristics as a hospital.

The Ordinance defines "Nursing and Convalescent Home" as "a building and premises for the care of sick, infirm, aged, or injured persons to be housed; or a place of rest for those who are bedfast or need considerable nursing care, but not including hospitals, assisted living facilities or group homes." We understand that the patients of the proposed residential alcoholism and substance abuse treatment facility are disabled and sick, and will be housed in seven separate resident lodges. Each lodge is a home or dwelling unit as it contains bedrooms with private bathrooms, a kitchen, and a dining/living room area. We further understand that the patients' medications will be administered to them in the lodges by the facility's professional staff, the same as in a Nursing Home.

The subject property is located in the "F" Farming zoning district of the Kane County Zoning Ordinance. In the F District, "Hospitals" (by cross-reference to the special uses in the R-1 District) and "Nursing and Convalescent Homes" are designated as special uses. Further, pursuant to Section 5.15 of the County Ordinance, the zoning officer may allow additional, unlisted uses that he or she determines is similar to, or compatible with, a listed permitted or special use. Section 8.1-2(dd) of the County Ordinance expressly allows, as special uses in the F District, "other uses similar to those permitted herein as special uses."

As noted above, we believe that the proposed alcoholism and substance abuse treatment facility would fall into the defined use of "hospital" and "nursing and convalescent home." Thus, the County would indeed have the authority to approve the proposed facility as a special use. Even if the facility is not a "hospital" or a "nursing or convalescent home," Sections 5.15 and 8.1-2(dd) would support the review of the proposal as "similar" to the recognized use categories. For these reasons, it is appropriate for the County to designate and review the proposed alcoholism and substance abuse treatment facility as a special use in the F District.

II. Special Uses under Illinois Law.

The Illinois Supreme Court has explained that, under Illinois zoning law, "a 'special use' is a type of property use that is expressly permitted within a zoning district by the controlling zoning ordinance so long as the use meets certain criteria or conditions." *City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc.*, 196 Ill. 2d 1, 16 (2001). The identification of a use as a "special use" constitutes "a local legislative determination that the use, as such, is neither inconsistent with the public's health, safety, morals or general welfare, nor out of harmony with the town's general zoning plan." *Id.* at 17 (internal citation omitted).

This means that the County has *already* determined, in its legislative discretion, that uses like the proposed facility are allowed and contemplated in the F Farming District, so long as the specific proposal satisfies the designated standards for the special use permits. It may be that there are parcels within the F Farming District that, for reasons unique to those parcels, are *unsuitable* for uses like the proposed facility. However, in this case, given the historic use of the subject property and existing buildings as an isolated residential-like setting for at-risk individuals, as well as the extensive natural and landscaped buffers, and we are certain that the proposal meets the County standards for special uses, particularly if the proposal will not include new construction.

We understand that opponents to the proposed facility have argued that the proposal is inconsistent with the County's comprehensive land use plan. Even if this is true, it is not dispositive. Under Illinois law, comprehensive plans are advisory only: Section 5-14004 of the Illinois Counties Code, 55 ILCS 5/5-14004 expressly states as much, and numerous court opinions, analyzing parallel provisions of the Illinois Municipal Code, confirm it. *See, e.g., City of Chicago Heights*, 196 Ill. 2d at 22 ("the City's zoning ordinance is law; the comprehensive plan is not."). Notably, in *Chicago Heights*, as here, the applicable special use permit standards do *not* include "conformance with the comprehensive plan." *Id.* Thus, this attack on the proposed facility would not be persuasive under Illinois or County law.

III. LaSalle Factors and Zoning Ordinance Standards.

At public hearings held by the Village of Campton Hills in 2012, concerning a similar treatment facility for this same property, the Campton Hills Village Attorney stated his opinion that such prior proposal satisfied the *LaSalle* factors by which courts frequently review zoning disputes. At the hearing and afterward, some opponents to that proposal voiced their disagreement with the Village Attorney's analysis. We have conducted our own analysis of the evidence presented at the public hearings and of the *LaSalle* factors, and believe that the Village Attorney was correct: a court should find that the prior treatment facility proposal satisfies those factors.

The specific task of the County is to weigh the evidence against the six standards for special uses set forth in Section 4.8-2 of the Zoning Ordinance. We believe that those standards

Mr. Steven Marco
August 19, 2015

can be met for this new proposed use, and therefore we conclude that the new proposal can qualify for the required special use permit.

IV. County Review under the Fair Housing Act.

Alongside its review of the proposed facility under the Zoning Ordinance and State zoning law, the County must also consider its obligations under the Federal Fair Housing Act ("*FHA*").

The FHA prohibits discrimination in housing, including discrimination against "persons with disabilities." This prohibition encompasses the enforcement of zoning or other local ordinances in a manner that treats disabled persons less favorably than non-disabled persons. Under the FHA, a "disability" generally means "a physical or mental impairment which substantially limits one or more of such person's major life activities." 42 U.S.C. § 3602(h)(1). Individuals recovering from alcoholism and substance abuse, such as those that would be residing at the proposed facility, are considered to be persons with disabilities within the coverage of the FHA.

As we have advised our local government clients throughout the region, the United States Attorney's Office for the Chicago metropolitan area has taken an aggressive posture when local governments deny zoning approvals for residential facilities for persons with disabilities. In a well-known case resolved by consent decree, *United States v. Village of South Elgin* (No. 05 C 5258, N.D. Ill., December 13, 2006), which, incidentally, is located in Kane County, monetary damages and a civil penalty were paid by the Village as part of the settlement agreement for the denial of a special zoning permit, based in part on improper comments made by residents appearing at the public hearings in opposition to the proposed use. The settlement agreement also required the Village Board and other relevant village employees to receive training on the Fair Housing Act and required the village to keep and maintain records for the next three years relating to other zoning and land use requests regarding persons with disabilities. The Village was also required to submit biannual Compliance Reports, which Reports included, among other things, "the identity of each zoning, land-use, or building application or request for reasonable accommodation related to housing for disabled persons (including those for building permits, special exceptions, variances, or other uses not provided for) for which the Village had made a determination, indicating: (1) the date of the application; (2) the applicant's name; (3) the applicant's current residential street address; (4) the street address of the proposed housing; (5) the disposition of the application, including any appeals, indicating reasons for that outcome; and (6) if a vote was taken, how each member of the responsible body voted and the date of the vote." The U.S. Attorney said at the time that "this settlement should send a message to other communities that no municipality, driven by neighborhood opposition, can prohibit persons recovering from addictions from enjoying the benefits of living in the safe and supportive environment" of these types of residential facilities. In another jurisdiction, a court went so far as to reject a claim of immunity for town officials, because of their "irrational prejudice" against

Mr. Steven Marco
August 19, 2015

persons with disabilities. *See Pathways Psychosocial v. Town of Leonardtown*, 133 F. Supp. 2d 772 (D. Md., 2001).

Accordingly, the County will be required to make a “reasonable accommodation” with respect to the facility, because the facility will provide residential services to persons with disabilities who are protected under the Act. Notably, Section 5.3(b) of the County’s Zoning Ordinance expressly recognizes that the FHA is applicable in Kane County, and implicitly acknowledges the County’s mandate to provide such accommodations to persons with disabilities. Particularly when, as here, the proposed facility satisfies all zoning criteria for approval, it would be difficult for the County to deny the requested zoning relief without violating the FHA.

#35582401_v7

Memorandum

Date: July 18, 2015

To Maxxam Partners, LLC

From: Andrew E. Kolb, Esq.

Re: Legal Opinion - Maxxam Partners, LLC – Proposed Alcoholism and Substance Abuse Treatment Facility

We have reviewed the Zoning Ordinance of Kane County, Illinois, and have determined that from a zoning standpoint, the property, formally known as the Glenwood School for Boys, located at 41W400 Silver Glen Road, in unincorporated Kane County (the “Site”), may be used for an alcoholism and substance abuse treatment facility under applicable zoning ordinances of Kane County, provided that a special use permit is issued by the Kane County Board. We have also concluded that the proposed use as an alcoholism and substance abuse treatment facility satisfies the standards for granting a special use at the specified location. Lastly, it is our opinion that any denial of your proposed application for a special use by Kane County raises violations of the Federal Fair Housing Act, 42 U.S.C. Sec. 3604(f) as noted below. Our analysis and findings are as follows:

Analysis

There is no individual use expressed within the Kane County zoning ordinance that explicitly references residential alcoholism and substance abuse treatment facilities as an enumerated permitted or special use. However, an alcoholism and substance abuse treatment facility is included within several other enumerated uses set forth in the ordinance. The closest defined enumerated uses in the Kane County Zoning Ordinance that are similar to the proposed residential alcoholism and substance abuse treatment facility are as follows:

- (a) “Assisted Living Facility”, defined as: “A building and premises where the proprietor furnishes lodging and varying degrees of custodial care to persons who are elderly or who require assistance in daily living, but are otherwise in good health.”

- (b) "Convalescent or Nursing Home," which is defined as: "A private home for the care of the aged or infirm, or a place of rest for those suffering bodily disorders."
- (c) "Hospital or Sanitarium," defined as: "An institution open to the public in which patients or injured persons are given medical or surgical care; or for the care of contagious diseases," and;
- (d) "Nursing and Convalescent Home" (a separate term in the Zoning Ordinance) is defined as: "A building and premises for the care of sick, infirm, aged, or injured persons to be housed; or a place of rest for those who are bedfast or need considerable nursing care, but not including hospitals, assisted living facilities or group homes."

Similarity to a Hospital

It is our opinion that the defined "hospital" use describes the medically managed detoxification proposed at your alcoholism and substance abuse treatment facility. The Kane County Zoning Ordinance defines "Hospital or Sanitarium" as "an institution open to the public in which patients or injured persons are given medical or surgical care; or for the care of contagious diseases." The reference to "medical care" in the "hospital" overlaps substantially and is compatible with the proposed facility's treatment programs. We note that the proposed facility will have a licensed medical physician as its medical director, and that a licensed medical physician may see each facility patient daily, as needed. Also, the facility must have 24-hour staffing by either a registered or licensed nurse, or a certified emergency medical technician. This level of care and professional staff indicates that the facility will share many of the same characteristics as a hospital with respect to the administration of care.

Additional evidence of the similarity to a Hospital is found within relevant provisions of the Illinois Hospital Licensing Act, 210 ILCS 85 et seq. Section 3(A) of the Hospital Licensing Act provides the legal definition of a "Hospital" in the State of Illinois:

"Hospital means any institution, place, building, buildings on a campus, or agency, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of 2 or more unrelated persons admitted for overnight stay or longer in order to obtain medical, including obstetric, psychiatric and nursing, care of illness, disease, injury, infirmity, or deformity."

Section 3(A)(5) also states that:

"The term "hospital" does not include:

(5) any person or facility required to be licensed pursuant to the Alcoholism and Other Drug Abuse and Dependency Act."

Applicant's proposed use requires licensure under the Alcoholism and Other Drug Abuse and Dependency Act (separate from the Illinois Hospital Licensing Act). Devoid of the exemption provided under Section 3(A)(5) of the Illinois Hospital Licensing Act as mentioned above, the

Applicant would have to be licensed as a “Hospital.” Thus, the definitions between the treatment facility and a hospital are so similar that legislature actually had to carve out our proposed use from the Hospital Licensing Act within Section 3(A)(5) of the Illinois Hospital Licensing Act. Simply put, because the two uses are so similar, the carve-out was necessary so that alcoholism and substance abuse treatment facilities would not be burdened with any unintended hardship of being licensed as a hospital.

Additional strong and comprehensive evidence to clearly establish “similarity” between a Hospital and our proposed treatment facility is found within the expert opinion procured from Murer Consultants, Inc.

Similarity to a Nursing and Convalescent Home

Additionally, the defined term “Nursing and Convalescent Home” use best describes the residential dwelling arrangements of the residents. Thus, both uses are substantially similar and appropriate to our proposed use. The Kane County Zoning Ordinance defines Nursing and Convalescent Home as “a building and premises for the care of sick, infirm, aged, or injured persons to be housed; or a place of rest for those who are bedfast or need considerable nursing care, but not including hospitals, assisted living facilities or group homes.” The patients of a residential alcoholism and substance abuse treatment facility are included in the definition of disabled and sick as defined in the zoning ordinance and will be housed in seven separate resident lodges. Each lodge is a home or dwelling unit as it contains bedrooms with private bathrooms, a kitchen and a dining/living room area. The patients’ medications are administered to them in the lodges by the facility’s professional staff, as would be the case in a Nursing and Convalescent Home.

Similarity Standard – Kane County Zoning Ordinance

The subject property is located in the “F” Farming zoning district of the Kane County Zoning Ordinance. In the F District, “Hospitals” (by cross-reference to the special uses in the R-1 District) and “Nursing and Convalescent Homes” are designated as special uses. Further, pursuant to Section 5.15 of the County Ordinance, the zoning officer may allow additional, unlisted uses that he or she determines is **similar to, or compatible with**, a listed permitted or special use. Section 8.1-2(dd) of the County Ordinance expressly allows, as special uses in the F District, “**other uses similar to those permitted herein as special uses.**”

As noted above, we believe that the proposed alcoholism and substance abuse treatment facility would fall into the defined use of “hospital” and “nursing and convalescent home.” Thus, the County would indeed have the authority to approve the proposed facility as a special use. Even though the facility is not a “hospital” or a “nursing or convalescent home,” Sections 5.15 and 8.1-2(dd) would support the review of the proposal as “similar” to the recognized use categories. For these reasons, it is appropriate for the County to designate and review the proposed alcoholism and substance abuse treatment facility as a special use in the F District.

Special Uses in the State of Illinois

Under Illinois zoning law, a “special use” is a type of property use that is expressly permitted within a zoning district by the controlling zoning ordinance so long as the use meets certain criteria and conditions. *City of Chicago Heights v Living Word Outreach Full Gospel Church and Ministries, Inc.*, 196 Ill 2d 1, 16 (2001). For example, in our case, this means that “Hospital” (or any use similar thereto) already has been determined to be allowed in the “F” Farming District, so long as the proposed use satisfies the statutory standards for the granting of a special use under the Kane County Zoning Ordinance. For the reasons set forth in the zoning petition (and accompanying Rider) and based upon the findings within the expert reports referenced in Section III of the application Rider, and given the physical characteristics of the site, the prior use and the fact that the Site is surrounded by natural areas, we believe that you satisfy the standards for a special use.

Fair Housing Act

In making its determination of whether or not to grant a special use, the County must also consider its obligations under the Federal Fair Housing Act (“FHA”), 42 U.S.C. Sec. 3604(f). Section 5.3(b) of the Kane County Zoning Ordinance states that “no section, clause or provision of this Ordinance is intended nor shall be construed as contrary to the Federal Fair Housing Act”. Courts have repeatedly acknowledged the role a group living arrangement plays in the recovery of substance abusers. *See Corp. of the Episcopal Church in Utah*, 199 F. Supp.3d 1215, 1217-1218 (D. Utah 2000); *Oxford House, Inc. v. Town of Babylon*, 819 F.Supp. 1179, 1183 (E.D. NY 1993). The need for handicapped people to live in group arrangements for support or to pool caretaker staff has been described by courts as essential. *Brandt*, 82 F.3d at 174; *see also Smith & Lee Assocs, Inc.*, 102 F.3d at 795-96. Courts have repeatedly held that those suffering from alcoholism and drug addiction fall within the definition of “handicapped” thus to invoke the FHA. *Oxford House v. City of Baton Rouge, Louisiana*, 932 F.Supp.2d 683 (2013). Courts have held that municipal zoning that limits the housing opportunities for those undergoing drug and alcohol abuse treatment limits the opportunities for recovering individuals to live in residential communities and therefore violates certain provisions of the FHA.

Importantly, in our case, Kane County will be required to make a “reasonable accommodation” with respect to the facility, because the facility will provide residential treatment to persons with disabilities who are protected under the Act.

Respectfully,

Meyers & Flowers

By:  _____
Andrew E. Kolb, Esq.
Of-Counsel



Cherilyn G. Murer, J.D., C.R.A.

Biographical Sketch

Curriculum Vitae



The Platinum Card®

Contact: Marcos Rada
American Express
(212) 640-2566

Dina George
David Kratz & Company
(212) 979-2700

American Express Recognizes Health-Care Pioneer Cherilyn G. Murer as Platinum Card® Leader

*Consultant Provides Concrete Solutions
To Health-Care Questions*

New York (May 9, 1994) -- American Express has announced that Joliet area resident Cherilyn G. Murer will be honored as part of the "Platinum Card Profiles." This new program recognizes Platinum Card members for their individual leadership qualities and outstanding accomplishments. Ms. Murer is featured in the May issue of "Preview," a newsletter distributed exclusively to Platinum Card members.

Ms. Murer is founder and president of Murer Consultants, a legal-based health-care management consulting firm which assists health-care facilities in finding cost-effective ways to provide health-care. Murer Consultants gives counsel and does strategic planning for a variety of health-care providers from hospitals to rehabilitation centers to nursing homes. Since its 1985 inception, Ms. Murer and her 30 employees have specialized in post-acute care and rehabilitation, creating many of our nation's certified outpatient rehabilitation facilities.

"Ms. Murer has been a leader in helping health-care providers find cost-effective procedures without reducing the quality of care," said Luana Burcul, vice president of Platinum Card marketing for American Express. "Platinum Card is proud to honor her leadership in this area and her personal accomplishments."

Ms. Murer entered the health-care industry in 1978 as one of the first legal professionals in the field. "I saw health-care as the place where I felt there would be a great concentration in the next several decades," she states. She also believes in combining her personal interests and business experience in helping her community. As a result, she co-founded the Joliet Ballet Society and sponsors an internship program in her business for high-school students.

Biographical Sketch

Cherilyn G. Murer, J.D., C.R.A.
President/CEO

Biographical Sketch

Cherilyn G. Murer, J.D., C.R.A., Founder, President and CEO of the Murer Group, has long been an active voice in the advancement of quality, cost-effective health care. Ms. Murer received a Juris Doctor degree with honors from Northern Illinois University and has coupled her background in law with her previous operational experience as the Director of Rehabilitation Medicine at Northwestern Memorial Hospital, Chicago, Illinois. Ms. Murer is a sought after lecturer and educator whose focus is on assisting her clients navigate through the complex regulatory, strategic and financial issues facing healthcare today. With a national client base, Murer Consultants represents large multi-hospital health care systems, academic medical centers and large physician group practices focusing on strategic positioning, consolidation and acquisition, regulatory compliance and financial management.

In keeping with her commitment to policy and health reform, Ms. Murer was appointed to the University of Chicago Harris School of Public Policy, Dean's International Council. This prestigious group serves as advisors to the Harris School regarding issues of international importance and new policy initiatives.

In May 2005 Ms. Murer received a gubernatorial appointment, with Senate confirmation, to a six-year term to the Northern Illinois University Board of Trustees. During this term, Ms. Murer has served as Chairman of the Board of this public University. In January of 2011, Illinois Governor Pat Quinn reappointed Ms. Murer to the NIU Board of Trustees for another six year term and in September 2011, Ms. Murer was once again elected as Chairman of the Board of Trustees. Ms. Murer and her husband, Michael, have provided a philanthropic gift to NIU to establish the **Murer Initiative** as a forum for scholarly discussion, policy analysis and cross disciplinary integration of medicine, law, technology and finance. In 2002, Ms. Murer was appointed to the Northern Illinois University Law School's prestigious Board of Visitors and was honored with its 2003 College of Law Distinguished Alumni Award. In 2014 Ms. Murer accepted an invitation to serve on the executive Board of Solve the Organ Shortage (SOS), an international effort to end the organ shortage through science, partnership and policy. Also, in 2014 Ms. Murer was appointed to the Advisory Council of the Buck Institute for Research on Aging, a research facility focused solely on understanding the connection between aging and chronic disease.

Since 2003, Ms. Murer has held an appointment to the faculty of the University of Illinois at Chicago College of Medicine as a Clinical Assistant Professor of Law in the Department of Family Medicine. She conducts Grand Round Lectures targeted to both the faculty practice and residents orienting them to health care trends and key issues impacting the practice of family practice in today's changing environment.

Coinciding with the firm's 25th anniversary, Ms. Murer was honored by both the University of Illinois at Chicago and Northern Illinois University. In February 2010, she was inducted into the prestigious Chicago Area Entrepreneurship Hall of Fame. In April she received the 2010 Northern Illinois University Distinguished Alumni of the Year Award, the highest award given by the NIU Alumni Association to one individual each year who has achieved national, regional or statewide prominence. In September 2011 Ms. Murer received the Lewis University Distinguished Alumni Award in recognition of her professional achievements. Ms. Murer subsequently accepted an invitation to serve on the Board of Trustees of this 8,000 student LaSallian private university. Today, with growing enrollment, outstanding programs, experienced faculty and motivated students, Lewis University is recognized as one of the finest, mid-sized, comprehensive Catholic universities in the country.

Ms. Murer was pleased to accept an invitation from the Commission on Accreditation of Rehabilitation Facilities (CARF) to participate on an International Advisory Committee developing the first set of International Stroke Rehabilitation Standards. Ms. Murer has presented the keynote address at the *Annual Case Management Society of America Convention* in Anaheim, California. As a featured speaker, she highlighted the critical role of case management in a reformed health care environment. Ms. Murer has been appointed by CARF to its International Advisory Committee to promote globalization of accreditation standards in Rehabilitation Medicine.

Ms. Murer has co-authored with Lyndean Lenhoff Brick and Michael A. Murer four books published by McGraw-Hill. *The Case Management Sourcebook*, a 300-page text that serves as a guide to designing and implementing a centralized case management system. A second book, published by McGraw Hill and co-published by HFMA, entitled *Post Acute Care Reimbursement Manual-A Financial and Legal Guide*, addressed the financial impact to post acute venues pre and post BBA. A third book, *Compliance Audits and Plans for Healthcare*, was one of the first books to address complex health care compliance issues. A fourth book, *Medical Records Management* is an 800 page complete guide to disclosure, retention and technology. A fifth book was published in April of 2003 by Commerce Clearing House, Inc. (CCH), entitled *Understanding Provider-Based Status*. A sixth book, *The Case Management Workbook: A Road Map to an Effective Integrated Health System*, published through new publisher, CRC Press (a Routledge-Taylor & Francis Group) was released March 22, 2011. A seventh book, *Clinical Co-Management: A Bridge to Clinical Integration and Pathway to Bundled Payments*, authored by Cheryl G. Murer and foreword by Mark D. Birdwhistell, University of Kentucky. Is in press and scheduled for release July of 2015.

Ms. Murer served as the moderator for the Healthcare Forum “Driving Down Cost of Care While Increasing Access for our Citizens”, as part of the National Democratic Governors Association Policy Conference, held in Chicago in June of 2012. This panel included four Governors representing North Carolina, Montana, Vermont, and Illinois, as well as corporate representatives from AETNA, Blue Cross Blue Shield of Illinois, Walgreens, and Wellcare Illinois.

As commencement speaker at her alma mater, Marymount University in Arlington, Virginia, Ms. Murer was awarded the Mother Gerard Phelan Gold Medal; previous recipients have included Nancy Reagan, the Honorable Clare Boothe Luce, Elinor Guggenheimer, and past U.S. Surgeon General, Dr. Antonia Novello. Ms. Murer was also honored by American Express; recognized for her leadership and outstanding accomplishments. American Express described Ms. Murer as “*a health care pioneer who has been a leader in helping health care providers find cost effective procedures without reducing the quality of care.*”

Ms. Murer has been featured on the cover of **Modern Healthcare**, a Crain Publication, with a lead story on the need for national standardization of medicare regulations. For twenty years Ms. Murer served as a columnist for **Rehab Management Magazine**. Her column “Issues and Trends” focuses on timely and often controversial subjects impacting the delivery of health care. In April of 2011, Ms. Murer was invited to present the 18th annual Francis X Riley Lecture on professionalism and ethics. She joined the ranks of such notable previous lecturers as Illinois Attorney General Lisa Madigan; Illinois Supreme Court Justice Thomas Kilbride and the Honorable Abner J. Mikva. Cheryl and Michael Murer subsequently funded a multi-year lecture series to further integrate a practical approach to professionalism and ethics into the law school curriculum.

Her concern for the future direction of health care within our country had previously prompted her to accept an appointment by Vice President George Bush to serve as National Co-Chair, Disability Coalition. She was subsequently appointed as President Bush’s National Co-Chair “*Access to Opportunity Committee*”.

Curriculum Vitae

CURRICULUM VITAE

Cherilyn G. Murer, J.D., C.R.A.

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Mokena, Illinois 60448
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(708) 478-7094 Telefax
Web site: <http://www.murer.com>

Education

- **Juris Doctorate with Honors - February 1978**
Northern Illinois University College of Law
DeKalb, Illinois RANK: 12/125
- **Bachelor of Arts with Honors - June 1975**
Lewis University
Romeoville, Illinois
- **Associate of Arts with High Honors - June 1966**
Marymount University
Arlington, Virginia

Continuing Education

- **Stanford University Graduate School of Business**
Burlingame, California
Concentration: Marketing
Certificate of Completion, September 1981
Intensive 2 week executive in residence program
- **Harvard University Graduate School of Business**
Cambridge, Massachusetts
Concentration: Finance
Certificate of Completion, May 1980
Intensive 2 week executive in residence program

Certification

- **Certified Rehabilitation Administrator #8305**, awarded by Certification Board Association of Medical Rehabilitation Director, 1983
- **National Women's Business Enterprise Certification**, awarded to Murer Consultants, Inc., by the Women's Business Enterprise National Council, 2012.

Professional Awards and Distinctions

- **2015 Keynote Speaker, Women In Business**, hosted by Lewis University, Romeoville, Illinois, October 9, 2015
- **2015 Keynote Speaker, Murer Professionalism and Ethics Series**, Northern Illinois University College of Law, April 15, 2015
- **2014 World Congress – Patient Flow and Emergency Management Summit – Keynote Speaker: Prepare for the Immediate Impact and Future Implications of Health Reform from a Daily Operations and Emergency Management Perspective**, Chicago, Illinois, June 25, 2014
- **2014 Keynote Speaker, Murer Professionalism and Ethics Series**, Northern Illinois University College of Law, March 2014
- **2013 Association of Catholic Colleges and Universities (ACCU) Ninth Annual Rome Seminar** – Part of 22-person international delegation representing the United States, Australia, Canada, Ireland and Italy, Rome, Italy, June 2013.
- **National Democratic Governors Association Policy Conference** – Panelist for “Healthcare – Preparing States for Implementing the Affordable Care Act”, Chicago, Illinois, June 2013.
- **National Democratic Governors Association Policy Conference** – Moderator Healthcare Forum including four governors (Illinois, Montana, North Carolina, Vermont) and Corporate Representatives from Blue Cross Blue Shield, Walgreens, Aetna and Wellcare – “Driving Down Cost of Care While Increasing Access for Our Citizens”, Chicago, Illinois, June 2012.
- **Lewis University Distinguished Alumni Award** – This honor was bestowed at the Alumni Awards Dinner during the Homecoming and Family Day activities at the University in recognition of professional achievement, September 2011.

- **2011 Northern Illinois University College of Law Francis X. Riley Lecture Series on Professionalism** - “Recalibrating the Compass – Amorality and the Ethics of Nonfeasance”, The lecture series brings distinguished speakers to the NIU College of Law to discuss current issues relating to the legal profession. Other speakers have included Illinois Attorney General Lisa Madigan, Honorable Thomas L. Kilbride and Honorable Abner J. Mikva.
- **2010 Northern Illinois University Distinguished Alumni of Year Award** – The most prestigious award given by the NIU Alumni Association, is awarded to one individual each year who has achieved national, regional, or statewide prominence, April 2010.
- **UIC Institute for Entrepreneurial Studies** – inducted into 26th Annual Chicago Area Entrepreneurship Hall of Fame, February 2010, sponsored by Crain’s Chicago Business, Allscripts, and Grant Thornton.
- **Resolution of Distinguished Service to Northern Illinois University Board of Trustees** – presented by Board of Trustees of NIU in appreciation of time, energy and service at end of term as Chair of NIU Board of Trustees, June 2009.
- **Outstanding Alumni Award** – presented by the College of Law, Northern Illinois University, DeKalb, Illinois, April 2003
- **Distinguished Alumni-Feature Article**, “*Graduate at the Forefront of Today’s Healthcare Industry*,” **Northern Lawyer Magazine**, Volume 6, #1, Summer 2000 Northern Illinois University College of Law, DeKalb, Illinois
- **American Express Platinum Profile**, for outstanding national leadership, May 1994
- **Mother Gerard Phelan Gold Medal**, for outstanding leadership and contributions to society presented by Marymount University, May 1991 (previous winners include Nancy Reagan, Elinor Guggenheimer, and past U.S. Surgeon General Antonia Novella)
- **Commencement Address** - Marymount University, May 1991
- **Myrtle M. And Tom B. Medders Award**, presented annually by the National Easter Seal Society to the outstanding health-care administrator for excellence in management, 1981
- **Distinguished Service Award**, presented by the Commission on Accreditation of Rehabilitation Facilities (CARF) 1981
- **President**, National Association of Rehabilitation Administrators, 1987 to 1988
- **Who’s Who in Physical Medicine and Rehabilitation**, 1984
- **National Co-Chair, Disability Coalition** appointed by Vice President George Bush, 1988

- **Co-Chair, Access to Opportunity Committee** for the 1989 Inauguration, President-elect George Bush

Advisory/Governing Boards

- **The Buck Institute for Research On Aging**, Novato, California, 2014 to Present
 - ◆ Buck Advisory Council
- **Solve the Organ Shortage (SOS)**, Austin, Texas, 2014 to present, an international effort to end the organ shortage through science, partnership and policy
 - ◆ SOS Executive Board Member
- **Advisory Board National Readmission Prevention Collaborative (NRPC)**, Anaheim, California, 2013 to Present
 - ◆ Executive Advisory Board Member
- **University of Chicago Harris School of Public Policy Dean's International Council**, Chicago, Illinois, 2012 to present
 - ◆ Board Member
 - ◆ Chair, Internship Program
- **Lewis University Board of Trustees**, Romeoville, Illinois, 2011 to Present
 - ◆ Finance Committee, 2011 to present
 - ◆ Academic Affairs Committee, 2011 to present
 - ◆ Chair, Academic Affairs Committee, 2013 to present
 - ◆ Legal and Corporate Committee, 2014 to present
- **Northern Illinois University Board of Trustees**, DeKalb, Illinois
 - Gubernatorial Re-Appointment with Senate Confirmation, 2011 to January 2017
 - Gubernatorial Appointment with Senate Confirmation, May 2005 to May 2011
 - ◆ Immediate Past Chairman Board of Trustees, 2013 to 2015
 - ◆ Chairman, Board of Trustees, 2011 to 2013
 - ◆ Chairman, Board of Trustees, 2007 to 2009
 - ◆ Vice Chairman, Board of Trustees, 2005 to 2007
 - ◆ Chair, Legislation, Audit, Compliance and External Affairs Committee, 2009 to 2011
 - ◆ Chair, Research and Technical Committee, 2013 to Present
 - ◆ Chair, Academic Affairs Committee, 2005 to 2007
 - ◆ Vice Chair, Academic Affairs Committee, 2009 to 2011
 - ◆ Member, Legislation, Audit, Compliance and External Affairs Committee, 2009 to Present
 - ◆ Member, Finance, Facilities and Operations Committee, 2005 to Present
 - ◆ Member, Academic Affairs Committee, 2005 to Present
 - ◆ Chair, Subcommittee to establish NIU Proton Therapy and Research Facility in conjunction with Fermilab and Argonne National Laboratory, 2006 to Present

- **Northern Illinois University Proton Treatment and Research Center (NIPTRC)**, Batavia, Illinois, Founding Member Board of Managers, 2008 to 2012
 - ◆ Chairman, 2009 to 2012
 - ◆ Vice Chair, 2008 to 2009
- **Northern Illinois University College of Law Board of Visitors**, DeKalb, Illinois, September 2002 to Present
- **Northern Illinois University Foundation Board of Directors**, DeKalb, Illinois, September 2001 to 2012
 - ◆ Audit Committee, 2004 to 2005
 - ◆ Member Executive Committee, 2002 to 2005
 - ◆ Chair, Development Committee, 2002 to 2004
 - ◆ Leadership Steering Committee for \$150 Million Capital Campaign, 2007 to 2009
- **Marymount University Board of Directors**, Arlington, Virginia, 2005 to 2006
 - ◆ Academic Affairs Committee, 2005 to 2006
- **Provena St. Joseph Medical Center Board of Directors**, Joliet, Illinois, September 1997 to September 1999
 - ◆ Member Board of Directors
- **Board of Managers:**
 - ◆ **Oak Tree Hospital at Baptist Northeast**, LaGrange, Kentucky; President, June 2006 to September 2009
 - ◆ **Northeast Joint Venture, LLC**, LaGrange, Kentucky; Vice President, June 2006 to September 2009
 - ◆ **Oak Tree Hospital at Baptist Regional Medical Center**, Corbin, Kentucky; President, April 2004 to June 2008
 - ◆ **Corbin Long Term Acute Care Venture, LLC**, Corbin, Kentucky; Vice President, April 2004 to June 2008
- **Editorial Advisory Board – Case Review**, CurAnt Communications, March 1996 to September 1999
- **National Advisory Board - Case Management**, Oregon Health Sciences University, April 1996 to May 1997
- **Editorial Advisory Board - Aspen Publishers, Inc.**, A Wolters Kluwer Company, Gaithersburg, Maryland, October 1995 to December 2000
- **Editorial Advisory Board - Continuing Care Magazine**, Stevens Publications, Waco, Texas, January 1992 to December 1996
- **Nominated to MedPac** (Federal Advisory Board to CMS) by Senator Richard Durbin, Illinois, 2007

Qualified Expert Testimony

- **State Recognition of Expertise –**
 - ◆ West Virginia Healthcare Authority, May 4, 2006, accepted as an expert in:
 - **Long Term Acute Care Hospital Operations**
 - **Long Term Acute Care Hospital Planning**
 - **Long Term Acute Care Hospital Financing**
 - ◆ Florida Division of Administrative Hearings, October 29, 2001, accepted as expert in:
 - **Long Term Acute Care Hospital Finance**
 - **Long Term Acute Care Hospital Regulatory Compliance**
 - **Long Term Acute Care Hospital Planning and Administration**
 - ◆ State of Pennsylvania Deposition Hearing, March 20, 2015, qualified as expert in:
 - **Medicare Provider Based Structure, Regulation and Reimbursement**

Faculty Appointments

- **Clinical Assistant Professor of Law** – University of Illinois at Chicago, College of Medicine, Department of Family Medicine, Chicago, Illinois, April 2003 to present
- **Associate Professor of Law** – University of Illinois, College of Medicine; Department of Family and Community Medicine, Rockford, Illinois, 1995 to 2003
- **Adjunct Faculty** – Northern Illinois University, DeKalb, Illinois; College of Business Program - Business Mastery Certificate for Physicians, Dentists and Chiropractors Class: Federal Compliance, September 2003
- **Founding Steering Committee, Health Law Institute** – NIU College of Law DeKalb, Illinois, July 2001 to 2004
- **Guest Lecturer** – Marymount University, Arlington, Virginia, Masters Health Care Administration, 2003 to 2005
- **Lecturer** – College of St. Francis, Joliet, Illinois - Masters of Science Health Services, Administration, 1984 to 1988

Professional Appointments

- **University of Chicago Harris School of Public Policy Dean's International Council**, Chicago, Illinois, September 2012 to present
- **International Advisory Committee**, Commission on Accreditation of Rehabilitation Facilities (CARF), September 2001 to Present

- **National Advisory Committee** to establish accreditation standards for Case Management for the Commission on Accreditation of Rehabilitation Facilities, February 1998
- **Columnist**, Rehabilitation Management Magazine, a division of CurAnt Communications, Inc., Marina del Rey, California, September, 1993 to Present
- **US Small Business Administration** - Office of International Trade, Office of Women's Business Owners, Speakers Bureau, Member 1992 to 2000
- **Guest Columnist** - Continuing Care Magazine, Stevens Publication, Waco, Texas, January, 1991 to 1998
- **Business Advisory Task Force** - U.S. International Cultural and Trade Center Commission, Department of Commerce Appointment, Washington, D.C., January 1991 to January 1993
- **National Task Force** to revise Accreditation Standards for Work Hardening Programs; Commission on Accreditation of Rehabilitation Facilities, 1988
- **National Co-Chairperson - Disability Coalition**, appointment by Vice President George Bush, 1988
- **National Task Force** to establish Accreditation Standards for Work Hardening Program; Commission on Accreditation of Rehabilitation Facilities, 1988
- **Medical Advisory Board**, HealthStar Corporation, Houston, Texas, 1985 to 1987 - Chairperson, Stroke Rehabilitation Task Force, 1985
- **Issues Advisory Committee on Health Care** - Mondale for President 1984 Campaign, Comparative Analysis of National Health Care Plans in Japan, England, Sweden, and Canada as it related to the development of a United States National Health Plan.
- **Founding Steering Committee**, National Rehabilitation Caucus, May 1984 to 1986
- **Medical Administrative Surveyor** for the Commission on Accreditation of Rehabilitation Facilities (CARF), 1977 to 1992
- **National Task Force** to establish Accreditation Standards for Infant and Early Childhood Development Programs for the Commission on Accreditation of Rehabilitation Facilities, 1982
- **National Task Force** to establish Standards for Utilization of Program Evaluation for the Commission on Accreditation of Rehabilitation Facilities, 1982

- **National Task Force** to establish Accreditation Standards for design of Program Evaluation in Medical Facilities for the Commission on Accreditation of Rehabilitation Facilities, 1979
- **Chairman** to Regional RTA Paratransit Advisory Board, 1978-1980
- **Plan and Development Committee** to Region IX Health Systems Agency, 1979-1982
- **Illinois Employment and Training Council Task Force** on the Handicapped, appointed by the Illinois Department of Commerce and Community Affairs, 1980
- **Illinois Department of Public Health Task Force** to rewrite the Rehabilitation Section of the Illinois Health Code, 1981
- **Medical Advisory Board** to Motivator-Monitor, Inc., Chicago, Illinois (manufacturer of computerized physical therapy equipment providing visual feedback for lower extremity range of motion), 1982-1984

Publications

Books:

- **“Clinical Co-Management: A Bridge to Clinical Integration and Pathway to Bundled Payments”** Author: Cherilyn G. Murer, J.D., C.R.A., Foreword by Mark D. Birdwhistell, University of Kentucky, CRC Press, Taylor & Francis Group (IN PRESS) Scheduled for release July, 2015
- **“The Case Management Workbook; Defining the Role of Physicians, Nurses and Case Managers”** Authors: Cherilyn G. Murer, J.D., C.R.A. Michael A. Murer, and Lyndean Lenhoff Brick, J.D. Published by CRC Press, Routledge-Taylor & Francis Group, March 2011
- **“Understanding Provider Based Status”** Authors: Cherilyn G. Murer, J.D., C.R.A., Michael A. Murer, J.D., and Lyndean Lenhoff Brick, J.D.; Published by CCH (Commerce Clearing House), April 2003, 229 pp.
- **“Complete Legal Guide to Healthcare Records Management”** Authors: Cherilyn G. Murer, J.D., C.R.A., Michael A. Murer, J.D., and Lyndean Lenhoff Brick, J.D.; Published by McGraw Hill and Co-published by HFMA, January 2000, 796 pp.
- **“Compliance Audits and Plans for Healthcare”** Authors: Cherilyn G. Murer, J.D., C.R.A., Michael A. Murer, J.D., and Lyndean Lenhoff Brick, J.D.; Published by McGraw Hill and Co-published by HFMA; Summer 1998, 238 pp.
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- **“Medical Legal Considerations and Orientation to Program Evaluation”** Murer, published by Center for Advancement of Industrial Rehabilitation and Evaluation, Denver, Colorado, November 1989
- **“The Future of Medical Rehabilitation Services”** Murer, *Spectrum* published by Arthur D. Little Decision Resources, Burlington, Massachusetts, August 1989
- **“CORF: An Essential Component Within a Complete System of Health Care Services”** - II Part Series *CORF Quarterly*, Spring - Summer, 1989 a publication of the National Association of Rehabilitation Facilities
- **“Kwaliteits Management als Strategisch Instrument”** Co-Authors J.A.H. Vlierhuis, Cherilyn G. Murer, J.D., C.R.A., *Ziekenhuis Management Magazine* - The Netherlands, February 1989
- **“The Dementia Epidemic: Risk Factors, Differential Diagnosis, Management and Rehabilitation”** John Stirling Meyer, M.D. Professor of Neurology, Baylor College of Medicine and Cherilyn G. Murer, J.D., C.R.A., December 1987
- **“Stroke Rehabilitation - A Model Program”** Proprietary document published by HealthStar Corporation, Houston, Texas, September 1986
- **“Provider Education Guide to Alternative Delivery Systems”** Murer, *National Physician Education Counsel Training Manual*, May 1986
- **“A Productivity Systems Guide for Occupational Therapy”** contributing author published by AOTA, Inc., 1985
- **“Productivity Analysis within an Acute Rehabilitation Setting / A Six-Month Study”** Murer, published by the American Hospital Association as a Management Engineering Technical Paper, 1983, AHA#RS-47
- **“Productivity Program Increases Direct Billable Time”** Murer, *Hospitals*, American Hospitals Publishing Inc., June 1, 1983, Reprinted-American Occupational Therapy Association, August 1983
- **“Productivity Analysis as a Means of Cost Containment in Physical Medicine and Rehabilitation Centers,”** Murer, *Rehabilitation Literature*, Vol. 43, May/June 1982
- **“Utilization of Program Evaluation”** Murer, published by the Commission of Accreditation of Rehabilitation Facilities, 1981
- **“The Evolution of Change - Program Evaluation in a Birth - Three Developmental Stimulation Therapy Program,”** Murer, *Journal of the Organization of Rehabilitation Evaluators*, November 1981

- **“Program Evaluation Design for Outpatient Medical Rehabilitation Facilities”**
Murer, published by the Commission on Accreditation of Rehabilitation Facilities, 1980

Professional Organizations

- National Readmission Prevention Collaborative (NRPC), National Executive Advisory Board Member, 2013 to present
- National Association of Rehabilitation Administrators (NARA) President, 1987-1988; By-Laws Committee Chairperson 1984-1988
- National Rehabilitation Caucus Founding Steering Committee Legislative Committee, Chairperson 1984
- Association of Governing Boards of Universities and Colleges
- American Hospital Association
- Healthcare Financial Management Association (HFMA)
- National Association of Women Business Owners

List of National/International Presentations

- **“Form and Function in the Climate of Today’s Higher Education”** – Distinguished Lecturer at Northwestern University School of Education & Social Policy, Evanston, Illinois, November 3, 2014
- **“Prepare for the Immediate Impact and Future Implications of Health Reform from a Daily Operations and Emergency Management Perspective”** – Keynote Address at 2014 World Congress - Patient Flow and Emergency Management Summit, Chicago, Illinois, June 25, 2014
- **“Creative Use of the Legal Toolbox”** – Keynote Address at Northern Illinois University College of Law, DeKalb, Illinois, March 26, 2014
- **“Morality Without Rules: Ethics in Business Transactions”** – Northern Illinois University College of Law, DeKalb, Illinois, November 9, 2011
- **“Clinical Co-Management: Role, Responsibilities, and Opportunities for Physicians and Physician Groups”** – Metropolitan Chicago Healthcare Council, Chicago, Illinois, July 14, 2011

- **“The Chaos of Health Reform and Its Impact on You”** – Chicago Speaker Series, Northern Illinois University Alumni Association, Chicago, Illinois, May 26, 2011
- **“Recalibrating the Compass – Amoralism and the Ethics of Nonfeasance”** – 18th Annual Francis X. Riley Lecture on Professionalism, Northern Illinois University College of Law, DeKalb, Illinois, April 1, 2011
- **“The Role of IT in the American Healthcare Delivery System”** – Visiting Lecture Series, Northern Illinois University College of Business, DeKalb, Illinois, October 20, 2010.
- **“Healthcare 2010 and Beyond”** – Nationally Web-Cast Health Care Symposium, University of St. Francis College of Business and Health Administration, Joliet, Illinois, August 10, 2010. A one-on-one discussion with Senator Richard Durbin, Senior Senator of Illinois.
- **“Beyond Ownership: Improving Your Bottom Line through Internal Enhancement”** – Physician Hospital of America Conference, Dallas, Texas, May 7, 2010.
- **“The Chaos of Health Reform: Where Are We Now and Where Are We Going?”** – *“Back on the Beat”* Live Radio Program with Dick Kay, WCPT-AM/FM, a CNN Affiliate, Chicago, Illinois, February 20, 2010
- **“Health Care Reform Complexity”** – Joliet Chamber of Commerce, Joliet, Illinois, December 15, 2009
- **“Healthcare, Data Governance and Information Integrity Legal Issues”** – Panel at the 2009 Annual Information Integrity Conference, Northern Illinois University – Naperville Campus, Naperville, Illinois, November 17, 2009
- **“Health Care Reform”** – *“Back on the Beat”* Live Radio Program with Dick Kay, WCPT-AM/FM, a CNN Affiliate, Chicago, Illinois, September 12, 2009
- **“The Political Environment and Its Impact on Proton Therapy”**, Symposium on Recent Advances in Proton Radiation Therapy Research (Keynote Speaker), Northern Illinois University and NIU Proton Treatment and Research Center, University of Texas M.D. Anderson Cancer Center, Rice University, NIU Naperville, Campus, Naperville, Illinois, June 23, 2009
- **“Overcoming the Struggle: HealthCare’s Journey Through the EpiCenter of Change”**, University of St. Francis, College of Business and Health Administration, Joliet, Illinois, June 11, 2009
- **“American Health Care Delivery System 2009 – 2020”**, Scott & White Memorial Hospital, Government Affairs Committee, Temple, Texas, May 6, 2009

- **“Overcoming the Struggle: Thriving in Tumultuous Times”**, CARF 2009 Medical Rehabilitation Conference, Tucson, Arizona, April 20, 2009
- **“Information Systems and Organizations”**, College of Business, Northern Illinois University, DeKalb, Illinois, February 4, 2009
- **“Leadership & Governance – Roles & Responsibilities in Times of Crisis”**, CARF, Glendale, Arizona, Glendale, Arizona, December 5, 2009
- **“EMR ROI: The Effects for Quality and Core Measure in the Pay for Performance Model”**, First Annual Medsphere Collaborative Healthcare Forum, New York, New York, October 2, 2008
- **“Medicare and Medicaid Key Changes and Topics for 2008”**, UIC Grand Rounds, Chicago, Illinois, February 27, 2008
- **“Conversation with a CEO”**, Executive Speaker Series, College of Engineering & Engineering Technology and the College of Business, Northern Illinois University, DeKalb, Illinois, September 25, 2007
- **“Common Errors in Documentation and Coding Affecting Reimbursement”**, UIC Grand Rounds, Chicago, Illinois, August 30, 2006
- **“How Will CMS Define Surgical Hospitals after the Administrative Moratorium?”**, American Surgical Hospital Association, October 28, 2005
- **“Mandated National Quality Indicators and Their Impact on Physicians”**, UIC Grand Rounds, Chicago, Illinois, August 17, 2005
- **“Risk Management & Corporate Compliance Defined”**, CARF, Las Vegas, Nevada, June 7, 2005
- **“Finance & Compliance Issues: Conflict & Compliment”**, Louisville Bar Association, Louisville, Kentucky, December 20, 2004
- **“Risk Management & Corporate Compliance”**, CARF, Phoenix, Arizona, December 7, 2004
- **“How to Renegotiate Better Private Payer Contracts & When to Break Them”**, Medi-Serve, Arlington Heights, Illinois, September 17, 2004
- **“Interface of Financial & Compliance Issues: Conflict & Compliment”**, Kentucky HFMA, Louisville, Kentucky, July 29, 2004
- **“Multi-Venue Opportunities for Orthopedic Programs”**, ACI’s 4th Orthopedic Services Conference, Chicago, Illinois, April 30, 2004

- **“Risk Management & Corporate Compliance for CARF”**, CARF, Las Vegas, Nevada, April 27, 2004
- **“Risk Management & Corporate Compliance for CARF”**, CARF, Phoenix, Arizona, December 9, 2003
- **Risk Management & Financial Management “Risk Management”**, CARF, Tucson, Arizona, June 18, 2003
- **HIPAA & Regulatory Compliance Issues “Medical Legal Ethics”**, UIC Grand Rounds, Chicago, Illinois, June 11, 2003
- **“HIPAA in the Rehab Setting: Critical Analysis for Successful Implementation”**, CARF, Chicago, Illinois, May 9, 2002
- **“How to Train Your Staff on HIPAA Privacy”**, Eli Research, Audio Teleconference, February 27, 2002
- **“Revenue Generation: An Alternative Care Site Strategy”**, South Carolina Chapter HFMA, Columbia, South Carolina, February 1, 2002
- **"How is Medical Necessity and Fraud Related?"**, American Academy of Pain, Arlington, Virginia, September 7, 2001
- **"Remaining Current with a Centralized Case Management System"**, Case Management Society of America, June 8, 2001
- **"A 20 Year Renaissance of Rehabilitation"**, Indiana Hospital and Health Association Rehabilitation Conference, Indianapolis, Indiana, April 20, 2001
- **"Revenue Generation, an Alternative Care Site Strategy"**, North Carolina Healthcare Financial Management Association, Pinehurst, North Carolina, March 1, 2001
- **"Physicians, The OIG and Compliance"**, Iroquois IPA, Watseka, Illinois, October 12, 2000
- **"Revenue Generation"**, Healthcare Financial Management Association, -2000 Annual National Institute, Orlando, Florida, June 28, 2000
- **“Compliance in the Health Care Setting”**, Kentucky Organization of Nurse Executives, Louisville, Kentucky, October 27, 1999
- **“Quashing Organizational Gridlock Though Vision, Leadership and Tenacity”**, American College of Healthcare Executives Conference, Philadelphia, Pennsylvania, July 29, 1999
- **“Post Acute – A Regulatory Review after the Balanced Budget Act (BBA)**, Healthcare Financial Management Association, Anaheim, California, June 23, 1999

- **“Compliance Watch”** Kentucky Organization of Nurse Executive, Louisville, Kentucky, May 19, 1999
- **“Strategies for Servicing the Balanced Budget Act”**, American College of Healthcare Executives, Chicago, Illinois, March 8, 1999
- **“Modifying Outsourcing Arrangements in an Altered Contract Therapy Market”**, AIC Worldwide, Orlando, Florida, November 18, 1998
- **“Impact of the 1997 Balanced Budget Act and the Status of Managed Care in a Reformed Health Care Environment”**, Kentucky Organization of Nursing Executives, Louisville, Kentucky, November 6, 1998
- **“Compliance in the Post Acute Setting”**, Audio Conference, October 14, 1998
- **“The Financial Impact of the 1997 Balanced Budget Act”**, American Association Healthcare Administration Management, Ottawa, Illinois, September 18, 1998
- **“Balanced Budget Act: Impact on Social Services and the Health Care Industry”**, Society for Social Work Administrators in Healthcare, Monticello, Illinois, September 1, 1998
- **“Post Acute Care Reimbursement Issues”**, Premier National Rehabilitation Network Meeting, Atlanta, Georgia, May 12, 1998
- **“Develop a Strategic Response to Change Affecting PPS-Exempt Providers and CORFs”**, Healthcare Financial Management Association, Audio Teleconference, December 17, 1997
- **“The Hospital of the Future”**, IV Congreso International, Mexico City, Mexico, November 14, 1997
- **“Defining a System of Centralized Case Management”**, McGraw-Hill Education Group, Chicago, Illinois, July 24, 1997
- **“Building Revenues in Post Acute Care”**, Healthcare Financial Management Association, Orlando, Florida, June 30, 1997
- **“Maximizing Reimbursement for Physicians / CPT Coding”**, Alden Nursing Home, Naperville, Illinois, May 14, 1997
- **“Managing Managed Care: Ethical Considerations”** The Rehabilitation Institute, Kansas City, Missouri, May 2, 1997
- **“Reengineering II - The Revenue Enhancement Phase,”** American Rehabilitation Association, Chicago, Illinois, April 11, 1996; Washington, D.C., May 2, 1996; Dallas, Texas, October 3, 1996

- **“Health Care Directions,”** Association of Worker’s Compensation Board of Canada Congress Committee, Edmonton, Alberta, Canada, June 24 & 25, 1996
- **“Effective Return-To-Work Strategies,”** Center for Labour-Management Development, Inc., Chicago, Illinois, April 19, 1996
- **“The Role of Small Business Within the International Marketplace,”** *Keynote Address*, Notre Dame University, South Bend, Indiana, February 24, 1996
- **“Healthcare Without Representation: The New Boston Tea Party?”** *Keynote Address*, Case Management Society of America, Anaheim, California, February 16, 1996
- **“The Case Manager and Biotechnology: Balancing Duty, Cost and Expectation,”** Case Management Society of America, Anaheim, California, February 16, 1996
- **“Effective Integration of Subacute Care Within a Continuum of Care,”** Comprehensive Therapeutics, Ltd., Lisle, Illinois, November 13, 1995
- **“Developing Alternative Venues of Care - A Financial, Legal, and Regulatory Framework,”** Business Network, Inc., Nashville, Tennessee, October 24 - 26, 1995
- **“Subacute Care: A Viable Alternative,”** Michigan Hospital Association, Lansing, Michigan, September 28, 1995
- **“Operational Restructuring: Rehabilitation’s Response to Reform,”** American Rehabilitation Association, Washington, D.C., September 21, 1995
- **“Reaching New Customers Through Effective Marketing Techniques,”** Ohio Council for Home Care, Columbus, Ohio, September 12, 1995
- **“Financial Management and Cost Analysis for Subacute Care,”** Rehab Management Expo, Fort Lauderdale, Florida, September 8, 1995
- **“Rehab’s Positioning Within Emerging Networks and Alliances,”** Rehab Management Expo, Fort Lauderdale, Florida, September 8, 1995
- **“Outpatient Rehabilitation Programs: New Concepts and Trends,”** Marianjoy Rehabilitation Foundation, Inc., Wheaton, Illinois, August 18, 1995
- **“Operational Restructuring: Rehabilitation’s Response to Reform,”** American Rehabilitation Association, San Francisco, California, August 15, 1995
- **“Operational Restructuring: Rehabilitation’s Response to Reform,”** American Rehabilitation Association, Nashville, Tennessee, July 17, 1995

- **“Managed Care Follow-up,”** Marianjoy Rehabilitation Hospital and Clinics, Wheaton, Illinois, June 20, 1995
- **“Health Care Reform,”** Curative Rehabilitation Center, Milwaukee, Wisconsin, June 16, 1995
- **“Reaching New Customers Through Effective Marketing Techniques,”** Home Health Care Dealers/Suppliers, Orlando, Florida, April 7, 1995
- **“Gaining Insight Into Subacute Care,”** Home Health Care Dealers/Suppliers, Orlando, Florida, April 7, 1995
- **“Operational Restructuring: Rehabilitation’s Response to Reform,”** American Rehabilitation Association, Chicago, Illinois, March 16, 1995
- **“Operational Restructuring: Rehabilitation’s Response to Reform,”** American Rehabilitation Association, Orlando, Florida, February 9, 1995
- **“Financial Restructuring Within a Reformed Health Care System,”** Rehab Today Magazine Convention, Chicago, Illinois, October 14, 1994
- **“Effective Integration of Subacute Care Within a Continuum of Care,”** Rehab Today Magazine Convention, Chicago, Illinois, October 13, 1994
- **“Evaluating the Evaluators: Choosing A Functional Outcome Management,”** Illinois Hospital Association Conference, Naperville, Illinois, October 6, 1994
- **“Subacute - A Viable Alternative,”** IAHA - State Conference, Peoria, Illinois, October 5, 1994
- **“Financial Analysis and Cost Accounting for Subacute Care,”** Rehab Management Magazine Expo, Fort Lauderdale, Florida, September 30, 1994
- **“Rehab’s Positioning Within Emerging Networks and Alliances,”** Rehab Management Magazine Expo, Fort Lauderdale, Florida, September 30, 1994
- **“Establishing Functional Outcomes,”** Lutheran Social Services of Illinois, St. Charles, Illinois, August 19, 1994
- **“Rehabilitation Re-engineering,”** National Association of Rehabilitation Facilities Seminar, Los Angeles, California, June 16, 1994
- **“Effective Integration of Subacute Care Within a Continuum of Care,”** Rehabilitation Today Magazine Convention, New York City, New York, June 2, 1994
- **“Financial Restructuring Within a Reformed Health Care System,”** Rehabilitation Today Magazine, New York City, New York, June 3, 1994

- **“Rehabilitation Re-engineering,”** National Association of Rehabilitation Facilities Seminar, New York City, New York, May 19, 1994
- **“Rehabilitation Re-engineering,”** National Association of Rehabilitation Facilities Seminar, Chicago, Illinois, April 21, 1994
- **“Rehabilitation Re-engineering,”** National Association of Rehabilitation Facilities Seminar, Houston, Texas, February 24, 1994
- **“Seizing the Opportunity of Health Care Reform - Effective Strategies in an Explosive Market,”** APTA, Atlanta, Georgia, December 2, 1993
- **“Getting Into Subacute Care,”** Rehab Today / Club Industry Conference, Chicago, Illinois, November 11, 1993
- **“Managing Organizational Change,”** Rehab Today / Club Industry Conference, Chicago, Illinois, November 10, 1993
- **“Legal Implications Related to Rehabilitation,”** Kansas Association Rehabilitation Facilities, Wichita, Kansas, November 4, 1993
- **“Seizing the Opportunity of Health Care Reform - Effective Strategies in an Explosive Market,”** APTA, Phoenix, Arizona, October 21, 1993
- **“Developing Program Evaluation Systems for the Full Rehab Continuum,”** The Rehabilitation Institute of Northeast Georgia Medical Center, Atlanta, Georgia, October 1, 1993
- **“Rehab in the 90's,”** The Rehabilitation Institute of Northeast Georgia Medical Center, Atlanta, Georgia, October 1, 1993
- **“Subacute Care - Rehabilitation’s Emerging Opportunity or Future Nemesis,”** NARF Summer Conference, Seattle, Washington, June 15, 1993
- **“Getting Into Subacute Care,”** Rehabilitation Today ‘93 Conference, New York City, New York, June 3, 1993
- **“Managing Organizational Change: A Guide for the Future,”** Rehabilitation Today ‘93 Conference, New York City, New York, June 2, 1993
- **“The Role of Protocols in Quality Assurance in the Field of Rehabilitation,”** Rehabilitation and Quality Revaidatie Centrum Amsterdam, Amsterdam, The Netherlands, March 25, 1993
- **“Legal Implications of Rehabilitation,”** Kansas Association of Rehabilitation Facilities, Kansas City, Kansas, November 12, 1992

- **“Organizational Structuring and Competitive Markets, Only the Strong Survive,”** Rehab Today Convention, Chicago, Illinois, November 5, 1992
- **“Accentuate the Positive with ADA,”** National Rehabilitation Center, Inc., Nashville, Tennessee, October 16, 1992
- **“Polish Your Product: Beyond Basic Program Development,”** National Rehabilitation Centers, Inc., Nashville, Tennessee, October 15, 1992
- **“Accountability Measurement Systems, The Key to Privatization of European Health Care,”** Ravalidatiecentrum Kastanjehof, Apeldoorn, The Netherlands, September 24 and 25, 1992
- **“Setting Up An Organizational Hierarchy,”** Rehab Today Convention, New York City, New York, June 5, 1992
- **“Managing Organizational Change: A Guide for the Future,”** Rehab Today Convention, New York City, New York, June 4, 1992
- **“Program Evaluation - Key to Outcome Management,”** Rehabilitation Center Amsterdam, Amsterdam, The Netherlands, March 9, 1992
- **“Market-Based Planning for Work Hardening,”** University of Arizona and Commission on Accreditation of Rehabilitation Facilities (CARF), 1991 Work Hardening Seminar, Tucson, Arizona, October 25, 1991
- **“Legal Considerations in Work Hardening Programs,”** University of Arizona and Commission on Accreditation of Rehabilitation Facilities (CARF), 1991 Work Hardening Seminar, October 24, 1991
- **“Trends and Application in the Development of CORFs,”** Midwest Coalition of Hospital Chief Executive Officers, Minneapolis, Minnesota, September 6, 1991
- **“Managing by Product Line,”** American Speech Language and Hearing Association, 1991 Directors Conference, Rockville, Maryland, June 28 - 30, 1991
- **“Integrated Management Systems Meeting the Challenges of a New Decade,”** World Trade Center, Amsterdam, The Netherlands, February 20, 1991
- **“Market-Based Planning: Medical Rehabilitation,”** Commission on Accreditation of Rehabilitation Facilities (CARF) Conference, Tucson, Arizona, February 3 - 6, 1991
- **“Patient Outcome Assessment Systems as a Key Management Tool for Hospital and Health Care Organizations,”** Republic of China, 1990 International Medical and Pharmaceutical Symposium, Taipei, Taiwan, November 16, 1990
- **“Internationalization of Health Care - An American Perspective,”** Rijksuniversiteit Utrecht, University of Utrecht, The Netherlands, October 22, 1990

- **“Innovative Techniques in the Recruitment and Retention of Allied Health Professional,”** California Association of Rehabilitation Facilities (CALARF), Annual Conference, Oakland, California, September 25, 1990.

Employment History

- **The Murer Group, Joliet, Illinois**

Position: Founder and President / CEO
February 1985 to Present

The Murer Group is a fully matrixed organization integrating resources and staff fully responsive to the health care industry and its' national as well as international client base.

- **Northwestern Memorial Hospital, Chicago, Illinois**

Position: Administrative Director, Department of Rehabilitation Medicine
May 1982 to September 1984

900-bed teaching hospital affiliated with Northwestern University

- **Rehabilitation Center, Joliet, Illinois**

Position: Executive Director –
Responsible to 17-member Board of Directors
May 1976 to April 1982

Directly responsible for the day-to-day operation and management of a Comprehensive Outpatient Physical Medicine and Rehabilitation Center (CORF)

MEMORANDUM

TO: Maxxam Partners, LLC

FROM: Murer Consultants, Inc.

RE: Similarities between Proposed Alcoholism and Substance Abuse Treatment Facility and a Hospital as Defined by the Kane County Zoning Ordinance

DATE: June 17, 2015

OVERVIEW

Maxxam Partners, LLC engaged Murer Consultants to analyze the proposed alcoholism and substance abuse treatment facility (the "Facility") located at the former Glenwood Academy, a boarding school for at-risk children, and to provide an opinion as to whether this Facility is similar to a hospital, as the term "hospital" is defined under the applicable Kane County Zoning Ordinance (the "Ordinance").

Founded in 1985, Murer Consultants is a national legal-based health care management consulting firm. The company is comprised of consultants with legal backgrounds as well as varied experience in medicine, clinical services, finance and management. With clients in 43 states and abroad, Murer Consultants represents a variety of health care providers, ranging from large multi-hospital health care systems and academic medical centers to mid-sized physician groups. Murer Consultants focuses on numerous facets of healthcare delivery, including the licensure, certification, development and management of hospitals and similar facilities.

It is the opinion of Murer Consultants that the proposed Facility is similar to a hospital, as the term is defined under the Kane County Zoning Ordinance. Specifically:

1. The proposed Facility substantially meets the definition of a hospital, as defined under the Ordinance;
2. Under Illinois licensure law, the facility, staffing and service requirements applicable to the proposed Facility share similar characteristics as those applicable to hospitals; and
3. The services to be provided by the proposed Facility are regularly and customarily provided by hospitals in Illinois.

ANALYSIS

1. The Facility substantially meets the definition of a hospital, as defined under the Kane County Zoning Ordinance.

The Kane County Zoning Ordinance defines the term “hospital” as an “institution open to the public in which patients or injured persons are given medical or surgical care; or for the care of contagious diseases.”¹ Here, the proposed Facility will be an institution open to certain members of the public that provides medical care.

It is Murer’s understanding that the Facility will seek licensure by the Illinois Department of Human Services, Division of Alcoholism and Substance Abuse, pursuant to the Illinois Alcoholism and Other Drug Abuse and Dependency Act.² There are two types of general services which may be provided by this type of facility: treatment and intervention.³ The Act defines “treatment” as:

A “continuum of care provided to persons addicted to or abusing alcohol or other drugs that is designed to identify and change patterns of behavior that are maladaptive, destructive and/or injurious to health; or to restore appropriate levels of physical, psychological, and/or social functioning.”⁴

This is opposed to the definition of “intervention,” which is defined as “activities or services that assist persons and their significant others in coping with the immediate problems of substance abuse or dependence” and which may “involve referring persons for treatment, as needed.”⁵ Therefore, while a license to provide intervention allows the Facility to refer persons for treatment, a license to provide treatment requires the Facility to provide a “continuum of care” to its patients.

Here, the Facility as proposed will seek state licensure as a treatment facility. As such, the Facility will provide a “continuum of care” to its patients. Specifically, the Facility will provide “Level IV Medically Managed Detoxification,” which the Act defines as:

“Inpatient subacute residential substance abuse treatment for patients whose acute bio/medical/emotional/ behavioral problems are severe enough to require primary medical and nursing care services. Such services are for adults or adolescents and require 24 hours medically directed evaluation, care and treatment and that a physician see the patient daily.”⁶

Per the express conditions of Illinois licensure, the Facility as proposed will provide a “continuum of care” which includes “primary medical and nursing care services” supervised by a physician, with 24 hours of “medically directed evaluation, care and treatment.”

As such, the Facility as proposed would substantially meet the definition of a “hospital” under the Kane County Zoning Ordinance, as it will be an institution open to certain members of the public in which patients will be provided medical care.

¹ See Kane County Zoning Ordinance, Sec. 3.1.

² 20 ILCS 201/1-1, *et. seq* (West 2015).

³ See Ill. Admin. Code tit. 77, § 2060.201.

⁴ § 2060.103.

⁵ § 2060.103.

⁶ § 2060.401.

2. Under Illinois licensure law, the facility, staffing and service requirements applicable to the proposed Facility share similar characteristics as those applicable to hospitals.

Alcoholism and substance abuse treatment facilities share many similarities with hospitals in terms of Illinois licensure law. In fact, a hospital is not required to obtain a separate license under the Illinois Alcoholism and Other Drug Abuse and Dependency Act in order to provide alcoholism and substance abuse treatment. Rather, Illinois law requires facilities providing these services to be licensed as *either* a hospital *or* an alcoholism and substance abuse treatment facility.⁷

This decision by the Illinois legislature is reflective of the substantial similarities with regard to the facility, staffing and service requirements applicable to both types of facilities when providing Level IV Medically Managed Detoxification.

The following list summarizes many of these similar requirements the proposed Facility must meet under Illinois law:⁸

Facility

- Compliance with the National Fire Protection Association's Life Safety Code;⁹
- Compliance with emergency care regulations;¹⁰
- Compliance with infectious disease control regulations;¹¹
- Compliance with patient room and bath facility regulations;¹²
- Compliance with food preparation, nutrition, and dining facility regulations;¹³
- Compliance with housekeeping and laundry services regulations;¹⁴
- Compliance with patient rights standards;¹⁵
- Compliance with standards for the maintenance of patient records;¹⁶

⁷ See 20 Ill. Comp. Stat. Ann. 301/15-5(b).

⁸ For a complete list of hospital licensure requirements, see Ill. Admin. Code tit. 77, part 250.

⁹ Ill. Admin. Code tit. 77, § 2060.305(a).

¹⁰ § 2060.327.

¹¹ § 2060.415.

¹² § 2060.305(g)(1)-(17).

¹³ § 2060.305(g)(17)-(22).

¹⁴ § 2060.305(g)(23)-(24).

¹⁵ § 2060.323.

¹⁶ § 2060.325.

- Compliance with quality improvement and utilization review regulations.¹⁷

Staffing (as a Level IV designation)

- Facility is required to identify a Medical Director who is licensed and in good standing to practice medicine in the state of Illinois;¹⁸
- Nursing services must be planned, assigned, supervised and evaluated by a registered nurse;¹⁹
- All professional staff providing clinical services must meet applicable professional staff qualifications.²⁰

Services (as a Level IV designation)

- A licensed physician must see each patient daily;²¹
- The Facility must provide 24 hour observation, monitoring and treatment (via a registered nurse, or licensed practical nurse/certified emergency medical technician with 40 clock hours of training in the field of alcoholism and substance abuse);²²
- Medications must be dispensed in accordance with the Illinois Medical Practice Act, the Pharmacy Practice Act, the Illinois Controlled Substances Act, the Poison Prevention Packaging Act and rules and regulations of the US Drug Enforcement Administration;²³
- All patients must undergo medical screening to assess acute intoxication and/or withdrawal potential, biomedical conditions or complications, and emotional/behavioral conditions and complications;²⁴
- All patients must undergo physical examination within 7 days after admission.²⁵

Of note, the proposed Facility must have a licensed physician as the Medical Director, and a licensed physician must see each facility patient daily. Also, all nursing services must be planned, assigned, supervised and evaluated by a registered nurse, and the Facility must have 24-hour staffing by either a registered nurse or licensed nurse/emergency medical technician.

¹⁷ § 2060.315.

¹⁸ § 2060.413(a).

¹⁹ § 2060.413(e).

²⁰ § 2060.309.

²¹ § 2060.405.

²² § 2060.309(c).

²³ § 2060.413(f).

²⁴ § 2060.413(b).

²⁵ § 2060.413(c).

These requirements (as well as the other requirements listed above) indicate that the level of acuity and personnel required to provide Level IV Medically Managed Detoxification share a number of characteristics with Illinois-licensed hospitals. As such, the proposed Facility is similar to a hospital under Illinois licensure law.

3. The services to be provided by the proposed Facility are regularly and customarily provided by hospitals in Illinois.

As discussed above, Illinois-licensed hospitals are appropriate venues for alcoholism and substance abuse treatment services. Also as discussed above, given the high level of acuity, the service to be provided by the proposed Facility (Level IV Medically Managed Detoxification) requires staffing and services similar to that of a hospital.

As a result, numerous hospitals provide these services in Illinois. Per the “Substance Abuse Treatment Facility Locator,” as operated by the US Department of Health and Human Services, Substance Abuse & Mental Health Services Administration, twenty-two (22) facilities provide “hospital inpatient” detoxification services in Illinois (see the results of the treatment facility locator search attached hereto as Exhibit A). In contrast, per the Illinois Department of Human Services website, only one existing non-hospital facility is licensed by the Division of Alcoholism and Substance Abuse in Illinois to provide Level IV detoxification services:

Cornell Interventions Woodridge
2221 W. 64th Street, 1st and 2nd Floor, Woodridge, IL, 60517.²⁶

Although a facility is not required to be a hospital to provide this medically managed detoxification treatment per the regulations discussed above, the fact that hospitals regularly and customarily provide such treatment is indicative of the similarities between a hospital and the proposed Facility.

CONCLUSION

Given the above analysis, it is the opinion of Murer Consultants that the Facility as proposed is similar to a hospital, as the term is defined under the Kane County Zoning Ordinance. This is because the Facility substantially meets the definition of a “hospital” under the Ordinance, shares numerous similarities to hospitals under Illinois licensure law, and will provide detoxification services regularly and customarily provided by hospitals.

Should you have any additional questions or concerns, please contact Murer Consultants at (708) 478-7030.

²⁶ See DASA Licensed Sites Sorted by County/City/Township, *available at* https://www.dhs.state.il.us/onenetlibrary/27896/documents/by_division/oasa/licensedirectorybycounty.pdf.

EXHIBIT A

US Department of Health and Human Services

Substance Abuse & Mental Health Services Administration

**Substance Abuse Treatment Facility Locator Search Results:
“Hospital Inpatient” plus “Detoxification”**

Listed Facilities

#	Miles	Facility Name	Address
1	13.1	IL Institute for Addiction Recovery at Proctor Hospital	5409 North Knoxville Avenue Peoria, IL 61614 309-691-1055
		Service Setting (e.g., Outpatient, Residential, etc.) →	Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Detoxification; Outpatient methadone/Buprenorphine or Vivitrol®; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment; Computerized treatment
		Type of Care →	Substance treatment services; Detoxification; Methadone maintenance; Methadone detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)
		Special Programs/Groups Offered →	Persons with co-occurring mental and substance abuse disorders; Adolescents; Persons who have experienced trauma
		Payment/Insurance Accepted →	Cash or self-payment; Medicare; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)
		Language Services →	Services for the hearing-impaired
		Age Groups Accepted →	Children/adolescents; Young adults; Adults
2	23.4	IL Institute for Addiction Recovery At Advocate BroMenn Medical Center	Virginia at Franklin Street Normal, IL 61761 309-888-0993
		Service Setting (e.g., Outpatient, Residential, etc.) →	Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment
		Age Groups Accepted →	Young adults; Adults
		Special Programs/Groups Offered →	Persons with co-occurring mental and substance abuse disorders; Lesbian, gay, bisexual, or transgender (LGBT) clients; Veterans; Military families; Clients referred from the court/judicial system (other than DUI/DWI); Seniors or older adults; Pregnant/postpartum women; Adult women; Adult men; Persons with HIV or AIDS; Persons who have experienced trauma; Persons who have experienced sexual abuse; Persons who have experienced intimate

partener violence, domestic Violence

Payment/Insurance Accepted → Cash or self-payment; Medicare; Private health insurance

Language Services → Services for the hearing-impaired

Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)

3

60.9

Saint Marys Treatment Center

1800 East Lake Shore Drive
Decatur, IL 62521
217-464-2500

Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification

Special Programs/Groups Offered → Adolescents

Payment/Insurance Accepted → Cash or self-payment; Medicare; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)

Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral)

Age Groups Accepted → Children/adolescents; Young adults; Adults

4

101.2

Linden Oaks Hospital at Edward

852 South West Street
Naperville, IL 60540
630-305-5500

Languages → Spanish

Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)

Type of Care → Detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)

Age Groups Accepted → Children/adolescents; Young adults; Adults

Special Programs/Groups Offered → Adolescents; Adult women; Adult men

Service Setting (e.g., Outpatient, Residential, etc.) → Hospital inpatient; Hospital Inpatient Detoxification; Computerized treatment

Language Services → Services for the hearing-impaired

5

107.1

Behavioral Health Services of Central DuPage Hospital

27 West 350 High Lake Road
Winfield, IL 60190

(630) 933-4000

Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)

Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; Private health insurance

Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders; Adult women; Adult men

Age Groups Accepted → Young adults; Adults

Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Residential; Short-term residential; Residential Detoxification; Outpatient Detoxification; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment

Language Services → Services for the hearing-impaired

6 109.2 Advocate Good Samaritan Hospital 3815 Highland Avenue Downers Grove, IL 60515 **630-275-1703**

Service Setting (e.g., Outpatient, Residential, etc.) → Hospital inpatient; Hospital Inpatient Detoxification; Hospital Inpatient Treatment

Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Vivitrol® (injectable Naltrexone)

Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)

Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders

Language Services → Services for the hearing-impaired

Age Groups Accepted → Young adults; Adults

7 109.3 Palos Community Hospital 12251 South 80th Avenue Palos Heights, IL 60463 **708-923-4000**

Service Setting (e.g., Outpatient, Residential, etc.) → Hospital inpatient; Hospital Inpatient Detoxification; Hospital Inpatient Treatment

Age Groups Accepted → Children/adolescents; Young adults; Adults

Payment/Insurance Accepted → Cash or self-payment; Medicare; Private health

			insurance; Military insurance (e.g., TRICARE or CHAMPVA) Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral)
8	112.9	IL Institute for Addiction Recovery At Ingalls Memorial Hospital	1 Ingalls Drive Harvey, IL 60426 708-915-4090
	<p>Age Groups Accepted → Young adults; Adults</p> <p>Language Services → Services for the hearing-impaired</p> <p>Type of Care → Substance treatment services; Detoxification; Methadone detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicare; Private health insurance</p>		
9	116.4	Little Company of Mary Hospital Behavioral Health	2800 West 95th Street Evergreen Park, IL 60805 (708) 422-0110
	<p>Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicare; Private health insurance</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral)</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Hospital Inpatient Detoxification</p>		
10	117.6	Vet Affairs/Edward Hines Jr Hospital Substance Abuse Section	Roosevelt Road and 5th Avenue Hines, IL 60141 708-202-8387
	<p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)</p> <p>Special Programs/Groups Offered → Veterans; Adult women; Adult men; Persons who have experienced trauma</p>		

Payment Assistance Available → Payment assistance (check with facility for details)

Type of Care → Substance treatment services; Detoxification; Methadone maintenance; Methadone detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)

Age Groups Accepted → Young adults; Adults

Facility Operation (e.g. Private, Public) → U.S. Department of Veterans Affairs

Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Hospital inpatient; Residential; Short-term residential; Residential Detoxification; Outpatient Detoxification; Outpatient methadone/Buprenorphine or Vivitrol®; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification

11	117.7	McNeal Hospital Behavioral Health Services	3249 South Oak Park Avenue Berwyn, IL 60402 708-783-3140
	<p>Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)</p> <p>Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders; Lesbian, gay, bisexual, or transgender (LGBT) clients; Veterans; Military families; Seniors or older adults; Pregnant/postpartum women; Persons with HIV or AIDS; Persons who have experienced trauma; Persons who have experienced sexual abuse; Persons who have experienced intimate partner violence, domestic Violence</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Hospital Inpatient Detoxification</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)</p> <p>Age Groups Accepted → Young adults; Adults</p>		
12	118	Alexian Brothers Behavioral Health Hospital	1650 Moon Lake Boulevard Schaumburg, IL 60169 847-882-1600
	<p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g.,</p>		

			<p>TRICARE or CHAMPVA)</p> <p>Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)</p> <p>Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders; Lesbian, gay, bisexual, or transgender (LGBT) clients; Veterans; Active duty military; Military families; Seniors or older adults; Adolescents; Pregnant/postpartum women; Adult women; Adult men; Persons who have experienced trauma; Persons who have experienced sexual abuse; Persons who have experienced intimate partner violence, domestic Violence</p> <p>Age Groups Accepted → Children/adolescents; Young adults; Adults</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Detoxification; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment</p>
13	118	Leyden Family Service Share Program	<p>1776 Moon Lake Boulevard Schaumburg, IL 60169 (847) 882-4181</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Private health insurance</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Residential; Short-term residential; Residential Detoxification; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification</p> <p>Special Programs/Groups Offered → Adult women; Adult men</p> <p>Payment Assistance Available → Sliding fee scale (fee is based on income and other factors)</p>
	118.6	VHS Westlake Hospital	<p>1225 West Lake Street Melrose Park, IL 60160 708-938-7163</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)</p>

		<p>Age Groups Accepted → Young adults; Adults</p> <p>Language Services → Services for the hearing-impaired</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Hospital inpatient; Hospital Inpatient Detoxification</p> <p>Type of Care → Detoxification; Methadone detoxification; Buprenorphine used in treatment; Naltrexone (oral)</p>
15	120.4	<p>ABRAXAS Youth and Family Services Southwood Interventions</p> <p>5701 South Wood Street Chicago, IL 60636 (773) 737-4600</p>
	<p>Languages → Spanish</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Hospital inpatient; Residential; Short-term residential; Long-term residential; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA); Access to Recovery (ATR) voucher</p> <p>Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders; Lesbian, gay, bisexual, or transgender (LGBT) clients; Clients referred from the court/judicial system (other than DUI/DWI); Seniors or older adults; Pregnant/postpartum women; Adult women; Adult men; Persons with HIV or AIDS; Persons who have experienced trauma; Persons who have experienced sexual abuse; Persons who have experienced intimate partner violence, domestic Violence</p> <p>Type of Care → Substance treatment services; Detoxification; Methadone detoxification; Naltrexone (oral)</p> <p>Payment Assistance Available → Sliding fee scale (fee is based on income and other factors); Payment assistance (check with facility for details)</p>	
16	120.7	<p>Loretto Hospital Addiction Center</p> <p>645 South Central Avenue Chicago, IL 60644 773-854-5440</p>
	<p>Languages → Spanish</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Residential; Short-term residential; Residential Detoxification; Outpatient Day Treatment</p>	

			<p>or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)</p> <p>Language Services → Services for the hearing-impaired</p> <p>Special Programs/Groups Offered → Adult women; Adult men; Persons with HIV or AIDS</p> <p>Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment</p>
17	121.3	Saint Bernard Hospital	<p>326 West 64th Street Chicago, IL 60621 773-962-3968</p> <p>Payment/Insurance Accepted → Medicaid; Medicare; Private health insurance</p> <p>Type of Care → Substance treatment services; Detoxification</p> <p>Payment Assistance Available → Payment assistance (check with facility for details)</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Hospital inpatient; Regular Outpatient treatment; Hospital Inpatient Detoxification</p> <p>Age Groups Accepted → Young adults; Adults</p>
18	122.6	South Shore Hospital Medical Detox Services	<p>8012 South Crandon Avenue Chicago, IL 60617 773-356-5098</p> <p>Payment/Insurance Accepted → Medicaid; Medicare</p> <p>Type of Care → Detoxification</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Hospital inpatient; Hospital Inpatient Detoxification</p> <p>Age Groups Accepted → Young adults; Adults</p>
19	122.6	South Shore Hospital Chemical Dependency	<p>8012 South Crandon Avenue Chicago, IL 60617 773-356-5303</p> <p>Exclusive Services → Methadone clients only</p> <p>Language Services → Services for the hearing-impaired</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Type of Care → Substance treatment services; Detoxification; Methadone maintenance; Methadone detoxification;</p>

			<p>All Clients in Opioid Treatment Program</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Hospital inpatient; Hospital Inpatient Detoxification; Hospital Inpatient Treatment</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicare; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA); Access to Recovery (ATR) voucher</p>
20	125.6	Holy Family Medical Center	100 North River Road
		Keys to Recovery	Des Plaines, IL 60016 847-298-9355-2375
		<p>Language Services → Services for the hearing-impaired</p> <p>Type of Care → Substance treatment services; Detoxification; Buprenorphine used in treatment; Naltrexone (oral)</p> <p>Special Programs/Groups Offered → Seniors or older adults; Adult women; Adult men; Persons with HIV or AIDS; Persons who have experienced trauma; Persons who have experienced sexual abuse; Persons who have experienced intimate partner violence, domestic Violence</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Residential; Short-term residential; Residential Detoxification; Outpatient Detoxification; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; Private health insurance</p> <p>Age Groups Accepted → Young adults; Adults</p>	
21	129.6	Chicago Lakeshore Hospital	4840 North Marine Drive
		Chemical Dependence Program	Chicago, IL 60640 773-878-9700
		<p>Languages → Spanish</p> <p>Payment/Insurance Accepted → Cash or self-payment; Medicaid; Medicare; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders; Lesbian, gay, bisexual, or transgender (LGBT) clients</p> <p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Outpatient Detoxification;</p>	

			<p>Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Hospital Inpatient Detoxification; Hospital Inpatient Treatment</p> <p>Language Services → Services for the hearing-impaired</p> <p>Type of Care → Substance treatment services; Detoxification; Methadone detoxification; Buprenorphine used in treatment; Naltrexone (oral)</p>
22	140.5	Captain James A Lovell Federal Health Care Center	<p>3001 Green Bay Road North Chicago, IL 60064</p> <p>224-610-4012</p>
			<p>Service Setting (e.g., Outpatient, Residential, etc.) → Outpatient; Partial hospitalization/day treatment; Hospital inpatient; Residential; Short-term residential; Long-term residential; Residential Detoxification; Outpatient Detoxification; Outpatient methadone/Buprenorphine or Vivitrol®; Outpatient Day Treatment or Partial Hospitalization; Intensive Outpatient treatment; Regular Outpatient treatment; Hospital Inpatient Detoxification</p> <p>Payment Assistance Available → Payment assistance (check with facility for details)</p> <p>Payment/Insurance Accepted → Cash or self-payment; State financed health insurance plan other than Medicaid; Private health insurance; Military insurance (e.g., TRICARE or CHAMPVA)</p> <p>Age Groups Accepted → Young adults; Adults</p> <p>Type of Care → Substance treatment services; Detoxification; Methadone maintenance; Methadone detoxification; Buprenorphine used in treatment; Naltrexone (oral); Vivitrol® (injectable Naltrexone)</p> <p>Facility Operation (e.g. Private, Public) → U.S. Department of Veterans Affairs</p> <p>Special Programs/Groups Offered → Persons with co-occurring mental and substance abuse disorders; Veterans; Adult women; Adult men; Persons with HIV or AIDS; Persons who have experienced trauma; Persons who have experienced sexual abuse; Persons who have experienced intimate partner violence, domestic Violence</p>



MaROUS & COMPANY

August 20, 2015

Maxxam Partners, LLC
6423 Collins Avenue, Suite 1605
Miami Beach, Florida 33141

Subject: Market Impact Analysis
Proposed Alcoholism and Substance Abuse Treatment Facility
41 W400 Silver Glen Road
Unincorporated St. Charles, Illinois 60175

In accordance with your request, the request for a special use to allow an alcoholism and substance abuse treatment facility (proposed treatment facility) at 41 W400 Silver Glen Road, unincorporated St. Charles, Illinois, has been analyzed and this market impact analysis has been prepared.

MaRous & Company has conducted similar market impact studies for a variety of clients and for a number of different proposed developments over the last 30 years. Clients include municipalities, counties, school districts, corporations, developers, and citizen's groups. The types of proposals analyzed include: commercial developments such as shopping centers and big-box retail facilities; religious facilities such as mosques and mega-churches; residential developments such as high-density multifamily and congregate-care buildings and large single-family subdivisions; recreational uses such as skate parks and lighted high school athletic fields; and industrial uses such as wind farms, waste transfer stations, land-fills, and quarries.

I previously have studied the market impact for a proposed treatment facility at this location, with a date of value of January 3, 2013.

Purpose and Intended Use of the Study

The purpose of this appraisal assignment is to analyze the potential impact, if any, on the value of the surrounding residential properties of the approval of a special use for the development of an alcoholism and substance abuse treatment facility on the site of the former Glenwood School for Boys, a boarding school for at-risk children, property. Specifically, this study is designed to address Section 4.8-2 (b) and (c) of the Kane County Zoning Ordinance which states that a special use "... will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood." and "... the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district." The report is intended specifically for your use as part of an application for a special use in Kane County. Any other use or user of this report is considered to be unintended.

Executive Summary

As a result of the market impact analysis undertaken, it is my opinion that the approval of a special use for the proposed treatment facility will not have measurable negative impact on either the character or the property values of the adjoining uses. Specifically:

- The proposed use provides certainty, including on-going quality maintenance as opposed to vacant property, which could be described as an attractive nuisance;
- There is likely to be limited demand for the existing facilities for an alternative use;
- There is no better use to which the existing facilities could be put that would enhance the value of the surrounding property;
- The existing facilities are separated by the forest preserve district from most adjoining property owners, and there are significant distances between the facilities and residential dwellings;
- There are financial benefits to the taxing bodies by use by a for-profit facility versus the current use by a not-for-profit facility;
- The proposed treatment facility will create high-paying jobs in the area which will benefit market demand;
- Controls are in place to limit the type of patients to be accepted, and the client population will be highly controlled and carefully monitored;
- There is limited and controlled access into the facility;
- An analysis of the impact of the Park Ridge Youth Campus on the value of single-family residences immediately adjacent using a matched pair analysis indicated that it did not have a measurable impact on surrounding property values;
- An analysis of the value of a single-family house in a subdivision south of the proposed treatment facility indicated that the value is the same with and without the approval of the proposed facility.

These conclusions are based on the following assumptions:

- The facilities will be well maintained and managed; and
- Any significant numbers of police/fire/ambulance calls would result in arrangements for “silent” responses.

Definition of Market Value

When discussing market value, the following definition is used:

The most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Scope of Work and Reporting Process

Information was gathered concerning the real estate market generally and the market of the area surrounding the proposed special use specifically. The uses in the surrounding area, as well as the development of the proposed treatment facility, were considered. The following summarizes the actions taken:

- Review of the Kane County Zoning Ordinance and map;
- Review of the Kane County 2040 Land Use Plan;
- Review of the application for a special use from Maxxam Partners, LLC, (Maxxam) including supporting documents;
- Review of information on the existing facilities themselves provided by representatives of Maxxam and Glenwood School;
- Information provided by Abram Andrzejewski, an article entitled "House Prices during Siting Decision Stages: The case of an Incinerator from Rumor through Operation," by Kiel and McClain, memorandum from Day & Robert, P.C., dated November 5, 2012, respectively, and two letters to MaRous & Company concerning zoning and emergency response matters;
- Data on the subject community and on Park Ridge from the Site to do Business, STDB.com;
- Data on the market for single-family houses in the immediate area of the proposed special use from the Northern Illinois Multiple Listing Service (MLSNI) and A.L. Wagner Appraisal Group;
- The Lannert Group, Inc. report dated August 12, 2015;
- An inspection of the subject property and the surrounding area by Michael S. MaRous and Anita Rifkind on December 18, 2012, and on April 21, 2015.

¹ (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

This document is considered to conform to the requirements of the *Uniform Standards of Professional Appraisal Practice and Advisory Opinions* (USPAP). This letter is a brief recapitulation of the appraisal data, analyses, and conclusions; additional supporting documentation is retained in the MaRous and Company office file. There are no extraordinary assumptions or hypothetical conditions included in the market study.

In order to form a judgment concerning the potential impact, if any, on the “essential character” and value of the surrounding residential properties of the approval of the special use for the proposed treatment facility, I have considered the following:

- The nature of, and the possible uses to which, the existing facilities might be put under the Kane County Zoning ordinance;
- The impact on the character and the value of the surrounding residential properties of the existing facilities;
- The impact on the character and the value of the surrounding residential properties by the approval of the special use as proposed; and
- The impact on the character and the value of the larger community by the approval of the special use as proposed.

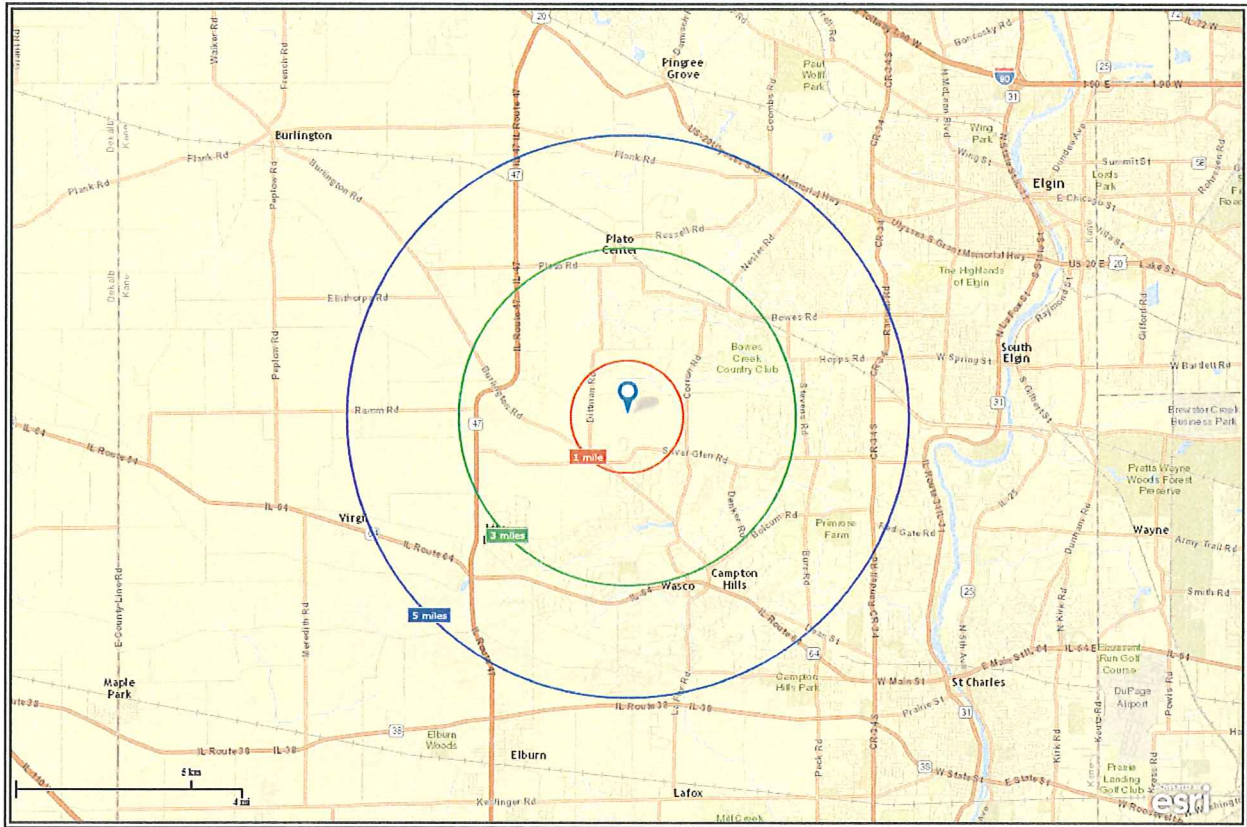
Description of Property, Nearby Uses, and Proposed Development

Area Analysis

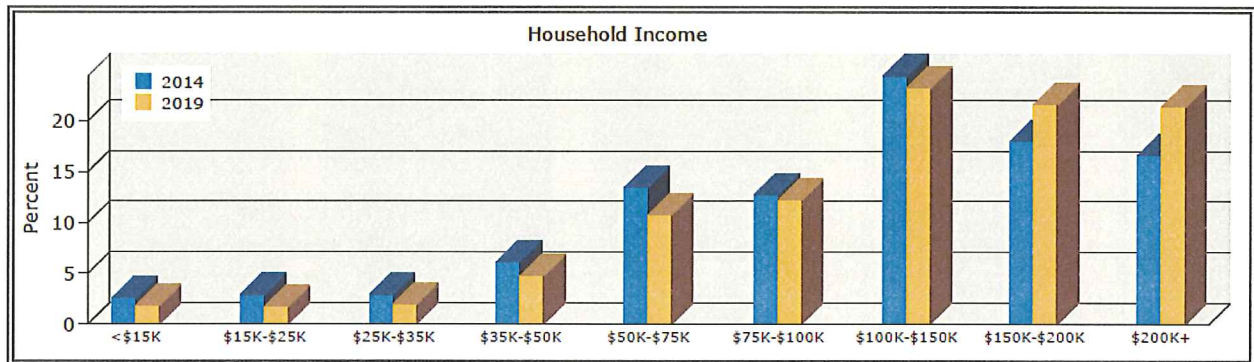
The proposed treatment facility is located in the northeast corner of Campton Township, in unincorporated Kane County. Illinois Route 64 is located south of the subject property, and Illinois Route 47 is located to the west. Silver Glen Road is a major east-west arterial in the area. Corron Road to the east and Dittman Road to the west are secondary north/south arterials.

There are 31,687 people in 9,813 households within a 5-mile radius of the subject property. The following map illustrates the area included in the ESRI demographic profile reported in this statistic and in those that follow.

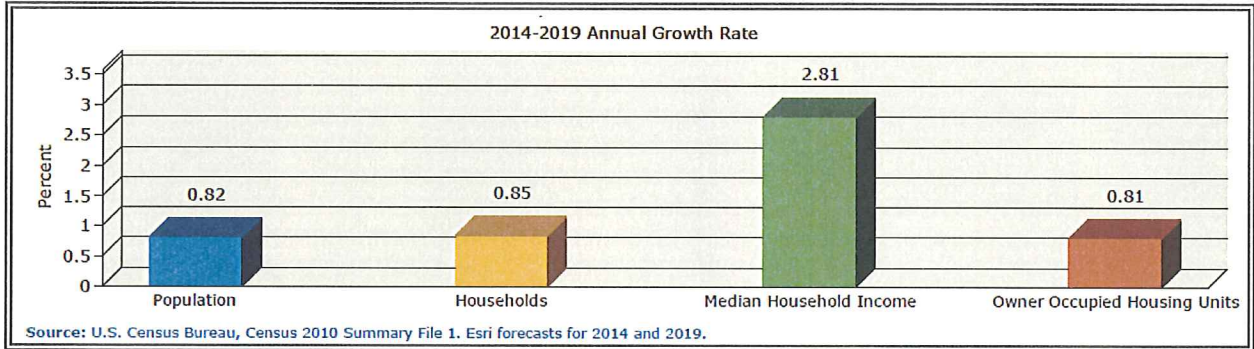
Maxxam Partners, LLC
 Proposed Alcoholism and Substance Abuse Treatment Facility
 August 20, 2015



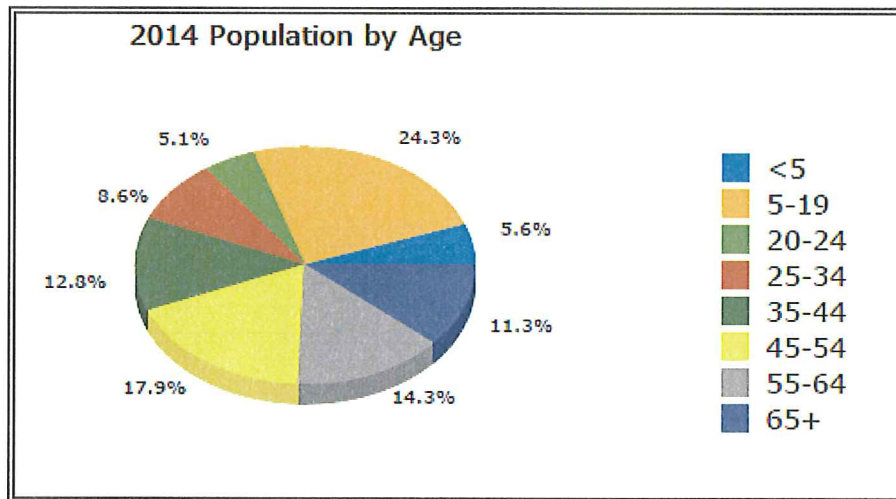
The demographics in this portion of Kane County are strong. The following chart illustrates the spread of household income within a 5-mile radius of the proposed treatment facility and the projections for 2019. The median household income in 2014 was \$113,655.



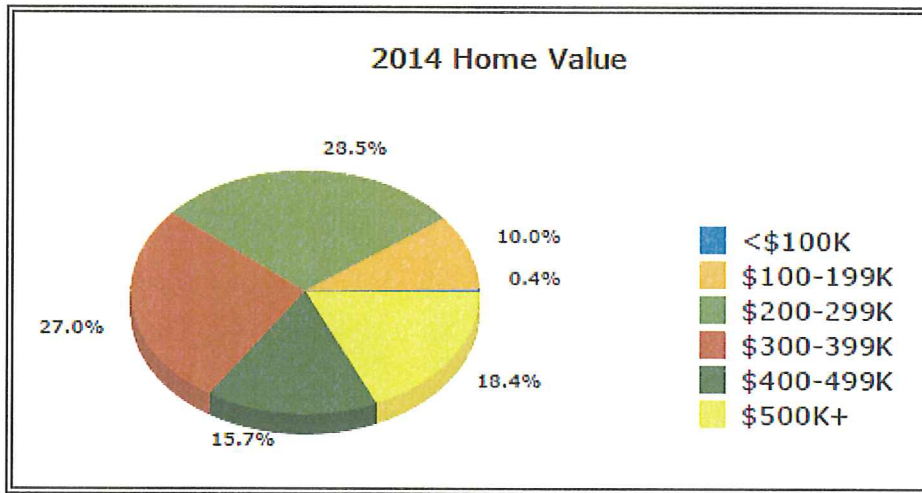
The area previously had experienced a rapidly growing population; however, the area has not completely recovered from the economic recession of 2007-2009. The number of residents and the number of households are expected to grow at 0.82 and 0.85 percent, respectively, between 2014 and 2019.



The population is diversified in age with approximately 35 percent under the age of 25, approximately 39 percent between the ages of 25 and 54, and the remainder over the age of 55.



The vast majority of housing units in the area are owner occupied. Housing values in a 5-mile radius of the subject vary widely as the following pie chart indicates. The median home value is \$341,026.



Like other good-quality suburban areas, this area of Kane County experienced a softening in housing values during the 2008 economic downturn. However, recently the residential real estate market has begun to show signs of stabilization. According to the A.L. Wagner Appraisal Group “Chicagoland Quarterly Housing Reports,” the South Elgin/St. Charles area has experienced an increase in average sale price of just under 5 percent in the year ending January 1, 2015.

Town	MLS Area	Active	Average List Price	January 1, 2015 Statistics			Average Sale Price	MONTHS SUPPLY	January 1, 2014 Statistics			
				Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.			MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
South Elgin	177	69	\$ 313,051	32	4	231	\$ 248,847	3.10	3.04	1.91%	\$ 239,016	4.11%
St. Charles	174	353	\$ 604,490	64	12	704	\$ 370,643	5.43	3.95	37.47%	\$ 354,835	4.46%

This followed a similar increase between January 1, 2013, and January 1, 2014.

Town	MLS Area	Active	Average List Price	January 1, 2014 Statistics			Average Sale Price	MONTHS SUPPLY	January 1, 2013 Statistics			
				Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.			MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
South Elgin	177	71	\$ 281,692	21	6	253	\$ 239,016	3.04	3.26	-6.62%	\$ 229,026	4.36%
St. Charles	174	293	\$ 633,321	69	18	803	\$ 354,835	3.95	6.01	-34.25%	\$ 338,932	4.69%

Within a two-mile radius of the subject property, residential development consists almost entirely of single-family houses on large lots located in various communities. According to the Midwest Real Estate Data (MRED), since January 1, 2015, there have been 21 sales of single-family residences in this area with an average sale price of \$301,340 and an average marketing time of 115 days. Four of these sales resulted from financial distress. An additional five properties are pending. As of the date of this report,

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

there are 38 active listings with an average list price of \$432,575, and the average marketing time for these listings is 236 days. Only one of these listings appears to be related to financial distress. There are an additional 12 listings that are under contract. Of these listings, three are of residential properties in the subdivision south of the subject; no additional listings border the subject site.

There have been two sales of single-family houses in the last year in the subdivision immediately south of the proposed project. The house at 7N089 Fox Bend Drive sold in August 2014 for \$430,000 after a marketing time of 80 days. This house previously had sold after foreclosure in December 2012, for \$225,725. The house was completely remodeled subsequent to the 2012 purchase.

The house at 7N311 Red Barn Lane also is located in the subdivision south of the subject property. The access drive to the subject property is located to the west of this subdivision, and forest preserve land separates it from the subject property. The house sold in August 2014 for \$329,000 after a marketing time of 39 days. The house previously had been listed for 194 days between May and December 2013.

Immediate Area

The site is surrounded on three sides by forest preserve land located in the Kane County, and in the city of Elgin. The northern property line borders land within the village of Campton Hills that is zoned for farming uses.

The property that is proposed for a special use for an alcoholism and substance abuse treatment facility is located on the north side of Silver Glen Road, west of Corron Road. The campus is accessed by a private drive approximately ½ mile long. As the following aerial photograph illustrates, as does the existing land-use graphic included in the addenda to this report, the area is influenced predominantly by farm and/or forest preserve land, with residential subdivisions on the west side of the access drive and on the north side of Silver Glen Road. Additional subdivisions are located on the south side of Silver Glen Road, and there are additional residences on large lots situated along both sides of Dittman, McDonald, and Corron roads.



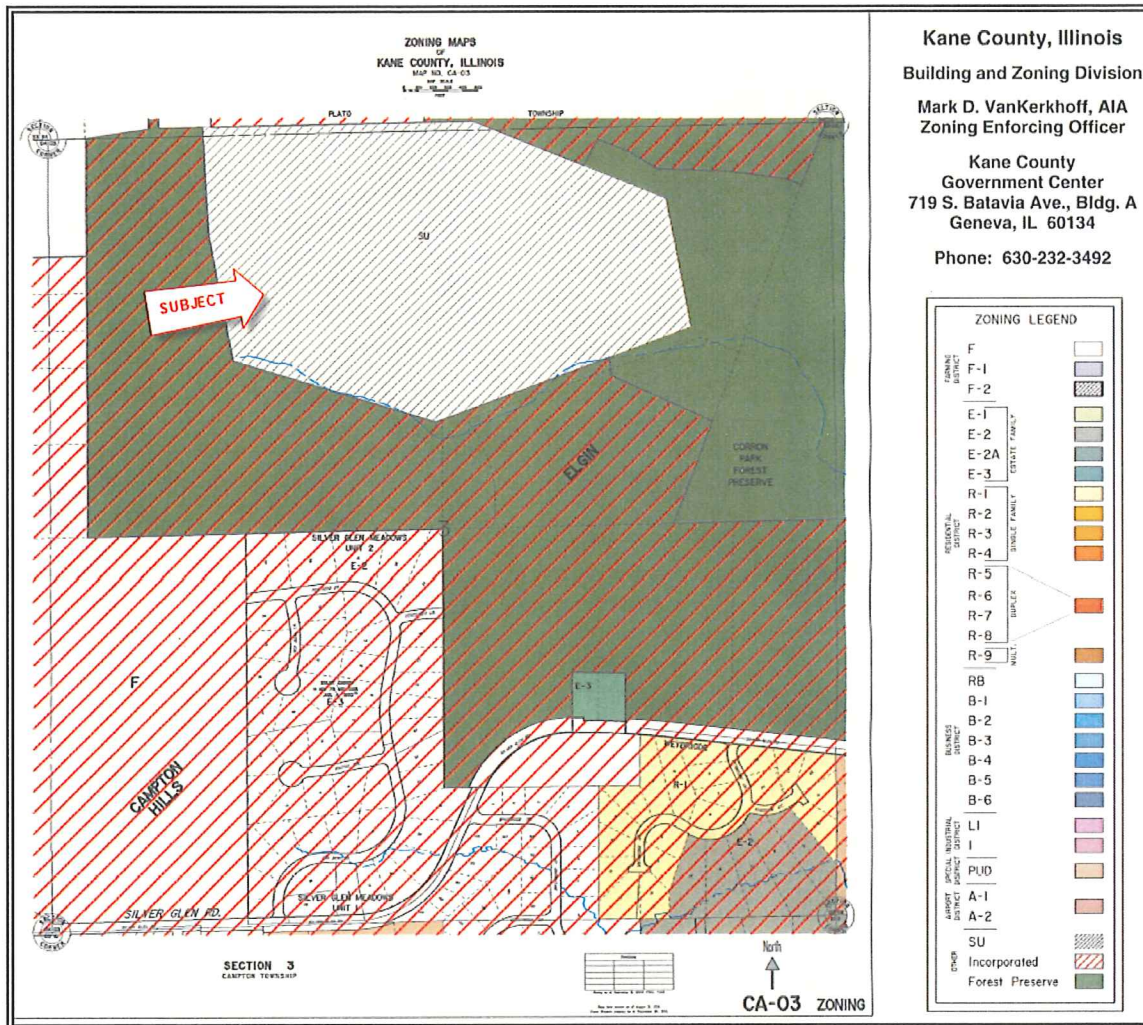
Subject Property

The subject property is an irregularly shaped, 120-acre site that has little frontage on Silver Glen Road; it is accessed via an approximately ½-mile-long drive along an easement across forest preserve district land.

The subject property currently is zoned F, Farming District, by Kane County, with a Special Use allowing the former boarding school for at-risk children. Hospitals, nursing homes, convalescent homes,

Maxxam Partners, LLC
 Proposed Alcoholism and Substance Abuse Treatment Facility
 August 20, 2015

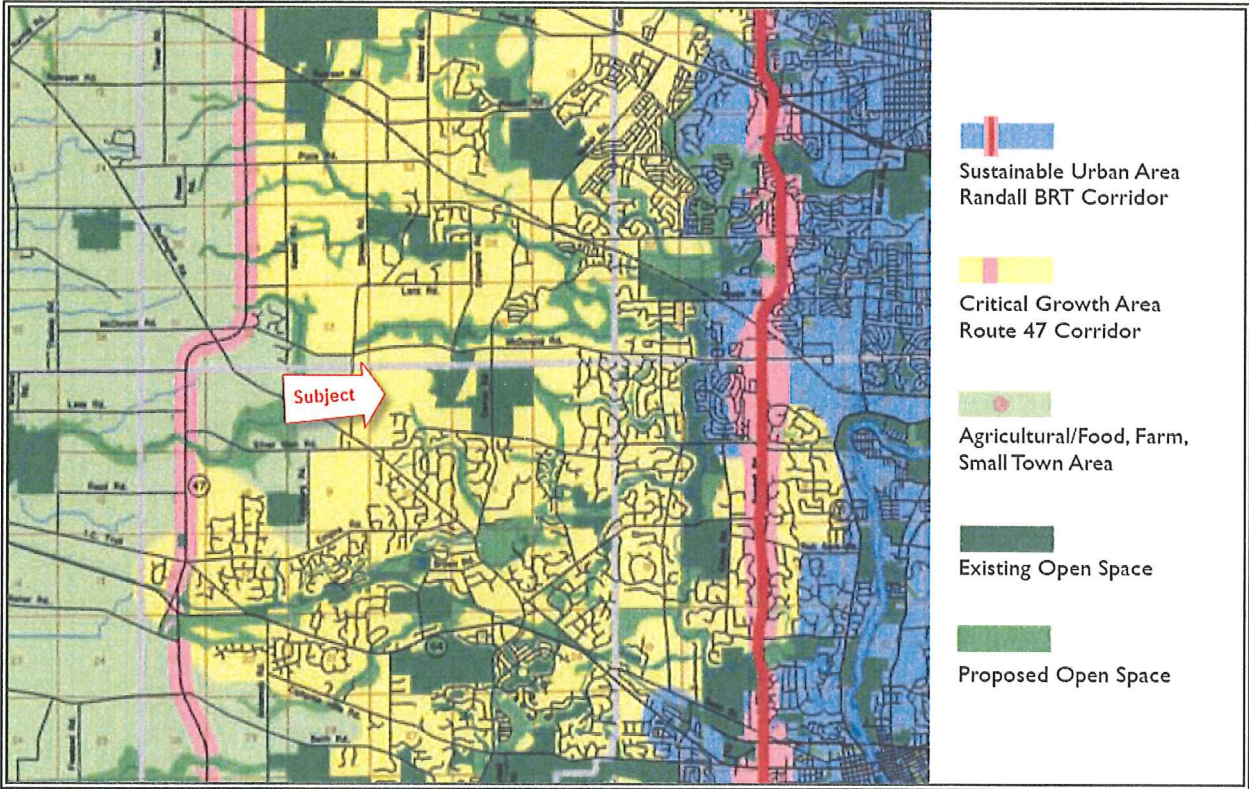
and “similar facilities” are allowed as special uses; the proposed use is similar to a hospital. The following is a copy of the Kane County zoning map encompassing the subject property.



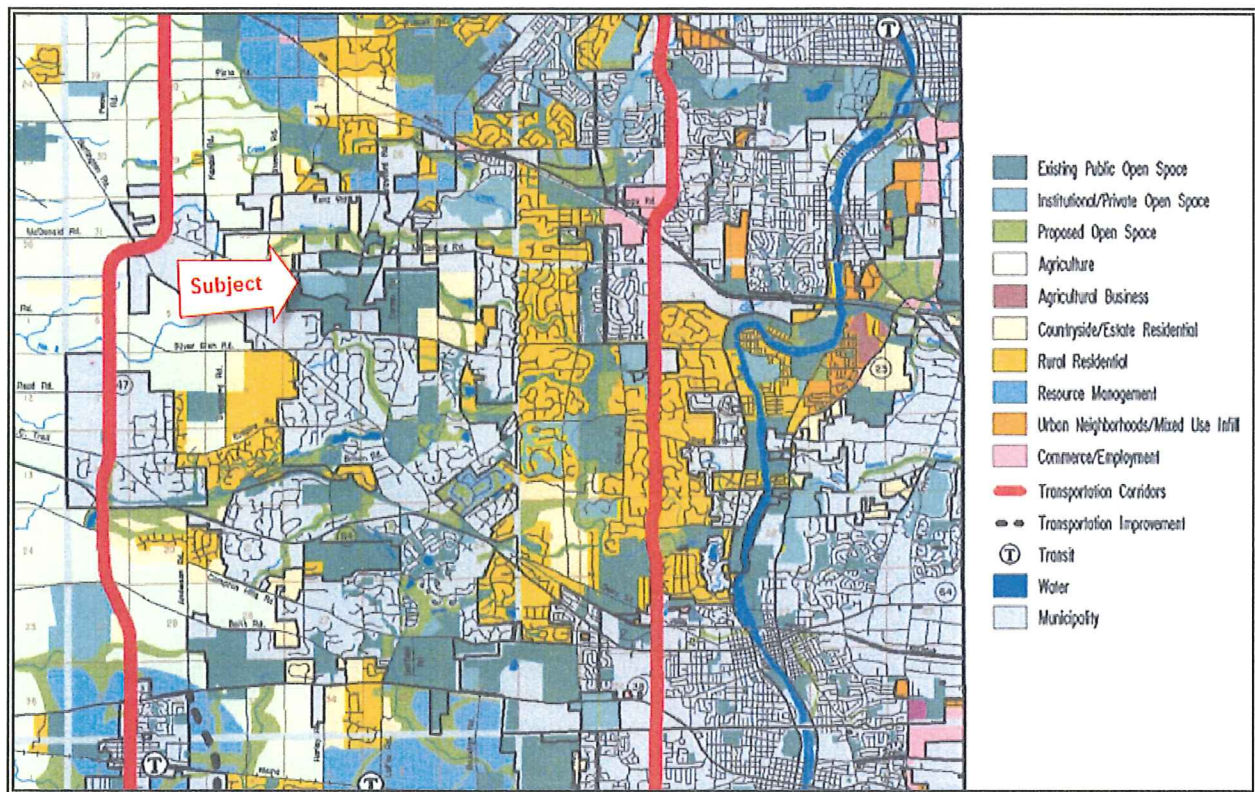
Although there is no specific reference to “an alcoholism and substance abuse treatment facility” in the zoning ordinance, it appears that the proposed use as a treatment facility could be approved as a special use under the F, Farming District, requirements.

Excerpts from the Kane County Comprehensive Plan follow. It is important, however, to note that under Illinois law, comprehensive plans are advisory in nature.

The first illustrates that the subject property is located in the area designated as “Critical Growth.” Some of the existing open space surrounding the subject property appears not to have been included on the map.



The second excerpt is from the Future Land Use map. The subject is designated an “Institutional/Private Open Space” area, characterized as “providing visual open space and community separation, preserving important woodlands and wetlands, protecting critical wildlife habitats, and offering important scientific, cultural, and educational opportunities to the residents of Kane County.” The proposed facility is consistent with the future land use map.



In Section 2.4 Planning Issues - Community Health, the Comprehensive Plan includes a statement of priorities for health care in the county. The following is an excerpt from that section.

- 2011 Community Health Improvement Plan priorities:**
- Support health behaviors that promote well-being and prevent disease
 - Increase access to high quality, holistic preventive and treatment services across the health care system
 - Support and create health promoting neighborhoods, towns, and cities
 - Promote social, economic and educational environments that optimize health

Site Improvements

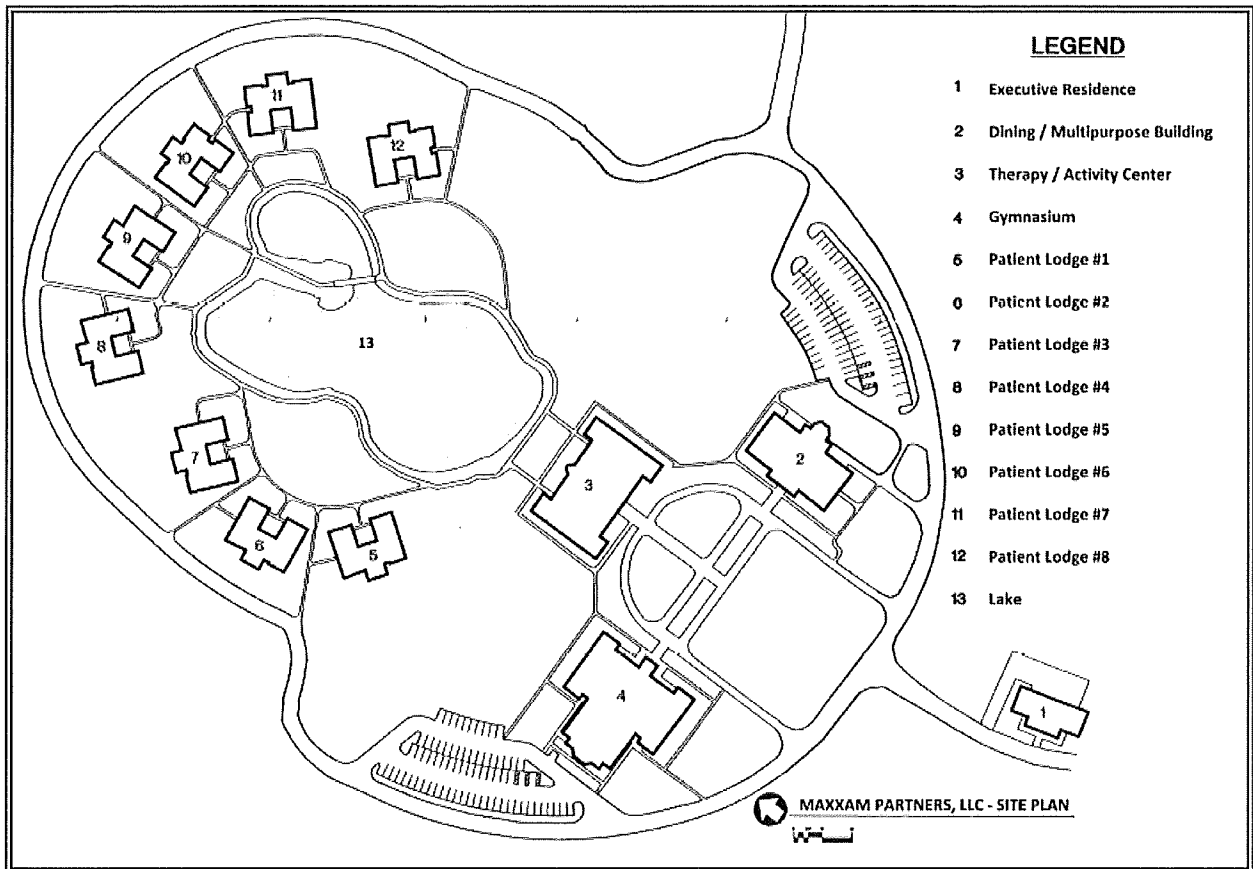
The site is improved with buildings previously used as a boarding school for at-risk children. There are approximately 13 buildings: an executive residence; eight residential buildings; an academic center including a library; a recreational building with a full size gymnasium and a weight training room; and an administrative building including a dining hall and a commercial kitchen. There are additional ancillary buildings. The estimated gross building area of these buildings is just under 125,000 square feet; the resulting land to building ratio is approximately 41.82 to 1.0.

Proposed Use

The existing buildings will be adapted for a high-end alcoholism and substance abuse treatment facility. There currently are eight residential dormitories. A total of 120 beds are planned. The interiors of common areas and of the residence dormitories will be renovated, and new furniture will be provided.

The facility will be licensed by the State of Illinois, and will be accredited by the Joint Commission on Accreditation of Health Care Organizations. Only self-pay patients and patients with private health insurance will be accepted. The average stay will be between 30 and 90 days. Patients will be provided with individual and group therapy, and with various therapeutic services. Accommodations will be private and semi-private. Transportation for out-of-town patients will be by a private vehicle from the airport, and a private vehicle will be provided as transportation for patients discharged voluntarily or involuntarily from the facility.

The following is an illustration of the proposed use incorporating the existing buildings on the site.



Market Impact Analysis

A market impact analysis addresses issues that typically include:

- By-right zoning and alternative uses possible, including density;
- Trend of development;
- Market supply and demand for the use proposed, and the alternative possible uses;
- Market supply and demand for the surrounding development;
- Effects of uncertainty of use on the market;
- Economic issues such as the impact on real estate taxes, job creation; and
- Physical conditions of the development, such as lights, traffic, noise, aesthetics, and maintenance.

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

Therefore, as part of the highest and best use analysis, I have considered the types of uses to which the existing property could be put and the relative benefits and detriments to the surrounding community of these uses.

Furthermore, I also have considered the potential impact of a “worst case” reuse scenario using matched pairs of sales to evaluate the impact of a residential treatment facility for troubled teenagers assigned to a facility by the State of Illinois and by the County of Cook, and located in Park Ridge, Illinois.

Finally, I have specifically developed a “before” and “after” assessment of a house in the subdivision located within the Village boundaries west of the access drive and south of the subject property under the assumption that the proposed treatment facility was approved.

Highest and Best Use Discussion

Based upon my inspection of the subject property and on the quality, size, and configuration of the facilities, there are few users that would have the resources to purchase and to operate the existing facility. Following the failed attempt to convert Glenwood School to an alcoholism and substance abuse treatment facility in 2012/2013, there has been little interest in the site. There have been two potential purchasers interested in the property since June 2014, and both intended to convert the property to a treatment facility.

Demand for similar properties in the metropolitan area also has been weak, there have been two sales of similar facilities in the last 2 years. The former Fox River Country Day School consisted of 10 buildings containing 87,000 square feet on 62 acres situated on the north side of Illinois Route 25 between Dundee Avenue on the east and Duncan Avenue on the west, in Elgin. The newest building was constructed in 2005. The property was marketed for several years at a reported asking price of \$4,000,000. Ultimately a purchase was arranged with the Max McGraw Wildlife Foundation, an adjacent owner, which apparently took possession of the property, and sold a 62-acre portion of it to the City of Elgin in April 2013 for \$2,600,000, or \$41,322 per acre.²

The Saint Charles Borromeo Pastoral Center consisting of dormitories, classrooms, a cafeteria, and a gymnasium was comprised of 129,000 square feet and was situated on 39.63 acres. The facilities were constructed in 1960. It was sold to Lewis University, the south-adjointing owner, in August 2013, for

2 Ferrarin, Elena, “Former Elgin school might become nature preserve,” Daily Herald, March 1, 2013, <http://www.dailyherald.com/article/20130301/news/703019936>, accessed April 7, 2015.

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

\$9,450,000, or \$73.25 per square foot of building area. The buildings were renovated substantially subsequent to the sale.

A review of the market indicates that there are a number of similar facilities available in the market place. A large convent/school comprised of 122,631 square feet is located at 13811 South Western Avenue in Blue Island. The facilities are situated on 6.87 acres. The property has been on the market for nearly 5 years; the current asking price is \$1,850,000.

A former monastery located at 20300 Governors Highway, in Olympia Fields consists of 60,000 square feet including a chapel, 18,000 square feet of residential area, and classroom/office space. These improvements are situated on 19 acres. The property has been on the market for more than a year at an asking price of \$5,000,000.

Two smaller properties also are being marketed. A religious facility at 424 Indianwood Boulevard, Park Forest, has been listed for more than 2 years at an asking price of \$1,495,000. The facilities include a church, a chapel, and two school buildings with a total size of 37,000 square feet. The improvements are situated on 8.07 acres. A second smaller complex consisting of a worship/educational facility including 34,340 square feet of classrooms, meeting rooms, a full gymnasium, locker rooms, a commercial kitchen, and a parsonage is situated on approximately 13 acres at 134 Monaville Road, Lake Villa. It is listed for sale for \$1,950,000 and has been on the market for approximately six months.

Potential purchasers for the subject property consist primarily of residential treatment facilities, educational institutions, or churches. Other alternatives for this type of property are limited by the rural location of the area, with no public transportation. The nearest commuter railroad stations are approximately 12 miles and 20 minutes to the northeast in Elgin, or 10 miles and 20 minutes to the southeast in Geneva.

Demand from educational institutions also is limited because of the rural location of the area. The facility is somewhat large for a religious institution. Moreover, a large religious institution at this location would increase significantly traffic into the area on days of worship and holidays. Both of the likely alternatives, use as either a school or a church, would be exempt from real estate taxes.

The possibility that some or all of the improvements on the property would be demolished and the site redeveloped with a residential use is limited by the availability of significant amounts of vacant land that would not require demolition. For example, 82 acres at the southwest corner of Dittman and McDonald roads has been listed for sale at \$3,280,000 or \$40,000 per acre for more than 9 years.

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

Nor could the existing residential buildings be adapted easily to single-family houses. Moreover, multifamily housing in the larger buildings is unlikely to be in demand by the market or to be approved by the County.

As was discussed previously, there has been a stabilization of the housing market, with modest increases in average sale prices. This stabilization has been enough to encourage large-scale development of new subdivisions. However, the majority of this new development is positioned well to the east of the subject property, and to the north on Corron Road.

There has been considerable residential activity to the east of the subject at Silver Glen Road and Randall Road. This is a superior location due to the proximity to St. Charles and the development along Randall Road. Hovnanian is under contract to purchase a raw land parcel situated south of the southwest quadrant of the intersection. Reportedly the developer will construct 83 houses; the reported purchase price was \$40,000 per lot. Pulte Homes purchased land at the southeast quadrant of Silver Glen Road and Randall Road in October 2014. The purchase price was \$57,153 per lot for 133 lots. Houses currently are being marketed at a base price of \$559,990, and six houses are under contract.

To the north of the subject, an approximately 100-acre parcel at Corron and Bowes roads sold in early 2014, and then again in August 2014. The August sale was for \$3,808,000 or approximately \$38,000 per acre. An approximately 90-acre parcel, subdivided for 110 lots, located at Corron Road and Sturbridge Way is under contract at an undisclosed price after having been marketed by the lender for more than 3 years. The 86-acre parcel at the northeast quadrant of Empire Road and Route 47 was sold by a bank in October 2013 for \$1,060,600 or approximately \$12,300 per acre.

Based on the recent sales and listings of comparable properties in the immediate subject market area, the subject site develops a range in value of \$30,000 to \$35,000 per acre, or \$3,600,000 to \$4,200,000 less demolition costs.

Were a residential subdivision to be constructed on this site, the impact on the surrounding residential property is likely to be significant. Although demand exists, an influx of newly constructed houses would act to depress the values of existing single-family houses.

Were the subject site to be developed as a single-family subdivision, the density of such a development would be considerably higher than that of the proposed use. A subdivision of approximately 80 houses each averaging 3,100 square feet including garages would be approximately twice as dense as the existing facilities. A single-family subdivision also would increase traffic into the area, would increase the school population significantly, and would require increased services. Although the existing uses are

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

one story, a single-family development generally would consist of two-story structures. A subdivision also would generate more light, and would have a greater noise impact in part due to a larger amount of development closer to the edges of the site. There also would be more garbage and delivery truck traffic. The subdivision would be more visible to the neighboring uses, and the amount of noise from private basketball courts, tennis courts, and pools could be considerable.

The following table summarizes the differences in the intensity of use of the subject facilities between the proposed treatment facility and the former boarding school for at-risk children.

	Glenwood School	Proposed Facility	Comments
Total Residents	136 residents*	120 maximum residents	
No. of Staff	24 residents*/10 commuters	To be determined	Glenwood had an overnight ratio of 1 staff member to about 7 students
Traffic	Friday evenings/Sunday evenings 60 to 68 family picking up and returning children* Monday - Friday, 8 passenger vans transporting children to and from high schools 14 other regular visitors, 2 or 3 times per week Other deliveries	Depends on occupancy and turnover. Fully occupied & assuming 6-wk. avg. stays = 1-2 new patients per week day Staff member trips per day Visitors infrequent Other deliveries	The proposed use appears to be likely to generate less traffic than the school did.
Activities	Parents for frequent school and sporting events; meetings with teachers and/or counselors	Minimal	
Emergency Calls	Police: less than twice a month; often no calls Fire: infrequent after first 3 years; minimal false alarms	Maximum of 5 to 10 calls per year	Police report indicates 5 to 10 calls per year for stand-alone treatment facilities vs. 100 calls per year for service from hospital settings.

* These numbers reached a high between 1997 and 2008 when there were 96 students, 24 staff members and 14 staff children living on campus and an additional 14 teaching staff members commuted daily.

Information on the operation of the proposed treatment facility was provided by Maxxam Partners, LLC. Information on the operations of the former Glenwood School was provided by John Irwin of Glenwood Academy.

There have been several police reports since the property was vacated in the summer of 2012, including most recently in late April when criminal damage was reported. These incidents include theft, trespass, loitering, yard waste dumping, and destruction of property.

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

The proposed use as a high-end, for-profit, treatment facility does provide an increase in the real estate tax base. The 2014 tax rate estimated for Kane County totals 0.46836 percent (\$15,250); Campton Township totals 0.555845 percent (\$18,000); School District 301 totals 7.882872 percent (\$255,000); the Elgin College District 509 totals 0.607621 percent (\$19,750); and the Fox River & Countryside Fire District rate is 0.266320 percent (\$8,900). The total 2014 total tax rate appears is 10.365477 percent. Based on the purchase price of \$9,750,000, and an assessment of 33.33 percent, the 2014 taxes would be \$336,844.

Highest & Best Use Conclusions

The alcoholism and substance abuse use of the existing facilities provides certainty: on-going maintenance as opposed to a vacant and potentially neglected property, financial benefits to the taxing bodies, and a single access point into the facility. In addition, the client population will be tightly controlled. Therefore, the highest and best use of the existing facility is the proposed use as a high-end alcoholism and substance abuse treatment facility.

Matched Pair Analysis

In order to evaluate the impact of a residential treatment facility will have on the surrounding residential property owners, I have conducted a matched pair analysis. This methodology analyzes the importance of a selected characteristic, in this instance proximity to a residential treatment facility, to the value of a property. This technique compares the sale of a property with proximity to the selected characteristic to the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic.

It is difficult to find an identical situation of a residential treatment facility on large acreage with proximate single-family residences. However, I am familiar with a similar situation in Park Ridge, Illinois, which can be considered in developing a matched pair analysis that will be informative in this instance. Park Ridge Youth Campus is an 11.35-acre site with 13 buildings that provided residential care for a variety of children. The facility is located in the "Country Club" area of Park Ridge, which is generally defined as the area between Oakton Street on the north, Touhy Avenue and Northwest Highway on the south, Oriole Avenue on the east, and Greenwood Avenue on the west.

According to the Site to Do Business, the demographics in this neighborhood are strong: as of 2012, nearly 24 percent of residents have annual incomes greater than \$150,000. The population in the area is stable, with approximately 1,900 households in the neighborhood. Just under 50 percent of all employees

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

are professionals or managers. As of 2012, the average household income is \$121,059. Housing values also are strong, with nearly 45 percent of all houses in the area having a value greater than \$500,000. Houses bordering the Park Ridge Country Club sell in excess of \$1,000,000; a house directly across Prospect Avenue from the Park Ridge Youth Campus sold for \$1,100,000 in October 2009.

Between 2001 and 2007, the program began to address needs identified by the Illinois Department of Children and Family Services. Beginning in 2008 and through 2011, the residential program was directed towards adolescent girls, ages 12 to 18, with “serious emotional and behavioral problems.” The staff ratio was high, with one staff member for every four clients reported. The three residential buildings each housed 10 to 12 girls, with the average number of residents at approximately 30 at any given time. At least 75 percent of the facility’s funding came from the Illinois Department of Children and Family Services.³

The houses considered in the matched pairs analysis directly border the Youth Campus. The entire area benefits from the proximity of open space from the Park Ridge Country Club (west across Prospect Avenue from the Youth Campus), but this open space does not separate the houses from the Youth Campus. The Youth Campus buildings are nearly all two-story buildings. The aerial photograph below illustrates the proximity of the Park Ridge Youth Campus to the surrounding residential development.

3 Subsequent to approval in a referendum in April 2013, the Park Ridge Park District purchased the site and is redeveloping the property as a park.



The following table summarizes sales of houses immediately adjacent to the Youth Campus during the last 4 years of operations.

Maxxam Partners, LLC
 Proposed Alcoholism and Substance Abuse Treatment Facility
 August 20, 2015

SINGLE-FAMILY SALES SUMMARY
Park Ridge Youth Campus

NO.	LOCATION	SALE PRICE	SALE DATE	MARKETING TIME (DAYS)	SITE SIZE (SQ. FT.)	BUILDING SIZE - SQ. FT. (RMS/BRs)	SALE PRICE PER SQ. FT. BLDG. AREA INCL. LAND
1	339 Edgemont Ln.	\$370,000	6/11	67	10,450	1,760 8/3	\$210.23
2	371 Edgemont Ln. (Foreclosure)	\$490,000	4/11	6	13,750	3,251 12/5	\$150.72
3	314 W. Cuttriss St.	\$855,000	8/08	71	11,450	3,298 12/4	\$259.25
4	427 Edgemont Ln.	\$460,000	6/08	258	7,173	3,000* 9/4	\$153.33
5	322 W. Cuttriss St.	\$851,000	8/07	7	11,450	3,000* 8/4	\$283.67

*estimated
 Source: MIREC and Cook County Assessor

Eliminating Sale #2 because it was a foreclosure, I conducted a matched pair analysis for the four remaining sales. However, there were no sales in the broader neighborhood under similar market conditions of houses similar to Sale #4. Therefore, I have included a matched pair analysis for the remaining three sales. Details of these sales used are retained in my office files; a map in the addenda to this market impact analysis illustrates the location of the matched pairs.

MATCHED PAIR NO. 1

	ADJACENT TO YOUTH CAMPUS	NOT ADJACENT TO YOUTH CAMPUS
Address	339 Edgemont Ln.	125 E. Kathleen Dr.
Sale Date	June 2011	November 2011
Days on Market	67	5
Sale/List Price	\$370,000/\$399,000	\$420,000/\$412,000
Year Built	1954	1961
Building Size	1,760 sq. ft.	1,736 sq. ft.
Lot Size	10,450 sq. ft.	9,380 sq. ft.
Style	Brick Ranch, 8 rms., 3 bdrms. 2 ba.; 2-car attached garage	Brick ranch, 10 rooms, 3 bdrms.3 ba.; 2-car attached garage
Basement	Full; finished with rec. room and bath	Full; finished with 4th bdrm., bath and family room
Other	Master bath; deck;	Master bath; patio

These houses sold under similar market conditions and except for the proximity of the 339 Edgemont Lane house to the Youth Campus, they have a similar location. The Edgemont Lane house has a slightly larger lot; however, it is a few years older than the house on Kathleen Drive, which somewhat offsets the lot size. The room count also is similar except that the Kathleen Drive house includes the basement rooms, and the Edgemont Lane house does not. The marketing time for the Kathleen Drive house was unusually short for this area under the market conditions at the sale date. Taking into consideration the additional bedroom and bathroom in the basement, there appears to be no discount to the Edgemont Lane house due to its proximity to the Youth Campus.

MATCHED PAIR NO. 2

	ADJACENT TO YOUTH CAMPUS	NOT ADJACENT TO YOUTH CAMPUS
Address	314 Cuttriss St.	752 N. Elmore St.
Sale Date	August 2008	October 2009
Days on Market	71	105
Sale/List Price	\$855,000/\$1,049,000	\$745,000/\$798,000
Year Built	Older/renovated 2008	Older/Renovated 2005
Building Size	3,298 sq. ft.	NA
Lot Size	11,450 sq. ft.	9,600 sq. ft.
Style	2-Story Tudor, 12 rms., 4 bdrms. 3 ba.; 3-car attached garage	2-Story Tudor; 10 rooms, 4 bdrms.3 ba.; 3-car attached garage
Basement	Full; finished with bath	Full; unfinished; outside entrance
Other	Master bath; deck	Master bath; adjacent to park

These houses sold under similar market conditions. The Elmore Street house is immediately adjacent to a public park in the same neighborhood as the Cuttriss Street house. The Cuttriss Street house has a larger lot and is somewhat larger than the Elmore Street house. Marketing times were similar. After analysis, there does not appear to be any discount to the Cuttriss Street house related to its proximity to the Youth Campus.

Maxxam Partners, LLC
 Proposed Alcoholism and Substance Abuse Treatment Facility
 August 20, 2015

MATCHED PAIR NO. 3

	ADJACENT TO YOUTH CAMPUS	NOT ADJACENT TO YOUTH CAMPUS
Address	322 Cuttriss St.	528 N. Merrill Ave.
Sale Date	August 2007	November 2007
Days on Market	7	74
Sale/List Price	\$851,000/\$889,000	\$812,500/\$884,000
Year Built	1929/Typical modernization	1930/Typical modernization
Building Size	2,182 sq. ft.	2,192 sq. ft.
Lot Size	11,450 sq. ft.	8,000 sq. ft.
Style	2-Story Colonial, 8 rms., 4 bdrms. 2 ba.; 2-car attached garage	2-Story Tudor; 8 rooms, 4 bdrms.2 ba.; 2-car attached garage
Basement	Full; finished with bath	Full; finished
Other	Master bath; patio	Master bath; patio

These houses sold under similar market conditions, and except for the proximity of the Cuttriss Street house to the Youth Campus, they have similar locations. The Cuttriss Street house has a larger lot than the Merrill Avenue house. The marketing time for the Cuttriss Street house was unusually short for this area under the market conditions even under the very strong market conditions at the sale date. After adjusting for the larger lot size, there does not appear to be any discount to the Cuttriss Street house related to its proximity to the Youth Campus.

Matched Pair Analysis Conclusions

Based on this analysis, there does not appear to have been any negative impact on surrounding property values due to the proximity of a residential treatment facility.

“Before” and “After” Value Assessment

In order to provide some indication of the potential impact of the proposed treatment facility on the value of proximate residential development, I have considered the value of the single-family house located at 41W625 West Foxtail Circle, which is located in the Silver Glen Meadows residential subdivision directly south of the subject property. The subdivision is separated from the subject by forest preserve district. It is possible that some of the buildings on the subject property are visible from the property, especially in the winter and especially from the second story.

This house is a two-story, brick, vinyl- and cedar-sided house constructed over a partially finished basement. It was constructed in 1989, and has 11 rooms, of which four are bedrooms. The house has

Maxxam Partners, LLC
 Proposed Alcoholism and Substance Abuse Treatment Facility
 August 20, 2015

two full and one half bathrooms, including a master bath. The house is situated on a 1.25-acre site. The house has been remodeled including the kitchen, floors, and windows. This subdivision is in the St. Charles school district, District 303. The house currently is listed for sale for \$389,000. It previously was listed for sale for \$372,000 in November 2012, the listing was cancelled in March 2013, when the house was rented. The current owner purchased the house in April 2006 for \$405,000.

I have considered the following recent sales of similar houses in the same general market area in developing an opinion of value for this property. Details of these sales are retained in my office files; a map depicting the location of sales is included in the addenda to this market impact study. Unless otherwise indicated, these houses all are a combination of brick and vinyl- and cedar-siding, are situated on 1.0- to 1.25-acre lots, and have well and septic systems. All are located within School District 303.

PROXIMATE SINGLE-FAMILY SALES

No.	LOCATION	SALE PRICE	SALE DATE	DAYS ON MARKET	YR. BUILT	SIZE (RMS./BRS.)	DESCRIPTION
1	7N108 Hastings Dr. Uninc. St. Charles	\$394,500	3/15	27	1988	10/4	Crawl space; 2-car garage
2	41W686 Privet Ct. Campton Hills	\$361,500	10/14	54	1983	9/4	Full, unfinished basement; 2-car garage; updated
3	40W654 Willowbrook Dr. Uninc. St. Charles	\$405,000	7/14	9	1994	12/4	Full, finished basement with extra bedroom; 3-car garage
4	7N311 Red Barn Ln. Uninc. Campton Hills	\$329,000	8/14	39	1988	9/5	Full, unfinished basement; 2-car garage
5	6N274 Knollwood Dr. Uninc. St. Charles	\$312,000	8/14	81	1979	9/4	Full, unfinished basement; 4-car garage; 1.5-acre lot
6	41W715 Foxtail Cr. Uninc. St. Charles	\$418,500	Contract	211	1989	12/4	Full, finished basement; 2.5-car garage
Subj.	41W625 W. Foxtail Cir. Uninc. St. Charles	\$389,000	Listing	15	1989	11/4	Full, partially finished basement; 2-car garage

Source: MRED

All of these sales occurred during the last 12 months; none were sold under financial duress.

The sales closest in proximity to the house at 41W625 West Foxtail Circle are Sales #4 and #6; these are located in the same subdivision. Sale #4 is a smaller house than the house being valued, and Sale #6 is larger. Like the house being valued, these houses are located on cul-de-sacs, with Sale #6 backing up to farm land.

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

Taking into consideration these recent sales of similar properties in the same general area and the current listing at \$418,500, the value of the house at 41W625 West Foxtail Circle and the value of the houses near the Glenwood School facilities as they exist is concluded to be \$365,000 to \$385,000.

Were the proposed treatment facility to be approved, the house at 41W625 West Foxtail Circle would have the same view of the facilities from either the yard or the second story. The house still would be separated from the facility by forest preserve district. The benefits include the certainty of the use, the on-going maintenance, and the low density of the development. The range in value is concluded to be the same, \$365,000 to \$385,000.

Conclusions

I have considered the highest and best use of the site, including the alternative uses to which the site might be put, have developed a matched pair analysis of the impact of a residential treatment facility on a more densely populated neighborhood, and finally have analyzed the potential impact on value of the approval of the proposed facility on the surrounding residential properties.

Based on this analysis, the proposed development appears to be the highest and best use of the site, in terms of the zoning, the market demand for similar properties, and the likely redevelopment of the site. The trend of development and market supply and the demand for single-family residential uses in the area does not support redevelopment of the property with a residential subdivision.

The uncertainty created by a vacant facility, and the long-term potential maintenance problems appear to be a bigger threat to property values in the area than the proposed treatment facility under the development plans reviewed. The financial impact of the proposed facility is beneficial to the real estate tax base, and to the taxing bodies. Furthermore, there are likely to be well-paying jobs created by the facility which will positively impact demand in the housing market. Renovations to the existing residential units also will create jobs in the community. Finally, the proposed operation of the facilities as they exist are not invasive into the surrounding community, with lights, traffic, and noise comparable to or below that expected by alternative users of the facility.

Therefore, it is my opinion that the approval of a special use for the alcoholism and substance abuse treatment facility will not have measurable negative impact on either the character or the property values of the adjoining uses. Specifically:

- The proposed use provides certainty, including on-going quality maintenance as opposed to vacant property, which could be described as an attractive nuisance;

Maxxam Partners, LLC
Proposed Alcoholism and Substance Abuse Treatment Facility
August 20, 2015

- There is likely to be limited demand for the existing facilities for an alternative use;
- There is no better use to which the existing facilities could be put that would enhance the value of the surrounding property;
- The existing facilities are separated by the forest preserve district from most adjoining property owners, and there are significant distances between the facilities and residential dwellings;
- There are financial benefits to the taxing bodies by use by a for-profit facility versus a not-for-profit use;
- The facility will create high-paying jobs in the area which will benefit market demand;
- Controls are in place to limit the type of patients to be accepted, and the client population will be highly controlled and carefully monitored;
- There is limited, and controlled, access into the facility;
- An analysis of the impact of the Park Ridge Youth Campus on the value of single-family residences immediately adjacent using a matched pair analysis indicated that it did not have a measurable impact on surrounding property values;
- An analysis of the value of a single-family house in a subdivision south of the proposed treatment facility indicated that the value is the same with and without the approval of the proposed facility.

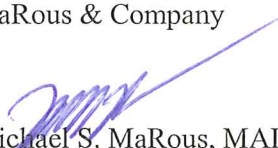
These conclusions are based on the following assumptions:

- The facilities will be well maintained and managed; and
- Any significant numbers of police/fire/ambulance calls would result in arrangements for "silent" responses.

This report is based on market conditions existing as of April 21, 2015. This market impact study has been prepared specifically for the use of the client as part of the application for a Special Use for the alcoholism and substance abuse treatment facility proposed for 41 W400 Silver Glen Road. Any other use or user of this report is considered to be unintended.

Respectfully submitted,

MaRous & Company




Michael S. MaRous, MAI, CRE
Illinois Certified General - #553.000141 (9/15 expiration)

CERTIFICATE OF REPORT

I do hereby certify that:

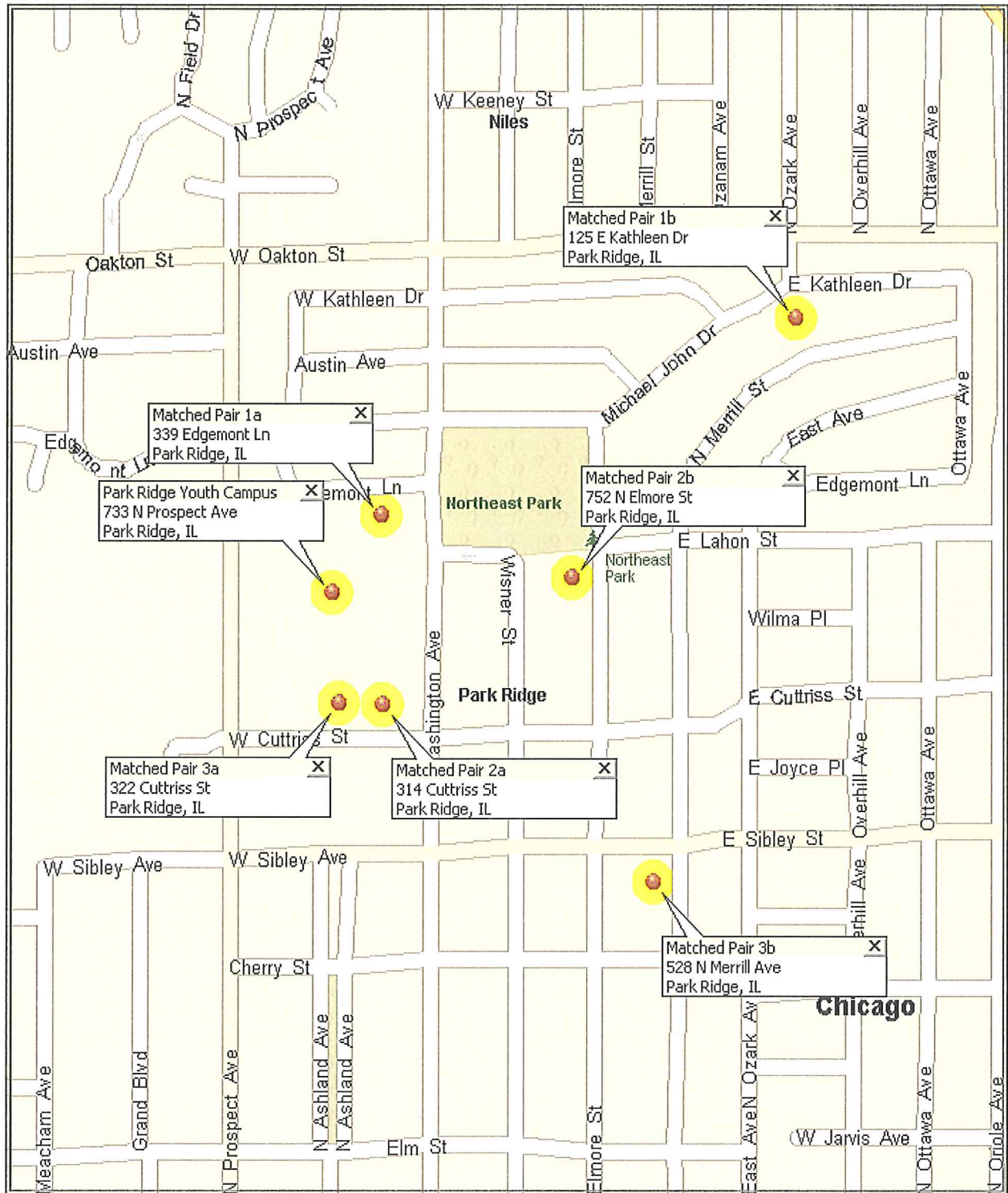
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations;
3. I have no present or prospective personal interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I previously have studied the market impact for the proposed treatment facility at this location, with a date of value of January 3, 2013;
5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment;
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
7. My compensation for completing this assignment is not contingent upon the development or reporting of 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 appraisal consulting assignment;
9. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*;
10. I have made a personal inspection of the subject of the work under review;
11. Anita Rifkind provided significant appraisal review assistance to the person signing this certification;
12. The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Foundation;
12. The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives; and
13. As of the date of this report, Michael S. MaRous, MAI, CRE, has completed the continuing education requirements for Designated Members of the Appraisal Institute.

MaRous & Company

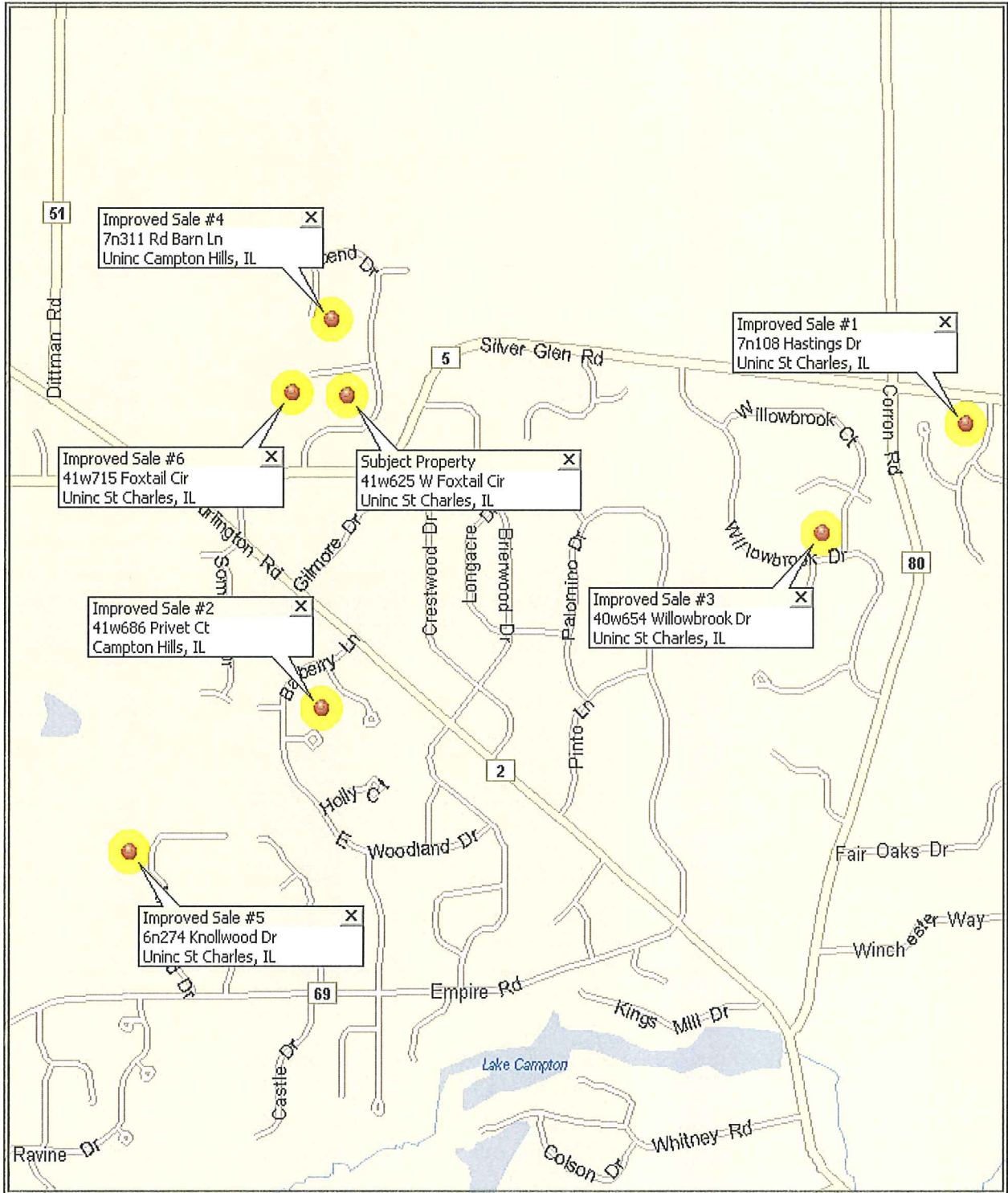


Michael S. MaRous, MAI, CRE
Illinois Certified General - #553.000141 (9/15 expiration)

ADDENDA



MATCHED PAIRS LOCATION MAP



SINGLE-FAMILY SALES LOCATION MAP

PHOTOGRAPHS OF SUBJECT PROPERTY



PHYSICAL EDUCATION BUILDING



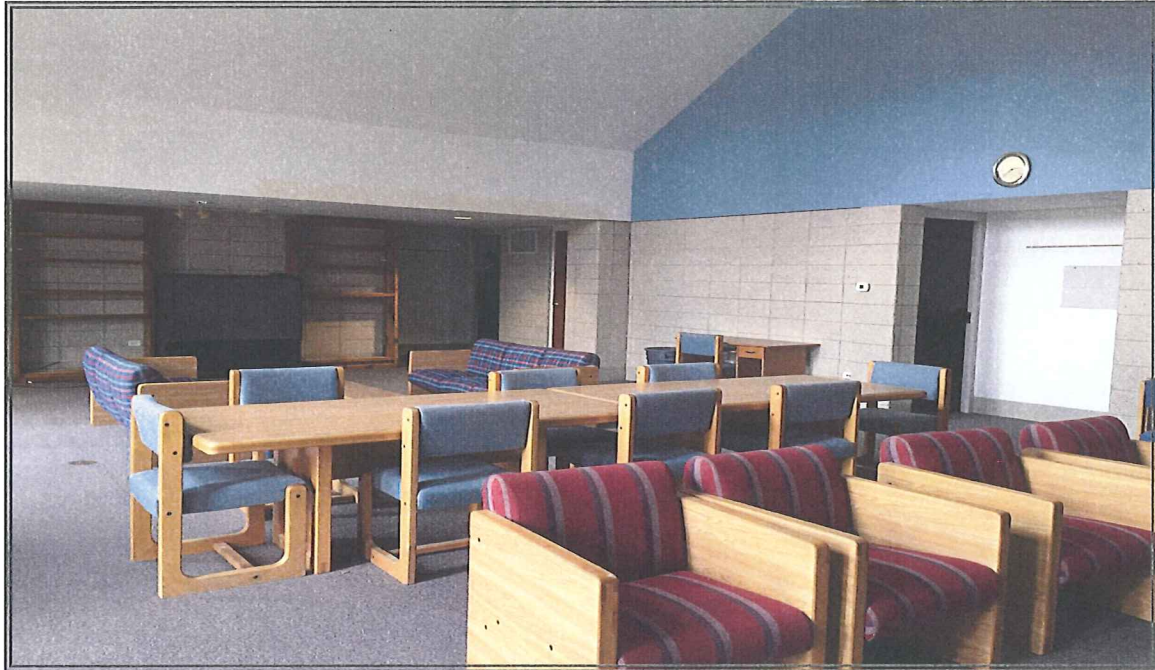
LEARNING CENTER



ADMINISTRATION BUILDING (CAFETERIA)



RESIDENTIAL BUILDINGS AROUND LAKE



COMMON AREA IN TYPICAL RESIDENTIAL BUILDING



KITCHEN FINISH IN TYPICAL RESIDENTIAL BUILDING



GYMNASIUM



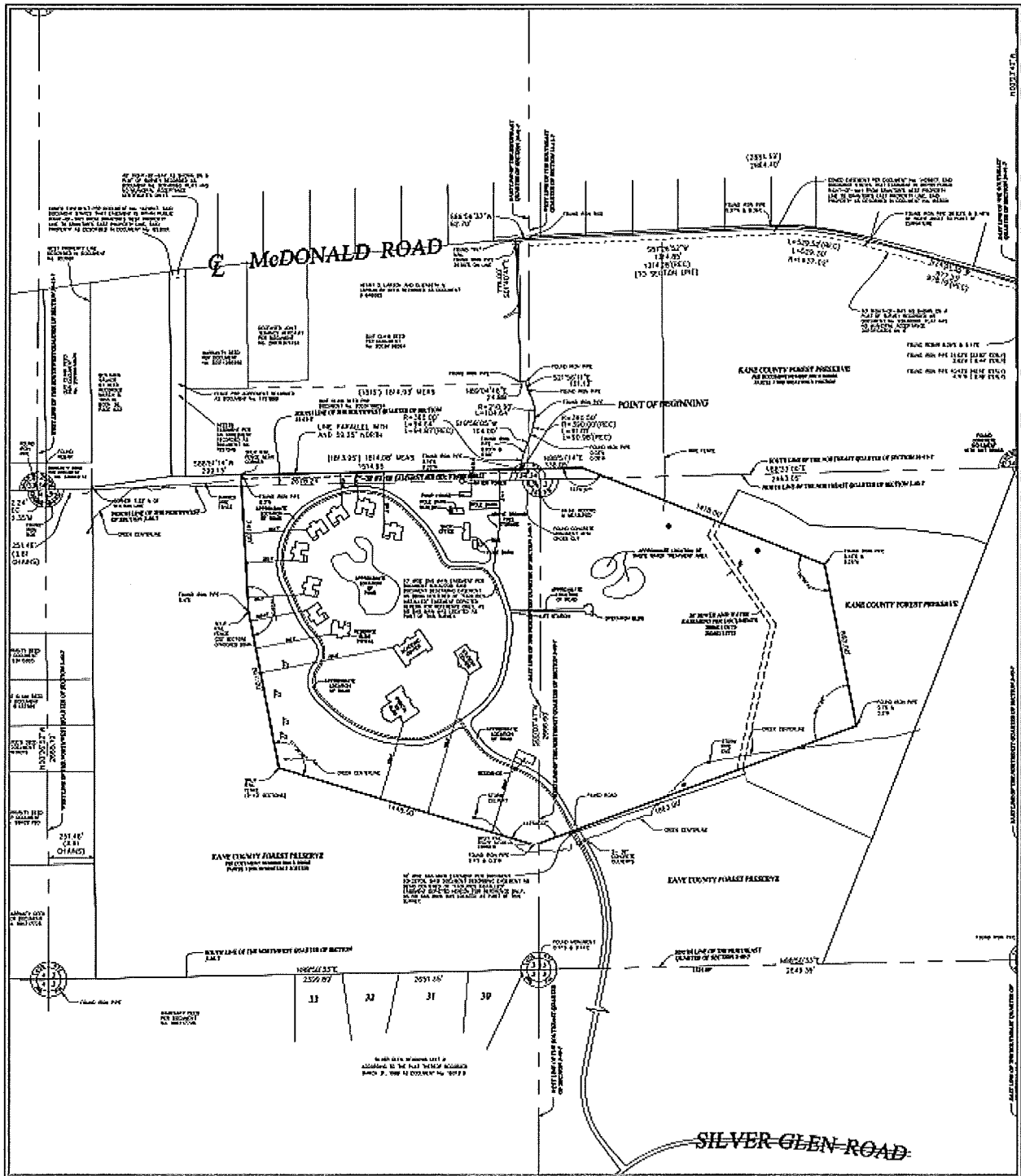
BATHROOM FINISH IN GYMNASIUM BUILDING



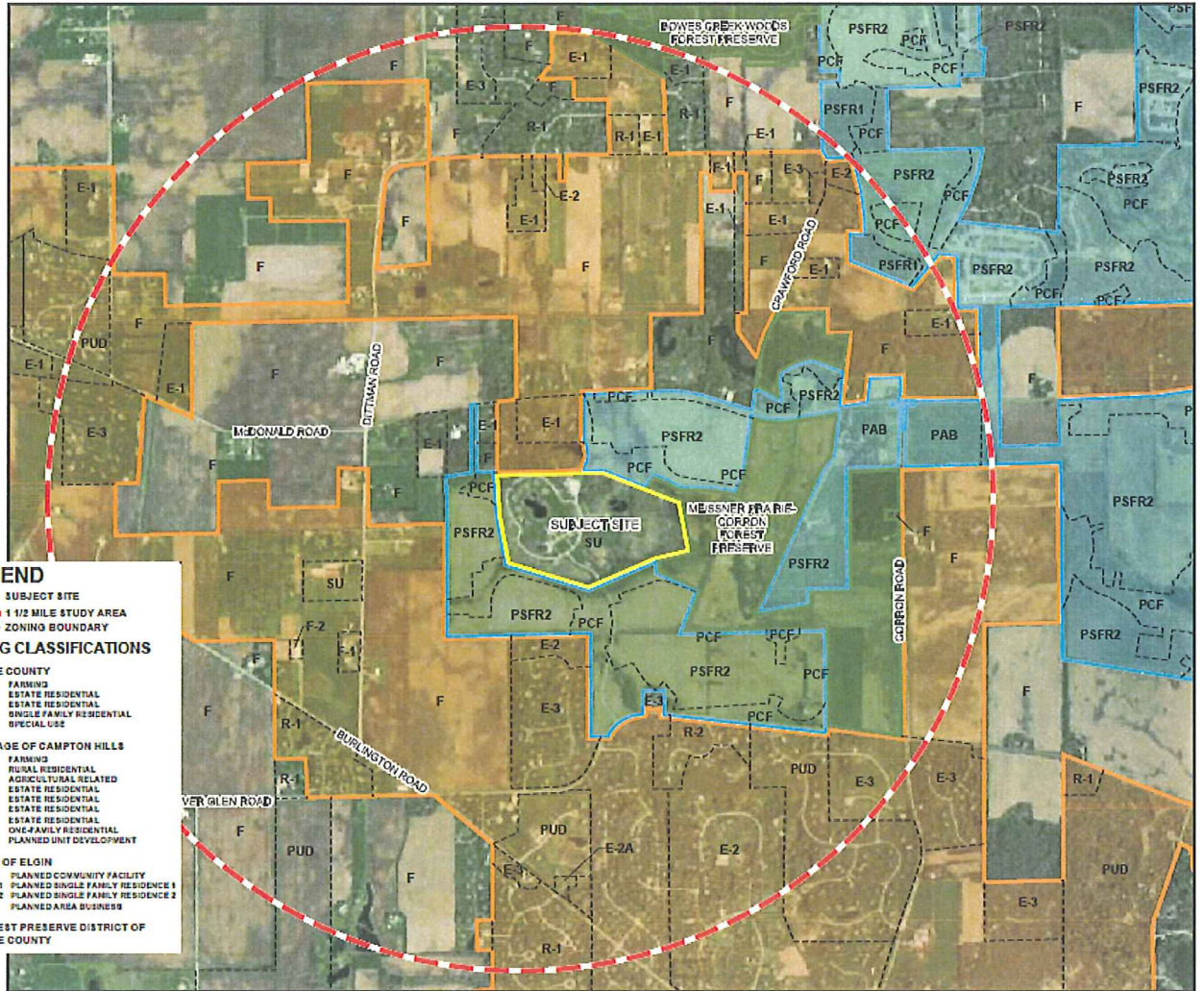
LARGE EATING AREA IN ADMINISTRATIVE BUILDING



CONFERENCE ROOM IN LEARNING CENTER



PLAT OF SURVEY (Excerpt)



Source: Lannert Group

EXISTING LAND USE

MICHAEL S. MAROUS

STATEMENT OF QUALIFICATIONS

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than \$15 billion worth of primarily investment-grade real estate in more than 25 states. In addition to providing documented appraisals, he has served as an expert witness in litigation proceedings for many law firms; financial institutions; corporations; builders and developers; architects; local, state, county, and federal governments and agencies; and school districts in the Chicago metropolitan area. His experience in partial interest, condemnation, damage impact, easement (including aerial and subsurface), marital dissolutions, bankruptcy proceedings, and other valuation issues is extensive. He has provided highest and best use, marketability, and feasibility studies for a variety of properties. Many of the largest redevelopment areas and public projects, including Interstate 355, the O'Hare International Airport expansion, the Midway Airport expansion, and the McCormick Place expansion, are part of Mr. MaRous' experience. Also, he purchases and develops real estate for his own account.

APPRAISAL AND CONSULTATION EXPERIENCE

Business Parks Distribution Centers	Industrial Properties Manufacturing Facilities Research Facilities	Self-storage Facilities Warehouses
Auto Sales/Service Facilities Banquet Halls Big Box Stores	Commercial Properties Gasoline Stations Hotels and Motels Office Buildings	Restaurants Shopping Centers Theaters
Bowling Alleys Cemeteries Farms Golf Courses	Special-Purpose Properties Lumber Yards Nurseries Riverboat Gambling Facilities Schools Stadium Expansion Issues	Tank Farms Underground Gas Aquifers Utility Corridors Waste Transfer Facilities
Apartment Complexes Condominium Conversions	Residential Properties Condominium Developments Single-family Residences	Subdivision Developments Townhouse Developments
Agricultural Alleys Commercial	Vacant Land Easements Industrial Residential	Right of Ways Streets Vacations
Corporations Financial Institutions	Clients Law Firms Not-for-profit Associations	Private Parties Public Entities

EDUCATION

B.S., Urban Land Economics, University of Illinois, Urbana-Champaign
Continuing education seminars and programs through the Appraisal Institute
and the American Society of Real Estate Counselors and real estate brokerage classes

PUBLIC SERVICE

Mayor, City of Park Ridge, Illinois (2003-2005)
Alderman, City of Park Ridge, including Liaison to the Zoning Board of Appeals and Planning and Zoning and
Chairman of the Finance and Public Safety Committees (1997-2005)

PROFESSIONAL AFFILIATIONS AND LICENSES

Appraisal Institute, MAI designation, Number 6159
American Society of Real Estate Counselors, CRE designation
Illinois Certified General Real Estate Appraiser, License Number 553.000141 (9/15)
Licensed Real Estate Broker (Illinois)

PROFESSIONAL ACTIVITIES

Mr. MaRous is past president of the Chicago Chapter of the Appraisal Institute. He is former chair and vice chair of the National Publications Committee and has sat on the board of *The Appraisal Journal*. In addition, he has served on and/or chaired more than fifteen other committees of the Appraisal Institute, the Society of Real Estate Appraisers, and the American Institute of Real Estate Appraisers.

Mr. MaRous served as chair of the Midwest Chapter of the American Society of Real Estate Counselors in 2006 and 2007. He has sat on the Chicago Chapter Board of Directors, the Editorial Board of *Real Estate Issues*, and on various other committees.

Mr. MaRous also is past president of the Illinois Coalition of Appraisal Professionals. He has sat on the board of directors, has held office, and has served on numerous committees of many other professional associations, including the National Association of Security Dealers, the International Research Council, the Chicago Real Estate Board, the Northwest Suburban Real Estate Board, the National Association of Real Estate Boards, and the Northern Illinois Commercial Association of Realtors.

PUBLICATIONS AND PROFESSIONAL RECOGNITION

Mr. MaRous has spoken at more than 20 programs and seminars related to real estate appraisal and valuation.

Author

- "Low-income Housing in Our Backyards," *The Appraisal Journal*, January 1996
- "The Appraisal Institute Moves Forward," *Illinois Real Estate Magazine*, December 1993
- "Chicago Chapter, Appraisal Institute," *Northern Illinois Real Estate Magazine*, February 1993
- "Independent Appraisals Can Help Protect Your Financial Base," *Illinois School Board Journal*, November-December 1990
- "What Real Estate Appraisals Can Do For School Districts," *School Business Affairs*, October 1990

Awards

- Chicago Chapter of the Appraisal Institute - F. Gregory Opelka Award, 2002
- Appraisal Institute - George L. Schmutz Memorial Award, 2001
- Chicago Chapter of the Appraisal Institute - Heritage Award, 2000
- Chicago Chapter of the Appraisal Institute - Herman O. Walther, 1987 (Distinguished Chapter Member)

Reviewer or Citation in the Following Books

- Appraisal of Real Estate*, Twelfth Edition, 2001
- Appraisal of Real Estate*, Thirteenth Edition, 2008
- Subdivision Valuation*, 2008
- Real Estate Damages*, 2008
- Valuation of Apartment Properties*, 2007
- Valuation of Billboards*, 2006
- Appraising Industrial Properties*, 2005
- Valuation of Market Studies for Affordable Housing*, 2005
- Valuing Undivided Interest in Real Property: Partnerships and Cotenancies*, 2004
- Analysis and Valuation of Golf Courses and Country Clubs*, 2003
- Dictionary of Real Estate Appraisal*, Fourth Edition, 2002
- Valuing Contaminated Properties: An Appraisal Institute Anthology*, 2002
- Hotels and Motels: Valuation and Market Studies*, 2001
- Land Valuation: Adjustment Procedures and Assignments*, 2001
- Appraisal of Rural Property*, Second Edition, 2000
- Capitalization Theory and Techniques, Study Guide*, Second Edition, 2000
- Guide to Appraisal Valuation Modeling Land*, 2000
- Appraising Residential Properties*, Third Edition, 1999
- Business of Show Business: The Valuation of Movie Theaters*, 1999
- GIS in Real Estate: Integrating, Analyzing and Presenting Locational Information*, 1998
- Market Analysis for Valuation Appraisals*, 1995

REPRESENTATIVE WORK OF MICHAEL S. MAROUS

Headquarters/Corporate Office Facilities in Illinois

Fortune 500 corporation facility, 200,000 sq. ft., Libertyville
Corporate headquarters, 300,000 sq. ft. and 500,000 sq. ft., Chicago
Fortune 500 corporation facility, 450,000 sq. ft., Northfield
Major airline headquarters, 1,100,000 million sq. ft. on 47 acres, Elk Grove Village
Former communications facility, 1,400,000 million sq. ft. on 62 acres, Skokie and Niles
Corporate Headquarters, 1,500,000+ sq. ft., Lake County
Former Sears Headquarters Redevelopment Project, Chicago

Office Buildings in Chicago

401 South LaSalle Street, 140,000 sq. ft.
134 North LaSalle Street, 260,000 sq. ft.
333 North Michigan Avenue, 260,000 sq. ft.
171 West Randolph Street, 360,000 sq. ft.
20 West Kinzie Street, 405,000 sq. ft.
55 East Washington Street, 500,000 sq. ft.
10 South LaSalle Street, 870,000 sq. ft.
222 West Adams, 1,000,000 sq. ft.
175 West Jackson Boulevard, 1,450,000 sq. ft.
227 West Monroe, 1,800,000 sq. ft.
10 South Dearborn Street, 1,900,000 sq. ft.

Hotels in Chicago

10 E. Grand Avenue (Hilton Garden Inn)
106 East Superior Street (Peninsula Hotel)
140 East Walton Place (The Drake Hotel)
676 North Michigan Avenue (Omni Chicago Hotel)
One West Wacker Drive (Renaissance Chicago Hotel)
320 North Dearborn Street (Westin Chicago River North)
505 North Michigan Avenue (Hotel InterContinental)

Large Industrial Properties in Illinois

Large industrial complexes, 400,000 sq. ft., 87th Street and Greenwood Avenue, Chicago
Distribution warehouse, 580,000 sq. ft. on 62 acres, Champaign
Publishing house, 700,000 sq. ft. on 195 acres, U.S. Route 45, Mattoon
AM Chicago International, 700,000± sq. ft. on 41 acres, 1800 West Central, Mt. Prospect
Nestlé distribution center, 860,000 sq. ft. on 153 acres, DeKalb
Fortune 500 company distribution center, 1,000,000 sq. ft., Elk Grove Village
U.S. Government Services Administration distribution facility, 860,000 sq. ft., 76th Street and Kostner Avenue, Chicago
Self-storage facilities, various Chicago metropolitan locations

Vacant Land in Illinois

15 acres, office, Northbrook	450 acres, residential, Wauconda
20 acres, residential, Glenview	475± acres, various uses, Lake County
25 acres, Hinsdale	650 acres, Hawthorne Woods
55 acres, mixed-use, Darien	650 acres, Waukegan/Libertyville
75 acres, I-88 at I-355, Downers Grove	800 acres, Woodridge
100± acres, various uses, Lake County	900 acres, Matteson
140 acres, Flossmoor	1,000± acres, Batavia area
142 acres, residential, Lake County	2,000± acres, Northern Lake County
160 acres, residential, Cary	5,000 acres, southwest suburban Chicago area
200 acres, mixed-use, Bartlett	Landfill expansion, Lake County
250 acres, Island Lake	

Business and Industrial Parks

Chevy Chase Business Park, 30 acres, Buffalo Grove
Carol Point Business Center, 300-acre industrial park, Carol Stream, \$125,000,000+ project
Internationale Centre, approximately 1,000 acre-multiuse business park, Woodridge

Retail Facilities

10 Community shopping centers, various Chicago, Metropolitan locations
Big-box uses, various Chicago metropolitan locations
Gasoline Stations, various Chicago metropolitan locations
More than 30 single-tenant retail facilities larger than 80,000 sq. ft., various Chicago metropolitan locations

Residential Projects

Federal Square townhouse development project, 118 units, \$15,000,000+ sq. ft. project, Dearborn Place, Chicago
Marketability and feasibility study, 219 East Lake Shore Drive, Chicago
Riverview II, Chicago, Old Town East and West, Chicago, Museum Park Lofts II, Museum Park Tower 4,
University Commons, Two River Place, River Place on the Park, Chicago

Market Studies

Impact of land fill on adjacent property values
Impact of low-income housing on adjacent residential property values
Impact of proposed quarry expansion on neighboring properties
Impact of commercial and parking uses on adjacent residential property values
Impact of significant zoning changes on residential property values
Sanitary sewer value impact study
Waste transfer facility impact study

Properties in Other States

330,000 sq. ft., Newport Beach, California
Former government depot/warehouse and distribution center, 2,500,000 sq. ft. on 100+ acres, Ohio
Shopping Center, St. Louis, Missouri
Office Building, Clayton, Missouri
Condominium Development, New York, New York

Airport Related Properties

Mr. MaRous has done valuations on more than 100 parcels in and around O'Hare International Airport,
Chicago Midway Airport, Palwaukee Municipal Airport, Chicago Aurora Airport, DuPage Airport,
and Lambert-St. Louis International Airport

REPRESENTATIVE CLIENT LISTING OF MICHAEL S. MAROUS

Law Firms

Botti Law Firm, P.C.	Holland & Knight LLP	Mary Riordan, Attorney
Alschuler, Simantz & Hem, LLC	Jenner & Block	Robbins, Salomon & Patt, Ltd.
Arnstein & Lehr LLP	Donald L. Johnson	Rosenfeld Hafron Shapiro & Farmer
Steven B. Bashaw, P.C.	Kinnally, Flaherty, Krentz & Loran PC	Rosenthal, Murphey, Coblentz & Donahue
Berger, Newmark & Fenchel P.C.	Kirkland & Ellis LLP	Rubin & Norris, LLC
Berger Schatz	Klein, Thorpe & Jenkins, Ltd.	Ryan and Ryan Attorneys at Law, P.C.
Carmody MacDonald P.C.	Locke Lord LLP	Reed Smith LLP
Crane, Heyman, Simon, Welch & Clar	McDermott, Will & Emery	Sarnoff & Baccash
Daley & Georges, Ltd.	Mayer Brown	Scariano, Himes & Petrarca, Chtd.
DLA Piper	McGuireWoods LLP	Schiff Hardin LLP
Drinker, Biddle & Reath LLP	Michael Best & Friedrich LLP	Schiller, DuCanto & Fleck LLP
Figliuolo & Silverman, P.C.	Miller & Sweeney CO	Schirott, Luetkehans & Garner, LLC
Foley & Lardner LLP	Morrison & Morrison, Ltd.	Schuyler, Roche & Crisham, P.C.
Foran, O'Toole & Burke LLC	Bryan E. Mraz & Associates	Sidley Austin LLP
Franczek Radelet P.C.	Neal, Gerber & Eisenberg, LLP	Sonnenschien, Nath & Rosenthal LLP
Freeborn & Peters LLP	Neal & Leroy LLC	Storino, Ramello & Durkin
Goldberg Kohn	O'Donnell Law Firm Ltd.	Thomas M. Tully & Associates
Gould & Ratner LLP	O'Halloran Kosoff Geitner & Cook, LLC	Thompson Coburn, LLP
Graft & Jordan	Owens, Owens & Rinn, Ltd.	Tuttle, Vedral & Collins, P.C.
Greenberg Traurig LLP	Prendergast & DelPrincipe	Vedder Price
Helm & Wagner	Rathje & Woodward, LLC	Wildman, Harrold, Allen & Dixon
Robert Hill Law, Ltd.	Raysa & Zimmermann, LLC	Winston & Strawn LLP
Hinshaw & Culbertson LLP	Righeimer, Martin & Cinquino, P.C.	Worsek & Vihon LLP

Financial Institutions

AmericaUnited Bank and Trust	First Northwest Bank	Northern Trust Bank
Charter One	Glenview State Bank	Northview Bank & Trust
Citibank	Harris Bank	Private Bank & Trust Co.
Cole Taylor Bank	Itasca Bank and Trust	State Financial Bank
Covest Banc	Lake Forest Bank & Trust	Winfield Community Bank
First Bank of Highland Park	MB Financial Bank	Wintrust Bank Group
First Midwest Bank	Midwest Bank & Trust Company	

Corporations

Advocate Health Care System	CorLands	Loyola University Health System
American Stores Company	Edward R. James Partners, LLC	Marathon Oil Corporation
Archdiocese of Chicago	Enterprise Development Corporation	Meijer, Inc.
Arthur J. Rogers and Company	Enterprise Leasing Company	Mesirow Stein Real Estate, Inc.
BP Amoco Oil Company	Exxon Mobil Corporation	Prime Group Realty Trust
Christopher B. Burke Engineering, Ltd.	Hamilton Partners	Public Storage Corporation
Cambridge Homes	Hewitt Associates LLC	RREEF Corporation
Canadian National Railroad	Hollister Corporation	Shell Oil Company
Capital Realty Services, Inc.	Imperial Realty Company	Stewart Warner Corporation
Chicago Cubs	Kenard Corporation	Union Pacific Railroad Company
Children's Memorial Hospital	Kimco Realty Corporation	United Airlines, Inc.
Chrysler Realty Corporation	Kinder Morgan, Inc.	United of America Insurance Company
Citgo Petroleum Corporation	Kmart Corporation	
	Lakewood Homes	

Public Entities

Illinois Local Governments and Agencies

Village of Arlington Heights	Village of Glenview	Village of Orland Park
Village of Barrington	Glenview Park District	City of Palos Hills
Village of Bartlett	Village of Harwood Heights	City of Prospect Heights
Village of Bellwood	City of Highland Park	City of Rolling Meadows
Village of Brookfield	Village of Hinsdale	Village of Rosemont
Village of Burr Ridge	Village of Inverness	City of St. Charles
Village of Cary	Village of Kildeer	Village of Schaumburg
City of Chicago	Village of Lake Zurich	Village of Schiller Park
Village of Deer Park	Leyden Township	Village of Skokie
City of Des Plaines	Village of Lincolnshire	Village of South Barrington
Des Plaines Park District	Village of Lincolnwood	Village of Streamwood
Downers Grove Park District	Village of Morton Grove	Metropolitan Water Reclamation District of Greater Chicago
City of Elgin	Village of Mount Prospect	City of Waukegan
Elk Grove Village	Village of North Aurora	Village of Wheeling
City of Elmhurst	Village of Northbrook	Village of Wilmette
Village of Elmwood Park	City of North Chicago	Village of Willowbrook
City of Evanston	Village of Northfield	Village of Winnetka
Village of Forest Park	Northfield Township	Village of Woodridge
Village of Franklin Park	Village of Oak Brook	

County Governments and Agencies

Boone County State's Attorney's Office	Forest Preserve District of DuPage County	Lake County
Forest Preserve of Cook County	Kane County	Lake County Forest Preserve District
Cook County State's Attorney's Office	Kendall County Board of Review	Lake County State's Attorney's Office
DuPage County Board of Review		

State and Federal Government Agencies

Federal Deposit Insurance Corporation	Illinois Housing Development Authority	Internal Revenue Service
U.S. General Services Administration	Illinois State Toll Highway Authority	The U.S. Postal Service

Schools

Argo Community High School District No. 217	Consolidated High School District No. 230	Morton College
Arlington Heights District No. 25	Darien District No. 61	Niles Elementary District No. 71
Township High School District No. 214, Arlington Heights	DePaul University	North Shore District No. 112, Highland Park
Barrington Community Unit District No. 220	Elmhurst Community Unit School District No. 205	Northwestern University
Chicago Board of Education	Indian Springs School District No. 109	Rosalind Franklin University
Chicago Ridge District No. 127½	LaGrange School District No. 105	Roselle School District No. 12
College of Lake County	Loyola University	Schaumburg Community Consolidated District No. 54
Community Consolidated School District No. 146	Lyons Township High School District No. 204	University of Illinois
	Maine Township High School District No. 207	Wheeling Community Consolidated District No. 21
		Wilmette District No. 39

A REAL ESTATE STUDY
FOR THE PROPOSED ALCOHOLISM AND SUBSTANCE ABUSE TREATMENT FACILITY
UNINCORPORATED KANE COUNTY, ILLINOIS

Prepared for
MAXXAM PARTNERS, LLC

Prepared by
POLETTI AND ASSOCIATES, INC.
302 West Clay Street
Suite 100
Collinsville, Illinois
618/344-3270

June 2015

TABLE OF CONTENTS

Executive Summary.....	1
Introduction.....	2
Location.....	2
Scope of the Consulting Report.....	4
Review of Literature.....	6
Description of Facility.....	8
Physical Characteristics of the Subject Property.....	9
Access and Frontage.....	9
Topography.....	9
Utilities.....	9
Zoning.....	9
Character of the Surrounding Property.....	10
Features to Minimize the Effect on Property Value.....	11
Effect on the Value of Surrounding Properties.....	13
Timberline Knolls, Lemont Illinois.....	13
Comparison of Overall Averages.....	16
Multiple Regression Analysis.....	17
Conclusion of the Sales Analysis, Timberline Knolls.....	19
Rosecrance Center, Rockford, Illinois.....	20
Comparison of Overall Averages.....	22
Multiple Regression Analysis.....	24
Conclusion of the Sales Analysis, Rosecrance Center.....	26
Conclusion.....	27
Certificate of Appraisal.....	29
Bibliography.....	31
Resume of Peter J. Poletti.....	32
 <u>Appendices</u>	
Photographs of Facility.....	I
Target and Control Area Sales, Lemont, Ill.....	II
Target and Control Area Sales, Rosecrance Center.....	III
Assumptions and Limiting Conditions.....	IV

EXECUTIVE SUMMARY

At the request of Maxxam Partners, LLC. Poletti and Associates, Inc. has undertaken a study of the proposed alcoholism and substance abuse treatment facility ("Facility") for the purpose of determining its compliance with the applicable standards of Kane County. The date of initial inspection of the subject property is May 1, 2015. The date of the report is June 21, 2015 with the effective date of the opinion being June 21, 2015.

The purpose of this report is to determine whether the Facility is so located as to not substantially diminish and impair property values within the neighborhood.

When a land use is proposed that is dependent upon approval for a special use, such as in the case of the subject property, it is important to consider its effect on the value of other property in the vicinity.

The procedure followed in the analysis was generally as follows:

1. A preliminary on-site inspection of the subject property and the surrounding area was performed.
2. The accumulation and review of various documents including land use and ownership plats, aerial photographic maps, local and regional roadway maps, data on real estate transfers in areas proximate to an operating alcoholism and substance abuse treatment facility, the various studies performed by other experts retained in this matter, and other materials related to the topic of alcoholism and substance abuse treatment were completed.
3. Meetings and telephone conferences with representatives of the Maxxam Partners, LLC and other experts were conducted.

Based upon our analysis and evaluation of the subject property, the surrounding area, and the data contained within this report, it is concluded that the Facility will be so located as to minimize the effect on the value of the surrounding property.

The details of the analysis and the factors considered in reaching this conclusion are found on the following pages.

INTRODUCTION

This report provides an evaluation of the Facility for the purpose of determining whether it is located so as to minimize the effect on the value of surrounding property.

LOCATION

The Facility is located within the unincorporated portion of Kane County, Illinois. The property is approximately 120.057 acres situated off of Silver Glen Road. The site may be identified by its Kane County Supervisor of Assessments permanent parcel number, which is 08-03-100-009. The subject property is currently occupied by a closed boarding school with residential units for at-risk children. Fig. 1 shows the general location and setting of the property.



Fig. 1 General Location of Facility.

SCOPE OF THE CONSULTING REPORT

The purpose of this report is to determine if the Facility is so located as to not substantially diminish and impair property values within the neighborhood.

1. An examination was made of the topographical quadrangle, the zoning map for Kane County, the zoning map for the Village of Campton Hills, and the zoning map for Elgin.
2. Representatives of Maxxam Partners, LLC, were interviewed concerning general design and operating specifics.
3. Peter J. Poletti inspected the subject property as well as land uses within the area. The records of the sale transactions for Rockford Township in Winnebago County, Lemont Township in Cook County, and the Cook County Assessor's Office, were reviewed for sales transactions surrounding operating alcoholism and substance abuse treatment facilities. This record included the size of tract and the style, age, and size of the improvements.
4. A personal inspection was also made of the neighborhoods surrounding operating facilities analyzed in this study.

The methodology employed in this report is based upon accepted practices of the real estate valuation profession. This specific technique employed consisted of a comparison of the average selling price of a property type in a target area compared to the average selling price of similar properties in a control area. This technique is employed by valuation professionals for estimating the percent or dollar adjustments that are necessary for valuing properties.

In using the above technique, the target area is defined as a zone in proximity to an operating alcoholism and substance abuse treatment facility and is defined by a combination of distance, intervening land uses, and visibility of the facility. In contrast, the control area is defined as a region outside of the target area that is considered to be similar to the Target Area but outside the immediate influence of the operating alcoholism and substance abuse treatment facility.

The technique uses the average selling price of various property types as a comparison. Since it employs statistical analysis, this technique is considered a more exact approach. In this technique, if the facility were affecting values, there would be a statistically measurable difference between mean (average) values in the target area and those in the control area. For the analysis, the research hypothesis assumes that there is a statistically measurable difference between values in the target area and those in the control area. The test of this hypothesis is the t statistic at the 95 percent confidence level. If the calculated t exceeds the standard t from the

t statistic table, then the hypothesis that there is a statistically significant difference between the two areas is accepted. If the calculated t does not exceed the standard t from the t statistic table, then there is not a statistically significant difference between the two areas. The research hypothesis is then rejected and it is concluded that there is no measurable difference in values between the target area and control area and therefore no measurable negative effect on property values as a result of existing alcoholism and substance abuse treatment facilities.

In addition to the above quantitative analysis, a qualitative analysis was made. This analysis was based on observations of land uses and development patterns around the existing alcoholism and substance abuse treatment facilities.

REVIEW OF LITERATURE

A review of published literature revealed no articles pertaining directly to alcoholism and substance abuse treatment facilities similar to that proposed for the subject property. However, there have been several articles and studies produced concerning other land uses effect on surrounding property values. These articles provide a useful methodology for analyzing an alcoholism and substance abuse treatment facility.

The common approach in these articles is that they typically establish target and control areas as the basis for analysis. The target area is a zone in proximity to an operating facility and is defined by a combination of distance, visibility, and intervening land uses. The control area is the region outside of the target area and is considered to be a zone where property values would not be affected. Comparisons can then be made concerning pricing between the target and control areas to assess the effect of an operating facility on property values.

The analysis of effects can be done several ways. These include Hedonic modeling, multiple regression modeling, comparison of average prices, and paired sales comparison techniques. Not all of these techniques can be used for any particular property. The techniques used are dependent upon the amount of data available and information that is publically available.

A popular methodology today is Hedonic price modeling. This method uses multiple regression analysis to measure the effect on value of a single characteristic. In the Hedonic modeling technique, the researcher uses properties with many disparate characteristics to measure the effect on pricing of a single character or variable and determine whether it is statistically significant. To be used, this technique requires a large number of property sales. A characteristic of an alcoholism and substance abuse treatment facility is any potential effect on surrounding property values will be within an area that is close to the facility.

A second technique is the use of multiple regression modeling. In this technique, the researcher seeks to limit differences among the various properties. This may include using a single style of home, a limited range of home ages, or other characteristics. Like Hedonic modeling, this technique requires the use of a large number of sales.

The third technique is a comparison of averages. This technique statistically compares the prices paid for properties in the target and control areas. The advantage of this method is that it requires fewer sales than the two previous techniques.

The fourth technique is a paired sales analysis. This technique is similar to that used by appraisers in valuing properties for mortgage purposes. In this technique similar properties are compared

with adjustments for the various differences. Any difference in value is attributable to the characteristic for which the properties are being analyzed. The advantage of this technique is that it requires few sales. The disadvantage is that it requires the appraiser to estimate the contributory values of differences (i.e. size, number of bedrooms, fireplaces, garages, basement, etc.) between the houses. Additionally, because individual properties are being used, there is little statistical reliability to this technique.

Finally, one may also use a qualitative approach. If improvements are being made to existing properties or new structures are being built in a similar manner to what is occurring in the control area, then it is logical to conclude that alcoholism and substance abuse treatment facility has a minimal effect on property values. The basis for this conclusion is that owners will not make an investment in properties that they believe will be devalued relative to properties making the same improvements in the control areas.

The methodology used in this report to assess potential effect on the value of surrounding property incorporates elements of each of the techniques described above. For this report, a target area is established around a currently operating alcoholism and substance abuse treatment facility. The facilities used are the Rosecrance Center in Rockford, Illinois and the Timberline Knolls Center in Lemont, Illinois. Poletti and Associates, Inc. chose these sites because of the nearness to residential properties.

DESCRIPTION OF THE FACILITY

The subject property will occupy 120.057 acres. It is located at 41W400 Silver Glen Road in Kane County. The Facility design, orientation, existing landscape, off-site land uses, topography, and distance will shield the operations from the view of the traffic and nearby homes along Silver Glen Road as well as from the nearest adjoining roads of Dittmer Road to the west, McDonald Road to the north and Corron Road to the east.

The existing buildings at the subject property have been used as a school since the early 1990s. Improvements include a therapy/activity center, dining/multi-purpose building, gymnasium, and residences. In addition, there is an executive residence at the entrance as well as some ancillary maintenance buildings. The plans are to use this Facility as an in-patient residential alcoholism and substance abuse treatment center

PHYSICAL CHARACTERISTICS OF THE SUBJECT PROPERTY

ACCESS AND FRONTAGE

The Facility is located about one-half mile north of Silver Glen Road and about one-quarter of a mile south of McDonald Road. Vehicular access to the facility is only from Silver Glen Road via an easement across the Kane County Forest Preserve Property.

TOPOGRAPHY

The site topography is considered to be essentially level.

UTILITIES

Water and sewer for the property is provided by private well and waste treatment facilities. Electricity is provided by Commonwealth Edison with telephone service furnished by Ameritech.

ZONING

The site is situated in the unincorporated area of Kane County. According to the Kane County Zoning Map, the property is zoned as F: Farm with a Special Use Permit.

CHARACTER OF THE SURROUNDING PROPERTY

The Facility is situated in an open space and residential area. The general area may be described as north of Burlington Road; west of Corron Drive, south of Lenz Road, and east of the Illinois Route 47. Streets in this area include Burlington Road, Corron, Silver Glen, Lenz, and Dittmer. Burlington Road serves as the primary east-west arterial road through the neighborhood with Silver Glen serving as a secondary east-west arterial road.

The predominant land use in the area is agricultural and open space. The Facility is primarily bordered by land owned by Kane County Forest Preserve that is maintained as prairie land. The closest residential properties to the Facility on the south are the Silver Glen Meadows Subdivision located on the north side of Silver Glen Road. Homes in this subdivision are buffered from views of the Facility by a combination of distance, and the existing tree lines. Additional subdivisions are located south of Silver Glen and north of Burlington Road. With the exception of Silver Glen Meadows subdivision, properties north of Silver Glen and Burlington Roads are zoned as agricultural and consist primarily of farmsteads and associated outbuildings or homes built on individual tracts.

FEATURES TO MINIMIZE THE EFFECT ON PROPERTY VALUE

An important consideration in the evaluation is the use of the Facility's proposed features as well as the incorporation of existing surrounding features to minimize the Facility's effect on surrounding property values. These features are described in greater detail in the following paragraphs.

There are several factors that help to minimize the effect on surrounding property values. Primary among these is the fact that the Facility is located in an area with a high proportion of open space and agricultural land that serves as visual buffers. This is further enhanced by the Facility being situated a minimum of about 1,100 feet from any public road. The closest public road is McDonald Road on the north side of the property. Silver Glen Road, Dittmer Road, and Corron Road are all located significantly greater distances from the Facility.

While the setback distance from public roads is one factor, a second important factor is that the land immediately adjoining the property on the east, south, and west, and partially on the north is owned by the Kane County Forest Preserve. These lands are being used to restore and preserve native prairie habitat. In addition, the remaining land that adjoins the north side of the property is zoned as farm by the Village of Campton Hills. Since these are publically owned preservation lands, they will not be developed into more intensive uses such as subdivisions.

Along the edges of the open fields are trees or hedgerows. These trees form vertical walls creating an open room within which the Facility is located. Like walls in a home, these lines of trees in combination with the distance effectively block clear views of the facility from surrounding roads as well as from nearby houses. While this is true from all directions from the property, it is especially true towards the north. The Facility is bordered on the north by mature oak climax woods with secondary growth located along the edge. This secondary growth is a combination of sumac, some multi-flora, golden rod, and other pioneering species. This combination of secondary and climax growth effectively serves as both a visual barrier as well as an ingress and egress barrier.

Road access to the Facility also will help to minimize the effect on surrounding property values. The only access point from a public road is Silver Glen Road. Access from this point requires the use of a one-half mile easement through forest preserve land before reaching the Facility. The use of only one access point means that traffic to and from the Facility will be essentially limited to Silver Glen Road. The traffic generated by the Facility will be minimal according to the traffic study by, KLOA, Inc., which indicated that . . .

The site-generated traffic, based on the proposed operations of the facility and trip generation surveys of Timberline Knolls,

will not be significant and can be accommodated efficiently without significant impact on Silver Glen Road.

Operations at the facility will also serve to minimize the Facility's effect on surrounding property values. The Facility's mission is to provide a private setting for their clients. As the Facility's representatives indicated their target clientele is a more affluent sector of the population and have a desire for both privacy and lack of publicity during their stay at the Facility. The setting in an area away from nearby houses certainly enhances those two desires. Corresponding for this desire for privacy, it is proposed to only have a minimal amount of signage at the entrance from Silver Glen Road, which ensures that drivers unfamiliar with the area will not know the purpose of the Facility. Further enhancing privacy as well as security is a gate at the actual entrance to the Facility with nearby executive residence. There is staff present at all hours. Thermal cameras will be installed in order to effectively and efficiently monitor the perimeter. These cameras are monitored both by staff on-site as well as by an independent off-site security service. Transportation to and from the Facility for the clientele will be via private car or limousine.

In summary, the aforementioned combination of distance, off-site vegetation, and intermediate land uses will limit visibility of the Facility from the surrounding roads as well as from residential properties. The Facility will have minimal effect on the surrounding road network. The general plan of operations has also been designed to help promote privacy for the clientele as well as for the neighboring properties. All of these factors will help to limit visibility of the Facility, which will help to minimize the potential effect on surrounding property values.

EFFECT ON THE VALUE OF SURROUNDING PROPERTIES

As discussed previously, the effect of the Facility on the value of the surrounding property may also be evaluated by comparing sale prices within a target area to those within a control area. There is no alcoholism and substance abuse treatment facility currently on the subject property. To use the techniques described in the Review of Literature section, it is necessary to use an operating alcoholism and substance abuse treatment facility to provide information concerning any potential effect on property values. The two facilities used for this analysis was the Timberline Knolls Facility in Lemont, Illinois and the Rosecrance Center in Rockford, Illinois.

TIMBERLINE KNOLLS, LEMONT, ILLINOIS

The Timberline Knolls Facility is located along Timberline Drive where it meets west Logan Street in Lemont, Illinois. The facility treats women of various ages for alcoholism and substance abuse, eating disorders, and trauma. The facility, converted in 2005, is located on a 43 acre site.

Land uses around the facility consist of a variety of single-family residential units to the south and east with the industrial corridor along the Des Plaines River to the north.

A target and control area was developed around this facility. These areas are illustrated on Figure. 2. Sale transactions were obtained from Lemont Township Assessors Office, the Cook County Assessor's Office, and Cook County Recorder of Deeds for the years January 2012 through December of 2014. There were a total of 340 residential sales that occurred with 90 sales in the target area and the remaining 250 sales in the control area (see Appendix IIa). The overall average price per square foot was \$138.56 on the target area and \$139.55 in the control area.

The above 340 property transactions included all single-family residential sales including those that were considered to be non-arm's length. An arm's length sale is defined as: "A transaction freely arrived at in the open market, unaffected by abnormal pressure or by the absence of normal competitive negotiation as might be true in the case of a transaction between related parties". [Boyce] In contrast, a non-arm's length sale is a transaction where a participant is under pressure to conclude the transaction and the price is not necessarily that which would be attained in a market driven sale. A non-arm's length sale is considered by appraisers as well as the courts to not be indicative of the market value of a property. Examples of non-arms length sales are: (1) between family members; (2) forced sales such as foreclosure, divorce, bankruptcy, or condemnation proceedings; (3) to governmental entities which have the power of eminent domain; or (4) involve buyers or sellers particularly motivated to purchase or sell a

specific property. An example of this type of sale is a transaction involving a job transfer. There were a total of 261 arm's length sales that occurred over this time frame with 73 sales in the Target Area and 188 sales within the control area. The average price per square foot in the target area was \$140.39 and \$149.06 in the control area. These arm's length sales are summarized in Appendix IIb).

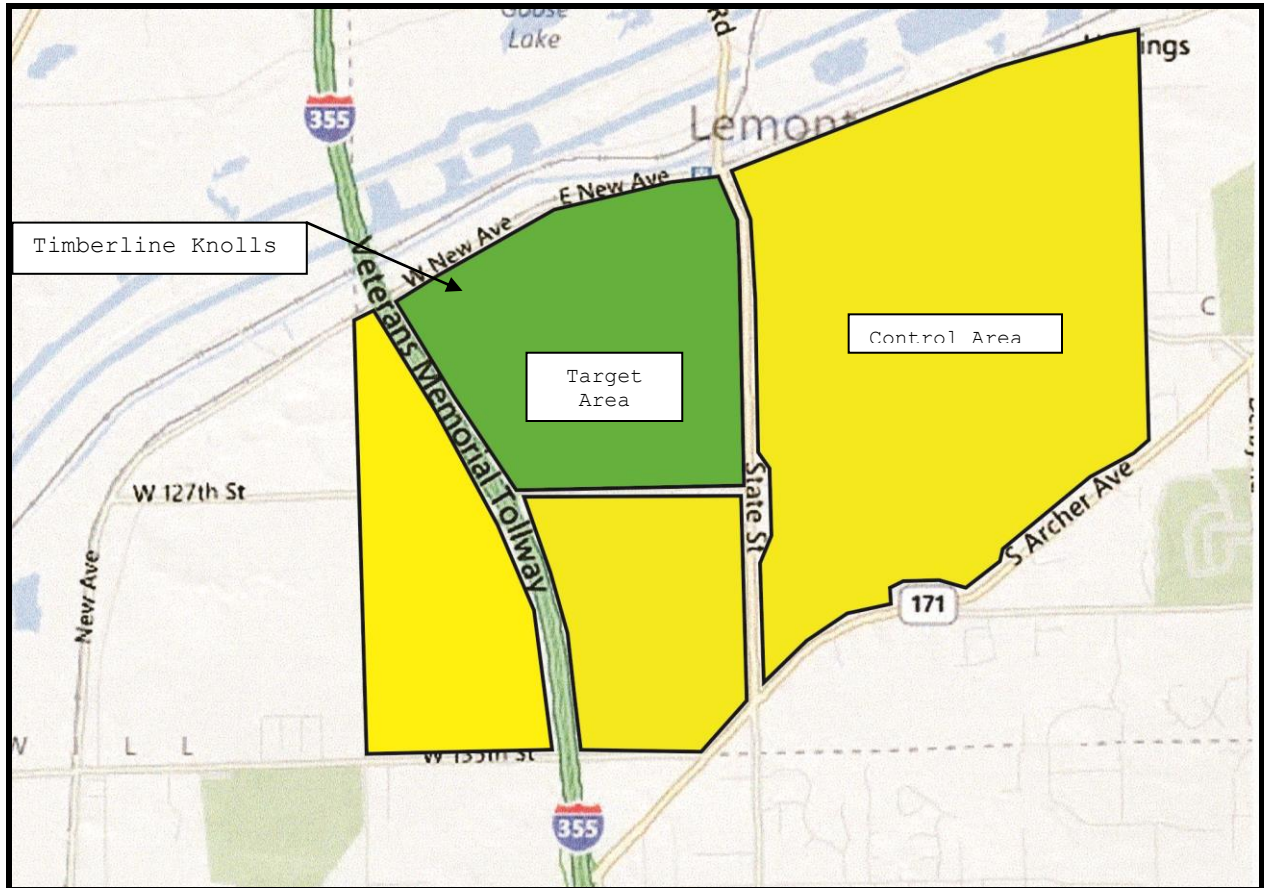


Fig. 2: Target and Control Areas. Timberline Knolls, Lemont Illinois.

At first glance this difference in averages appears to be statistically significant and, in fact, it is. However, further analyses reveal a significant difference in the average date of construction between the two groups. The average date of construction of properties in the target area was 1975 while the average date of construction of the in the control area as 1989 or the average age of house within the control area was fourteen years newer.

Consequently, to make the properties more comparable between the target and control areas, only houses from both groups that were constructed in 1970 or after were used in this analysis. Bi-level and tri-level homes were also not included in the study because they tend to sell for less per square foot than do one-story and two-story homes and because it is often difficult to accurately estimate the actual amount of living space. Consequently, these types of homes would tend to skew results in the sample and make the sample less reliable as an indicator. The remaining sales are summarized in Appendix IIc.

This data was reviewed using a paired sales analysis and a multiple regression analysis to determine if there is a statistically measurable effect on property values. The results of these analysis are discussed in greater in the following two sections.

Comparison Of Overall Averages

A comparison was made of the overall averages within the target area and control area. There were a total of twenty-one sales in the target area and ninety-seven sales in the control area. The overall average in the target area was \$142.40 per square foot while within the control area it was \$144.78 per square foot or a difference of \$2.38 per square foot (see Table 1). A statistical comparison was made of the means for the groups to ascertain if this was a significant difference between the indicated prices. The calculated *t* statistic for the sample was 0.524. The standard *t* statistic for 178 degrees of freedom applicable is 1.654. Since the calculated *t* statistic of 0.524 is less than the standard *t* of 1.654, the research hypothesis that there is a difference in value between the target and control areas is rejected, it is concluded that there is no statistically significant difference between these two means at a 95 percent confidence interval.

Table 1: Comparison of Averages in Target and Control Areas.

Sample	Sample Size	Degrees Of Freedom	Sample Mean	Sum Of Squares	Standard Deviation
Target:	43	42	\$142.40	12,973	17.575
Control:	136	135	\$144.78	105,726	27.985
Combined:	179	177		118,699	
Variance:					670.615
Variance of Difference of Means:					20.527
Standard Deviation:					4.531
Calculated <i>t</i> =					-0.524
Standard <i>t</i> at 95% 178 Degrees of Freedom:					1.654

Multiple Regression Analysis

A multiple regression analysis was also made to compare the prices paid for houses in the Target and Control Areas. Regression analysis is a technique to model and analyze numerical data by relating one or more independent variables (characteristics) to a dependent variable (measurement). This method can determine the strength and relationship between the variables [Yeates].

The multiple regression analysis used the sale price as the dependent variable with the independent variables being proximity (target/control), house size, house size squared, sale date, age, bath, fireplace, garage size, basement, and recreation room.

Table 2 is a summary of each variable, and its associated t statistic. The t test is a method to determine if a variable is statistically significant in affecting the value of a property. The important variable in this analysis for determining the effect of an alcoholism and substance abuse treatment facility on surrounding property is the proximity variable. Like the test comparing two means, if the calculated t statistic is less than the Standard t , then the hypothesis that an alcoholism and substance abuse treatment facility affects surrounding property values is rejected and the null hypothesis is accepted. In Table 4, the associated t statistic for the proximity variable is 1.006. The standard t statistic for 167 degrees of freedom applicable in this case is 1.655. Since the associated t statistic is less than the standard t statistic, the hypothesis is rejected and it is concluded that the presence of an alcoholism and substance abuse treatment facility has no statistically measurable effect on property values. This analysis indicated that there was no statistically significant difference between the value of properties within the target area and those within the control area.

Table 2: Multiple Regression Analysis of Single Family Residences,
 Timberline Knolls.

Regression Statistics		Measure	
Multiple R		0.873	
R Square		0.761	
Adjusted R Square		0.741	
Standard Error		54,601.545	
Observations		179	

ANOVA		Deg. Of Freedom	
Regression:		11	
Stadard Error:		1	
Residual		167	

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>
Intercept	0	#N/A	#N/A
Proximate:	10,117.071	10,061.167	1.006
Size:	79.450	9.534	8.333
Sale Date:	0.477	1.126	0.423
Age:	-2,050.102	569.761	-3.598
Bath:	-5,720.233	9,210.034	-0.621
Fireplace:	5,712.356	10,702.055	0.534
Garage:	46,468.806	9,333.813	4.979
Basement:	86,402.811	32,726.125	2.640
Partial Base.:	60,776.965	33,046.560	1.839
Style:	-1,984.837	13,810.599	-0.144
Brick:	15,219.923	12,501.295	1.217

CONCLUSION OF THE SALES ANALYSIS, TIMBERLINE KNOLLS

The two techniques used provided similar results indicating that there was no significant difference in the selling prices of homes located near an alcoholism and substance abuse treatment facility than similar houses located some distance from those facilities. The comparison of price per square foot indicated no statistically significant difference between prices within the Target and Control areas. This conclusion was also supported by the results of the regression analysis. Regression analysis of the data can take into account differences between the homes such as the size, the age, the number of bathrooms, presence of a basement, and other factors. When these characteristics are considered, this analysis also indicated that there is no measurable difference between the selling price for houses near an alcoholism and substance abuse treatment facility and houses some distance away.

ROSECRANCE CENTER, ROCKFORD, ILLINOIS

The Rosecrance Center in Rockford is located at the southeast corner of Rotte Road and North University Drive. The facility comprises a 67,000 square foot, 80-bed treatment center for adolescents ages 12-18. The facilities include an on-site school, a chapel, a gymnasium, fitness center, and outdoor dining patio. The facility is located on a 50 acre site. The facility was built in 2005.

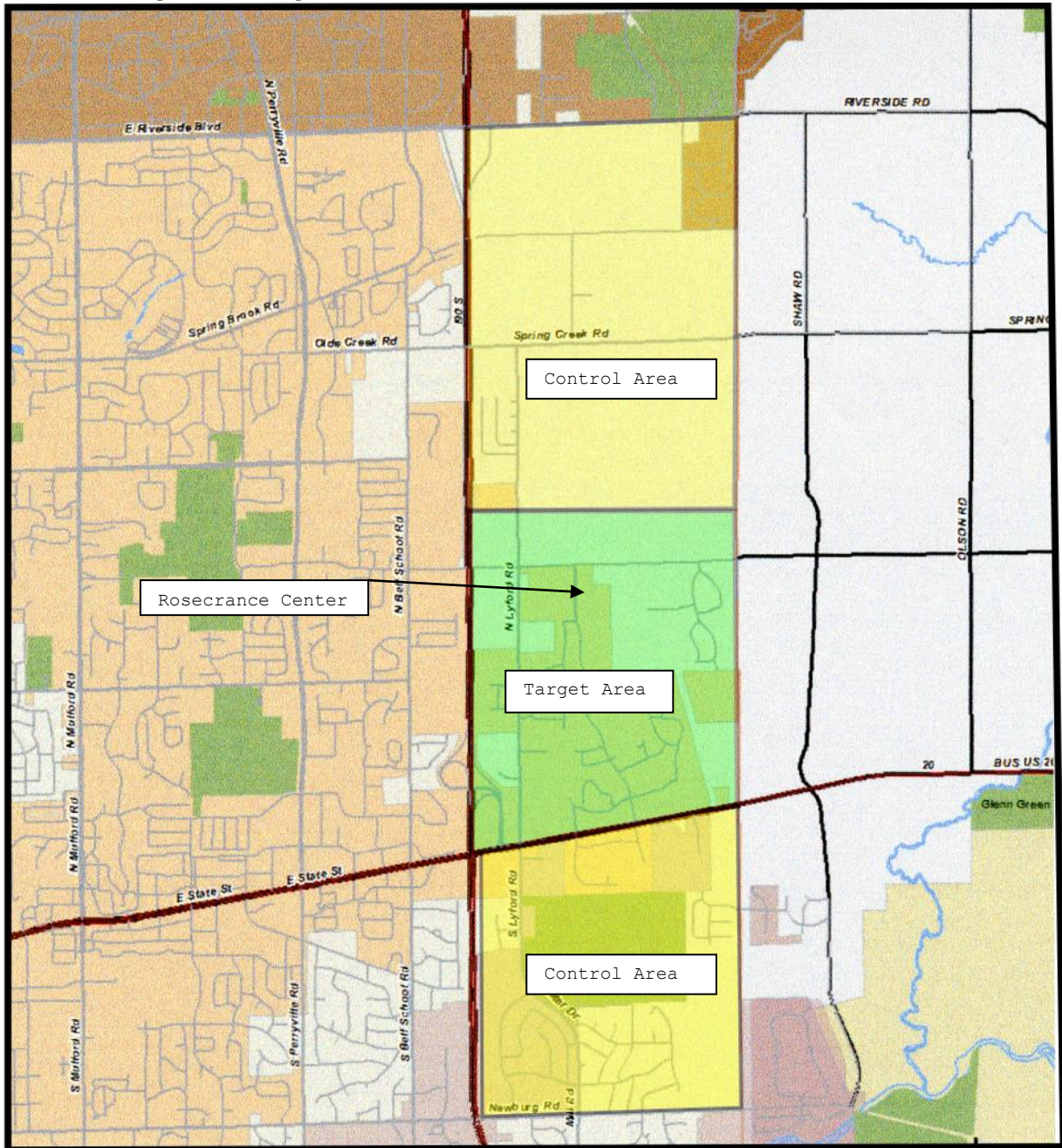
Land uses around the facility consists of a mixture of farmland, residential subdivision, and some estate properties. In addition, there are some commercial developments as well as a branch campus for Northern Illinois University located along US Highway 20 and University Drive.

Like the analysis done for the Timberline Knolls Facility, a target and control area were established around the Rosecrance Center. The target and control areas are illustrated in Fig. 3. Sale transactions were obtained from Rockford Township Assessors Office for the years 2012 through 2014. There were a total of 101 residential sales that occurred with 37 sales in the target area and the remaining 64 sales in the control area (see Appendix IIIa). Like the analysis conducted on the Timberline Knolls Facility, all non-arm's length transactions were removed from the analysis. There were a total of 50 sales that occurred over this time frame with 17 sales in the Target Area and 33 sales within the Control Area. The average price per square foot in the Target Area was \$100.35 and \$83.60 in the Control Area. These arm's length sales are summarized in Appendix IIIb).

The arm's length sales vary widely in size, age, style of house, and amenities. A review of sales within the target area indicated that properties were primarily constructed after 1970. Again, like the Lemont analysis, to make the properties more comparable between the Target and Control areas, only houses from both groups that were constructed in 1970 or after were used in this analysis. Bi-level and tri-level homes were also not included in the study because they tend to sell for less per square foot than do one-story and two-story homes and because it is often difficult to accurately estimate the actual amount of living space. Consequently, these types of homes would tend to skew results in the sample and make the sample less reliable as an indicator. The remaining sales are summarized in Appendix IIIc.

This data was reviewed using a comparison of the overall average prices within the target and control areas, a multiple regression analysis, and a paired sales analysis to determine if there was a statistically measurable effect on property values.

Fig. 3: Target and Control Areas, Rosecrance Center.



Comparison Of Overall Averages

A comparison was made of the overall averages within the Target Area and Control Area. There were a total of fifteen sales in the Target Area and twenty-two sales in the Control Area. The overall average in the target area was \$99.13 per square foot while within the Control Area it was \$85.22 per square foot or a difference of \$13.91 per square foot (see Appendix IIIc and Table 3). A statistical comparison was made of the means for the groups to ascertain if this was a significant difference between the indicated prices. The calculated t statistic for the sample was 2.443. The standard t statistic for 35 degrees of freedom applicable is 1.690. Since the calculated t statistic of 2.433 is greater than the standard t of 1.690, the research hypothesis that there is a difference in value between the target and control areas is accepted, it is concluded that there is a statistically significant difference between these two means at a 95 percent confidence interval based on the selling price per square foot and that prices in the Target Area are measurably higher than those in the Control Area.

Table 3: Comparison of Averages in Target and Control Areas,
Rosecrance Center.

Sample	Sample Size	Degrees Of Freedom	Sample Mean	Sum Of Squares	Standard Deviation
Target:	15	14	\$99.13	4,671	18.266
Control:	22	21	\$85.22	5,444	16.101
Combined:	37	35		10,115	

Variance:	289.000
Variance of Difference of Means:	32.403
Standard Deviation:	5.692
Calculated $t =$	2.443
Standard t at 95% 35 Degrees of Freedom:	1.690

Multiple Regression Analysis

A multiple regression analysis was also made to compare the prices paid for houses in the target and control Areas. The multiple regression analysis used the sale price as the dependent variable with the independent variables being proximity (target/control), house size, sale date, age, basement finish, bedrooms, baths, fireplaces, style, and garage.

Table 4 is a summary of each variable, and its associated t statistic. The t test is a method to determine if a variable is statistically significant in affecting the value of a property. The important variable in this analysis for determining the effect of an alcoholism and substance abuse treatment facility on surrounding property is the proximity variable. Like the test comparing two means, if the calculated t statistic is less than the Standard t , then the hypothesis that an alcoholism and substance abuse treatment facility affects surrounding property values is rejected and the null hypothesis is accepted. In Table 4, the associated t statistic for the proximity variable is 1.288. The standard t statistic for 26 degrees of freedom applicable in this case is 1.706. Since the associated t statistic is lower than the standard t statistic, the hypothesis is rejected and it is concluded that the proximity variable for an alcoholism and substance abuse treatment facility has no measurable effect on surrounding property values.

Table 4: Multiple Regression Analysis of Single Family Residences,
Rosecrance Facility.

Item	
Multiple R	0.869
R Square:	0.755
Adjusted R Square:	0.636
Standard Error:	28,730.584
Observations:	37
<hr/>	
Source:	
Regression	10
Standard Error of Estimate:	1
Residual	26

Ind. Variables	Coefficients	Standard Error	t Stat
Intercept:	0	#N/A	#N/A
Proximate:	16,453.545	12,771.460	1.288
Above Grade Ft ² :	64.679	30.145	2.146
Sale Date:	-0.642	1.487	-0.432
Age:	-1,853.219	924.345	-2.005
Base. Finish:	47.552	20.659	2.302
Bedrooms:	13,426.724	25,199.297	0.533
Baths:	-19,253.135	16,945.881	-1.136
Fireplace:	31,346.099	18,470.133	1.697
Style:	-95,133.021	34,706.178	-2.741
Garage:	69,073.002	42,298.306	1.633

CONCLUSION OF THE SALES ANALYSIS, ROSECRANCE CENTER

Both a sales comparison of the price per square foot analysis and a regression analysis was undertaken for the Target and Control areas around the Rosecrance Center. The comparison of the average selling price per square foot indicated that prices were higher near an alcoholism and substance abuse treatment facility than for houses some distance away. The regression analysis, which has the advantage of being able to account for differences between the homes such as the size, the age, the number of bathrooms, presence of a basement, and other factors, indicated that there was a no significant difference between prices in the Target and Control areas. Within the regression analysis, the proximity variable does have a positive co-efficient which supports the finding from the average price per square foot analysis is higher in the Target Area than it is in the Control Area. This finding reflects not particularly the presence of the Rosecrance Center as it does the nature of the area within which the Rosecrance Center is located. Property values have generally been high and the general development nearby, including along University and Castlehill drives immediately nearby the Rosecrance Center feature larger homes while properties to the east have large lots or are in estate settings. New homes have been built including near the Rosecrance Center after it opened, this indicates that there has been no measurable effect on the desirability of the area or a significant effect on property values in the area.

CONCLUSION

The Facility is located in a rural setting on the north side of Silver Glen Road in Campton Hills Township. The topography of the area is considered to be level with a minimum of topographical differences. The current land use of the surrounding properties is generally agricultural and open space with some subdivisions to the south and several estate tracts to the north.

Visibility of the Facility will be limited by a combination of distance, intermediate natural vegetation, and other intervening land uses. The Facility is adjoined on the east, south, and west by land owned by the Kane County Forest Preserve and that is used as a prairie restoration and preservation area. This acreage provides a visual buffer from both roadways and nearby homes. This is enhanced by hedgerows of trees that effectively form vertical walls creating an outdoor room into which the facility is located. The Facility is also taking certain steps on-site to minimize the effect on the surrounding area. These include a minimal amount of signage at the entrance road, monitoring of patients twenty-four hours, monitored doors, monitored thermal cameras, and transportation of patients to and from the facility via a private car or limousine. Furthermore, the traffic report produced by KLOA, Inc. indicated that the proposed operations will have no measurable impact on the surrounding roads. All of the above items contribute to the visual buffering of the Facility and help to minimize the impact on property values.

While the above comments represent a qualitative analysis of an alcoholism and substance abuse treatment facility's effect on surrounding property values, Poletti and Associates also completed a quantitative analysis. This quantitative analysis consisted of two parts: (1) a study of sales surrounding the currently operating Timberline Knolls Facility in Lemont, Illinois; (2) a study of the currently operating Rosecrance Center in Rockford, Illinois.

A study of the Timberline Knolls reviewed all sales that occurred between January 1, 2012 and December of 2014 in the target and control areas that were developed around that facility. The analysis consisted of both a comparison of averages between the target and control areas as well as a regression analysis of those sales. These analyses demonstrated that there was no statistically measurable difference between the selling prices for homes located near the Timberline Knolls Facility compared to similar homes located some distance away from the Facility.

A study of the Rosecrance Center reviewed all sales that occurred between January 1, 2012 and December of 2014 in the target and control areas that were developed around that facility. In the case of the Rosecrance Center, there was a statistically significant difference in the average price per square foot between the homes located near an alcoholism and substance abuse treatment facility and homes located farther away, with homes located nearer the facility selling for a

higher price. The regression analysis, which accounts for the various characteristics of the houses, indicated a positive coefficient for the proximity variable, but that it was statistically insignificant. Since the regression analysis can best account for differences in the characteristics of the individual sales, it was concluded that at the 95 percent confidence level that here was no statistically measurable difference between prices in the Target and Control areas.

Therefore, after reviewing the available data, it is my opinion that as of June 21, 2015 the Facility is located so as to not substantially diminish and impair property values within the neighborhood.

CERTIFICATE OF APPRAISAL

I certify to the best of my knowledge and belief, that:

1. the facts and conclusions reached in this report are true and correct.
2. the report analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions, and are my personal, impartial, 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 I have no personal interest or bias with respect to the parties involved.
4. my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
5. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
6. my engagement in the assignment was not contingent upon developing or reporting predetermined results.
7. 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 value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this consulting assignment.
8. I have made a personal inspection of the property that is the subject of this report.
9. the consulting assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
10. the reported analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and the International Association of Assessing Officers.
11. I have the necessary experience and education and am competent to undertake this consulting assignment.
12. as of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute and the International Association of Assessing Officers.

13. the departure rule of the Uniform Standards of the Appraisal Foundation and Appraisal Institute was not used.
14. I have provided a previous consulting report on the subject property in the past three years but have not provided any other appraisal or other service on the subject property in the previous three years.

Dated: June 21, 2015

A handwritten signature in cursive script that reads "Peter J. Poletti, Jr." with a small mark at the end of the line.

Peter J. Poletti, Jr., Ph.D.; MAI
President
Illinois Certified General Real Estate Appraiser
553.000415 Exp. 9/15

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RESUME
OF PETER J. POLETTI, JR.

I. EDUCATION:

1963-1966: Collinsville High School, Collinsville, Illinois.
1966-1971: University of Illinois, Urbana, Illinois. Bachelor of
Science Degree, Forest Management.
1976-1982: Southern Illinois University at Edwardsville,
Edwardsville, Illinois. Master of Arts Degree in Cultural
Geography.
1982-1989: St. Louis University, St. Louis, Missouri. Doctor of
Philosophy Degree in American Studies.

II. WORK EXPERIENCE:

1987-Present: President of Poletti and Associates, Inc.,
Collinsville, IL.
1989 - 1999: Assistant Professor of Geography, Department of
Economics and Geography, University of Missouri-St. Louis.
1981 - 1989: Instructor of Geography, Department of Economics and
Geography, University of Missouri - St. Louis, Missouri.
1981 - 1982: Adjunct Instructor of Geography, Harris-Stowe State
College, St. Louis, Missouri.
1977 - Present: Elected Township Assessor, Collinsville Township,
Madison County, Illinois.
1973-1977: Draftsman, Madison County Courthouse, Edwardsville,
Illinois.

III. MEMBERSHIPS AND OFFICES:

Member-Appraisal Institute.
Member International Association of Assessing Officers.
President-Society of Real Estate Appraisers; Chapter 152; 1987-
89.
President-Madison County Township Assessor's Association- 1979 to
1986.
Member-Illinois Township Assessors Association.
Member-Certified Illinois Assessing Officials Association.
Member-Edwardsville-Collinsville Board of Realtors.
Member-Regional Panel, Standards of Professional Practice,
Appraisal Institute, 1987 to present.
Member-Chapter 12, Education Committee, Appraisal Institute, 1987
to 1990.
Member-Association of American Geographers.
Member-National Council for Geographic Education.
Member-Gamma Theta Upsilon Honorary Fraternity.

IV. CERTIFICATIONS AND DESIGNATIONS:

Certified General Appraiser, State of Illinois,
Certificate/License No. 153-000415.
Certified General Appraiser, State of Missouri,
Certificate/License No. RA 001663.
Certified General Appraiser, State of Iowa, Certificate/License
No. 328402075.
Certified General Appraiser, State of Tennessee,
Certificate/License No. CG-1250.
Certified General Appraiser, Commonwealth of Kentucky,
Certificate/License No. 001271.
Certified General Appraiser, State of Indiana,
Certificate/License No. CG49400309.
Certified General Appraiser, State of Arkansas,
Certificate/License No. CG1481N.
Certified General Appraiser, State of Wisconsin
Certificate/License No. 1026-010

MAI designation of the Appraisal Institute. Certified Assessment
Evaluator Designation of the International Association of
Assessing Officers.

Certified Illinois Assessing Officer.

Certified Instructor for the Illinois Property Institute. Basic,
Income, Shopping Center, Grain Elevator Courses.

Certified Instructor for the Appraisal Institute. Case Studies in
Real Estate and Report Writing and Valuation Analysis.

V. APPRAISAL COURSES:

Appraisal Institute; Online Appraising Blue Prints and
Specifications, 2006.

Appraisal Institute; Introduction to GIS Application for Real
Estate Appraisal, 2005.

Appraisal Institute; Online Valuation of Detrimental Condition in
Real Estate, 2005

Appraisal Institute; Appraising the Tough ones: Case Studies in
Complex Residential Valuation, 2004

Appraisal Institute; The Road Less Traveled: Special Purpose
Properties, 2004.

Appraisal Institute; Business Practice and Ethics, 2003.

Appraisal Institute; 15 Hours National USPAP Course, 2003.

Appraisal Institute; Course 510: Advanced Income Capitalization,
2002.

Appraisal Institute; Standards of Professional Practice A and B,
1991.

Appraisal Institute; Course 320: General Applications, 1994.

American Institute of Real Estate Appraisers; Course 1A-1: Real
Estate Appraisal Principles, 1985.

American Institute of Real Estate Appraisers; Course 1A-2: Basic
Valuation Procedures, 1985.

American Institute of Real Estate Appraisers; Course 1B-
A: Capitalization Theory and Techniques, Part A, 1985.

American Institute of Real Estate Appraisers; Course 1B-B:
Capitalization Theory and Techniques, Part B, 1985.
American Institute of Real Estate Appraisers; Course 2-1:Case
Studies in Real Estate Valuation, 1985.
American Institute of Real Estate Appraisers; Course 2-2:
Valuation Analysis and Report Writing, 1985.
American Institute of Real Estate Appraisers; Course 8-2:
Residential Valuation, 1985.
American Institute of Real Estate Appraisers; Course 8-
3:Standards of Professional Practice, 1985, 1989, 1994.
American Institute of Real Estate Appraisers; Course 7:
Industrial Valuation, 1986.
McKissock; Appraisal Trends, 2006.
McKissock; National USPAP Update, 2005.
Society of Real Estate Appraisers; Course 101: An Introduction to
Appraising Real Property, 1985.
Society of Real Estate Appraisers; Course 102: Applied
Residential Property Valuation, 1985.
Society of Real Estate Appraisers; Course 201: Principles of
Income Property Appraising, 1984.
Society of Real Estate Appraisers; Course 202: Applied Income
Property Valuation, 1985.
Society of Real Estate Appraisers; Course 301: Special
Applications of Real Estate Analysis, 1987.

VI. LIST OF PRIOR CLIENTS:

Abnet, LLC, Olney, Maryland.
Allied Signal Corporation, Metropolis, Illinois.
Appraisal Management Company, Canton, Massachusetts.
Bank of Edwardsville Branch, Collinsville, Illinois.
Bernard and Davison, Attorneys, Granite City, Illinois.
Bi-State Development Authority, St. Louis, Missouri.
Bo Bueckman Ford, Ellisville, Missouri.
Boatmen's Bank, St. Louis, Missouri.
Boatmen's Bank, Hillsboro, Illinois.
Burlington Bank and Trust, Burlington, Iowa
Capri Sun, Inc., Granite City, Illinois.
Central Bank, Fairview Heights, Illinois
Citicorp Mortgage Co., St. Louis, Missouri.
City Attorney's Office, Lincoln, Nebraska.
City of Edwardsville, Edwardsville, Illinois.
City of Granite City, Granite City, Illinois.
City of Highland, Highland, Illinois.
City of St. Peters, St. Peters, Missouri.
Collinsville Building and Loan, Collinsville, Illinois.
Columbia Quarry Company, Columbia, Illinois.
Community First Bank, Fairview Heights, Illinois.
Crowder and Scoggins, Attorneys, Columbia, Illinois
Crowder and Taliana, Attorneys, Edwardsville, Illinois.
Delivery Network Warehouse Company, Madison, Illinois.
Derango & Vetter, Attorneys, Belleville, Illinois.
Dunham, Bowman and Leskera, Collinsville, Illinois.

Du Quoin State Bank, Du Quoin, Illinois.
Exxon Coal and Mineral, Carlinville, Illinois.
Family Credit Connection, Schaumburg, Illinois.
Farmers Home Administration, Champaign, Illinois.
First Bank, Minneapolis, Minnesota.
First Bank Mortgage, Clayton, Missouri.
First Bank of Illinois, O'Fallon, Illinois.
First Bank of Illinois, Salem, Illinois.
First Federal Savings, Bloomington, Illinois.
First National Bank, Sikeston, Missouri.
First of America Bank, Springfield, Illinois.
Hawkeye Bank of Clinton County, Clinton, Iowa.
H & R Block Mortgage, Pleasanton, California.
Hinshaw & Culbertson, Attorneys, Belleville, Illinois.
Home Federal Savings and Loan, Collinsville, Illinois.
Home Telephone Company, St. Jacob, Illinois.
Illinois American Water Company, Belleville, Illinois.
Illinois Power Company, Decatur, Illinois.
Illinois State Bank, Lake in the Hills, Illinois.
Invenergy, LLC, Chicago, Illinois.
ITT Small Business Finance Corporation, St. Louis, MO..
JBL Limited, Alton, Illinois.
J.R. Kelley Company, Collinsville, Illinois.
Jefferson Bank and Trust, St. Louis, Missouri.
Ralph Korte Construction Co., Highland, Illinois.
Laidlaw Waste Systems (Madison), Roxana, Illinois.
Levy and Levy, Attorneys, Collinsville, Illinois.
Long Beach Mortgage Company, Rolling Meadows, Illinois.
Lueders, Robertson and Konzen, Attorneys, Granite City, IL
Madison County Transit Authority, Granite City, Illinois.
Maedge Trucking Co., Marine, Illinois.
Magna Bank, NA, Belleville, Illinois.
Mark Twain Bank, St. Louis, Missouri.
McCormack Baron & Associates, Inc., St. Louis, Missouri.
Mercantile Bank, St. Louis, Missouri.
Midwest Waste, Cahokia, Illinois.
Moore Research, Inc., St. Louis, Missouri.
NationsBank, St. Louis, Missouri.
Navy Federal Credit Union, Cleveland, Ohio.
Norfolk-Southern Corporation, Atlanta, Georgia.
Ogle County Supervisor, Oregon, Illinois.
Peoria Disposal Company, Peoria, Illinois.
Onyx Waste Services Midwest, Inc., Batavia, Illinois.
RECOLL Management Corporation, Boston, Massachusetts.
Erin E. Reilly, Attorney, Edwardsville, Illinois.
Republic Services, Inc., Ft. Lauderdale, Florida
Richard McGovern, Attorney, Belleville, Illinois.
Ross Construction Co., Granite City, Illinois.
Sears Mortgage Corporation, St. Louis, Missouri.
Sears, Roebuck and Company, Chicago, Illinois.
Shell Oil Company, Wood River, Illinois.
Service Corporate Mortgage, Naperville, Illinois.

Southern Illinois Regional Landfill, Desoto, Illinois.
Speed Lube, Inc., Highland, Illinois.
Stifel, Nicolaus & Company, Belleville, Illinois.
Stobbs and Sinclair, Attorneys, Alton, Illinois.
Town and Country Mortgage, Chesterfield, Missouri.
Tri-City Port District, Granite City, Illinois.
Tri-Township Library District, Troy, Illinois.
Harry J. Sterling, Attorney, Fairview Heights, Illinois.
Dean Sweet, Attorney, Wood River, Illinois.
United Illinois Bank, Collinsville, Illinois.
United Missouri Bank, St. Louis, Missouri.
US Can Company, Danville, Illinois.
US Postal Service, Overland Park, Kansas.
Waste Management of Illinois, Inc., Downers Grove, Illinois.
Weaver, Boos & Gordon, Inc., Chicago, Illinois.
Wolf Construction Company, Granite City, Illinois.

APPENDICES

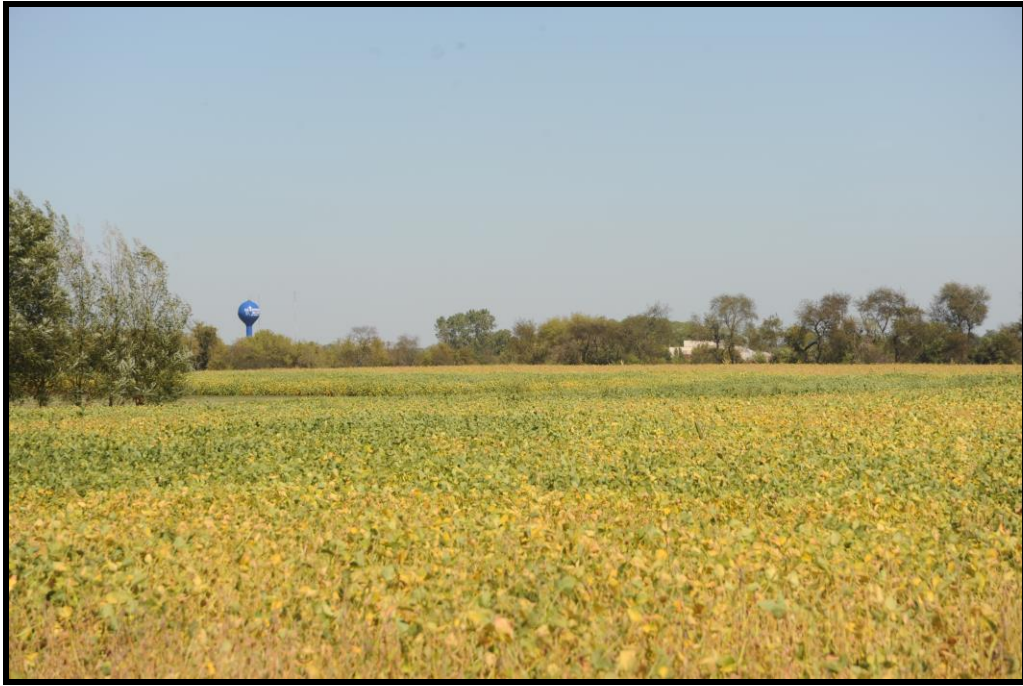
Appendix I: Photographs Of Facility.



Appendix Ia: Entrance to Facility from Silver Glen Road.



Appendix Ib: View Looking Northwest from Intersection of Silver Glen Road and Croonen Road.



Appendix Ic: View Looking Northeast from Dittmer Road just north of Silver Glen Road.



Appendix Id: View Looking Southwest toward Facility from McDonald Road.



Appendix Ie: An Example of Secondary Growth along North Property Line.



Appendix If: Example of Secondary and Mature Growth Trees along North Property Line.



Appendix Ig: Overview of Facility.



Appendix Ih: Typical Residential Unit.

Appendix II: Target and Control Area Sales, Lemont, Ill.

Appendix IIa: Target and Control Area Sales, Lemont, Ill.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
Target:												
1	22 20 317 002	407 Warner	Sepskis	Boyle	1222133108	WD	Jun-12	\$200,000	1,537	1911 2SF	\$130.12	
2	22 20 314 008	113 Cass	Schroeder Tr	Kasbohm	1219435033	TRD	Jul-12	\$125,000	1,358	1948 1SF	\$92.05	
3	22 29 100 023	720 Kettering	Lambert	Hunnewll	1420241011	WD	Jun-14	\$262,500	1,680	1970 1SB	\$156.25	
4	22 29 100 024	730 Kettering	Sheady Tr	Johnson	1316501024	TRD	May-13	\$235,000	1,373	1974 SPLFB	\$171.16	
5	22 29 101 004	14 E. Divi.	S Hllnd Bnk Tr	Bates	1424735013	TRD	Jul-14	\$142,000	1,328	1925 1SF	\$106.93	
6	22 29 101 007	5 E. Custer	Zyzniewsky	Campo	1303646058	WD	Feb-13	\$265,000	2,098	1926 2SF	\$126.31	
7	22 29 102 010	30 E. Divi.	Wiegand-Cresap	Cammiso	1418104044	EXD	Jun-14	\$245,000	1,816	1948 2SF	\$134.91	
8	22 29 103 005	519 Warner	Baer	Marinello	1301057247	WD	Dec-12	\$240,000	1,560	1889 2SF	\$153.85	
9	22 29 103 014	104 E. Divi.	Pavlik	Somen, Tr	1208711052	WD	Mar-12	\$95,000	864	1957 1SF	\$109.95	
10	22 29 106 017	34 E. Custer	Burkhart	McEvoy	1416333129	WD	Jun-14	\$240,000	1,566	1916 1.5SF	\$153.26	
11	22 29 109 007	11 E. Eureka	Sokolis	Jaenicka	1311912105	WD	Apr-13	\$230,000	1,533	1930 1.5SF	\$150.03	Shrt Sle
12	22 29 109 015	9 E. Eureka	Eller Tr	Sperka	1323942089	TRD	Aug-13	\$195,000	1,008	1958 1SB	\$193.45	
13	22 29 110 005	717 Warner	Forzley	Bushman	1312855107	WD	May-13	\$125,000	1,116	1879 1SF	\$112.01	
14	22 29 110 018	720 Singer	Molis	Welch	1336401065	WD	Dec-13	\$250,000	1,920	1908 1.5SF	\$130.21	
15	22 29 110 025	730 Singer	Hejka	Siriana	1307857066	WD	Mar-13	\$148,000	2,023	1918 2SB	\$73.16	
16	22 29 111 002	705 Singer	CarpeDiem Grp.	Araulio	1317742029	WD	May-13	\$350,000	2,656	2008 2SF	\$131.78	Shrt Sle
17	22 29 112 025	724 Ridge	Fryszak Tr	Bertolino	1212912043	TRD	May-12	\$267,000	1,613	1973 1SB	\$165.53	
18	22 29 113 008	22 E. Eureka	Newquist	Hale	1426804043	WD	Aug-14	\$342,500	2,035	1922 2SF	\$168.30	
19	22 29 113 022	19 Ridge Rd	Fries	Petrauskas			Jun-12	\$121,000	832	1950 1SB	\$145.43	? Sale
20	22 29 114 019	17 Norton	Bolino	Lawler	1432110004	WD	Nov-14	\$148,000	1,187	1961 SPLFB	\$124.68	
21	22 29 114 025	3 Norton	Ilrak LLC	Kolarik	1208747038	WD	Jan-12	\$365,000	2,390	2005 2SFB	\$152.72	
22	22 29 114 027	4 Norton	Parkway Bank	IH2 Prop.	1324201040	TRD	Jul-13	\$156,000	1,118	1961 SPLFB	\$139.53	Ex. Opt.
23	22 29 115 020	828 Singer	Reineke	Kozieli	1320304102	WD	Jun-13	\$182,000	1,000	1960 2SF	\$182.00	
24	22 29 116 005	819 Singer	Naples	Inn. Cty Liv.	1306647003	WD	Feb-13	\$135,000	1,327	1888 2SF	\$101.73	
25	22 29 116 006	823 Singer	FNMA	Mack Ind.	1424156003	SPD	Aug-14	\$74,200	946	1925 1SF	\$78.44	Bank
26	22 29 116 018	824 State	Nyman-Finke Tr	Bercher	1333149058	WD	Nov-13	\$142,500	1,737	1940 1.5SF	\$82.04	
27	22 29 120 001	18 W. Divi.	Bromberek	Zumhegen	1323447017	WD	Aug-13	\$225,000	1,314	1966 SPLB	\$171.23	Shrt Sle
28	22 29 120 005	10 W. Divi.	Knoelk	MacDonough	1412741070	WD	Apr-14	\$240,000	1,369	1958 SPLFB	\$175.31	
29	22 29 120 009	19 W. Custer	Brandt	Englund	1302212107	WD	Jan-13	\$175,000	1,414	1960 1SB	\$123.76	
30	22 29 127 002	31 Peiffer	Flaherty Tr.	Skierkiewicz	1309435031	TRD	Mar-13	\$333,000	2,405	1990 1.5SFB	\$138.46	
31	22 29 301 029	1010 Salim	Francisco	Hatton	1430810097	WD	Oct-14	\$521,000	3,883	2002 2SFB	\$134.17	
32	22 29 303 002	1003 Walter	Bresingham	Benoit	1322126025	WD	Jul-13	\$500,000	4,054	2002 2SF	\$123.33	
33	22 29 303 004	1007 Walter	Tasharski	Lutz	1220742089	WD	Jul-12	\$110,000	630	1948 1SF	\$174.60	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
34	22 29 304 014	1002 Warner	FNMA	Kollereb	1`403135136	SPD	Jan-14	\$220,000	1,560	1948 2SF	\$141.03	Bank
35	22 29 304 021	1020 Warner	TCF Bank	IH2 Prop.	1315633141	SPD	May-13	\$160,000	1,080	1970 1SF	\$148.15	Bank
36	22 29 311 004	1043 Walter	U.S. Bank	PNCST1	1410415035	SPD	Mar-14	\$166,000	1,104	1965 SPLFB	\$150.36	Bank
37	22 29 311 005	1030 Florence	Zolecki Tr.	Stop Prop.	1304242088	TRD	Jan-13	\$150,000	1,040	1963 1SB	\$144.23	
38	22 29 312 005	1030 Warner	Hoster Est.	Ellett	1418926057	EXD	Jun-14	\$115,000	1,104	1963 SPLFB	\$104.17	Crt Ord.
39	22 29 315 002	1005 Edgewood	Jerling	DeSantis	1216741045	WD	May-12	\$375,000	2,196	1990 1SB	\$170.77	
40	22 29 315 010	1008 Edgewood	Citimortgage	Schutz	1308541003	SPD	Mar-13	\$315,000	3,154	1991 2SB	\$99.87	Bank
41	22 29 316 011	23 W. Roberta	Rogel	Buffalo	1322635089	WD	Aug-13	\$316,000	2,288	1990 2SFB	\$138.11	
42	22 29 316 018	102 Rose	Chicago Title	Dargis	1423741245	TRD	Jul-14	\$520,000	4,032	2006 2SFB	\$128.97	
43	22 29 317 013	6 W. Roberts	Guthrie Tr	Alvarado	1431433056	TRD	Oct-14	\$272,500	1,348	1990 SPLFB	\$202.15	
44	22 29 318 012	6 W. Megan	Warhol Tr.	Zielinski	1407941070	TRD	Nov-13	\$255,000	1,760	1990 SPLFB	\$144.89	
45	22 29 319 012	10 W. Wend	Lambert	Acevedo	1402226070	WD	Jan-14	\$305,500	2,057	1990 2SFB	\$148.52	
46	22 29 319 015	4 W. Wend	Kaatz	Nappier	1423035030	WD	Jun-14	\$360,000	2,434	1991 1.5SFB	\$147.90	
47	22 29 321 009	1133 Florence	Konieczka	Allen	1215755132	WD	Apr-12	\$317,500	1,712	1990 SPLFB	\$185.46	
48	22 29 324 005	167 Erin	Chicago Ttl	Albrecht	1226446028	TRD	Aug-12	\$369,000	2,800	1996 2SFB	\$131.79	
49	22 29 325 003	1063 Hermes	Rehfus	Gabseviciute	1221541071	WD	Jul-12	\$420,000	3,047	1999 2SFB	\$137.84	
50	22 30 101 036	16548 New	Jud. Sales	Starko LLC	1217831029	SPD	Jun-12	\$240,500	1,526	1872 2SFB	\$157.60	Bank, LL.
51	22 30 101 047	16490 New	Forkel etal	Hedger	1207204081	WD	Mar-12	\$100,000	1,332	1933 1.5SF	\$75.08	
52	22 30 201 015	16374 New	Chicago Ttl	Hussey	1222749008	TRD	May-12	\$97,500	874	1919 1SF	\$111.56	
53	22 30 201 016/	16368 New	Senese	Christie	1308417031	WD	Oct-12	\$126,900	1,675	1939 1SF	\$75.76	
54	22 30 205 010	14 Timberline	Landmark Bldg.	Leise	1204747000	WD	Feb-12	\$281,000	1,803	1986 SPLFB	\$155.85	
55	22 30 205 033	20 Evergreen	Wirth	Janowski	1210822018	WD	Apr-12	\$285,000	2,465	1987 2SFB	\$115.62	
56	22 30 205 039	47 Timberline	Brombarek	Dunn	1310555102	WD	Apr-13	\$380,000	2,568	1994 2SF	\$147.98	
57	22 30 206 002	52 Timberline	Rychtarczyk	Sobol	1402801111	WD	Jan-14	\$280,000	1,330	1986 SPLFB	\$210.53	
58	22 30 206 035	79 W. Logan	Bertulis	Fostier	1221655042	WD	Jun-12	\$256,000	1,949	1987 2SF	\$131.35	
59	22 30 206 037	75 W. Logan	Levy Tr.	Faddis	1426104074	WD	Aug-14	\$320,000	1,843	1971 2SF	\$173.63	
60	22 30 207 013	11 Cedar Ct.	FMNA	Agnieszka	1205304064	SPD	Feb-12	\$247,000	2,722	1991 2SFB	\$90.74	Bank
61	22 30 207 013	11 Cedar Ct.	Medoniene	Jud. Sales	1075722107	WD	Feb-12	\$247,000	2,722	1991 2SFB	\$90.74	Bank
62	22 30 207 023	1 Cedar	Berming	Heiserman	1308141036	WD	Mar-13	\$327,500	2,572	1986 2SF	\$127.33	
63	22 30 207 047	14 Aspen	Chicago Ttl	Blaskevicius	1325433064	WD	Aug-13	\$277,500	1,845	1988 1SFB	\$150.41	
64	22 30 207 060	1 Aspen Ct.	Henderson	Polo	1216746003	WD	Jun-12	\$305,000	2,365	1987 2SFB	\$128.96	
65	22 30 208 002	1403 Briarcliffe	Derrigi Cont.	Sharp	1405042020	WD	Jan-14	\$499,000	3,376	2014 2SFB	\$147.81	New House
66	22 30 305 002	12670 Briarcliffe	Carpenter Tr	Highland	1328026026	TRD	Sep-13	\$575,736	3,452	2011 2SFB	\$166.78	
67	22 30 306 014	16701 Wilshire	159 Harlem	Demir	1331750013	WD	Oct-13	\$475,000	3,395	2006 1.5SB	\$139.91	
68	22 30 308 007	12473 Briarcliffe	Edwards Bld.	Greco	1213013027	WD	Apr-12	\$575,000	4,641	2006 2SFB	\$123.90	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
69	22 30 308 008	12468 Province	Kittridge	Riesenberg	1330841141	WD	Oct-13	\$572,900	3,803	2005 2SFB	\$150.64	
70	22 30 308 009	12448 Province	Maurukas	Dismore	1203141034	WD	Jan-12	\$575,000	3,514	2006 2SB	\$163.63	
71	22 30 308 011	12408 Province	Duetsche Bnk	Columbia	1327704217	SPD	Aug-13	\$500,100	3,964	2005 2SFB	\$126.16	Bank
72	22 30 308 009	12448 Province	Dismore	Badescu	1420310031	WD	Jun-14	\$615,000	3,514	2006 2SFB	\$175.01	
73	22 30 309 009	12384 Thornberry	Biskup	Caruso	1420233203	WD	Jul-14	\$479,900	3,139	2014 2SFB	\$152.88	New House
74	22 30 310 001	12437 Province	Lekousia	Stringer	1316441020	WD	May-13	\$562,500	3,209	2013 2SFB	\$175.29	New House
75	22 30 310 011	12544 Thornberry	Standek Bld.	Rams	1401312044	WD	Dec-13	\$494,000	3,162	2013 2SFB	\$156.23	New House
76	22 30 311 001	12595 Thornberry	LeBlanc	Dolph	1322141097	WD	May-13	\$549,000	3,736	2006 2SFB	\$146.95	
77	22 30 311 005	12635 Thornberry	Chunduri	Kruse	1319601029	WD	Jun-13	\$550,000	3,381	2006 2SFB	\$162.67	
78	22 30 312 002	12345 Thornberry	Guzowski	Topor	1314235035	WD	Apr-13	\$445,000	3,669	2005 2SFB	\$121.29	
79	22 30 312 012	12445 Thornberry	Mack Inv 1	Bozin	1219241119	WD	Jun-12	\$555,000	4,273	2009 2SFB	\$129.89	
80	22 30 312 020	12535 Thornberry	DeRiggi Cont.	Grabowski	1317841070	WD	Jun-13	\$485,000	3,489	2011 2SFB	\$139.01	
81	22 30 313 010	16649 Sterling	Zyirbulis	Gubula	1425449099	WD	Sep-14	\$532,000	3,692	2008 2SFB	\$144.10	
82	22 30 404 009	109 Timberline	Rakauskas Est.	Yates	140933029	EXD	Mar-14	\$287,500	2,558	1994 1SFB	\$112.39	
83	22 30 405 014	66 W. Peiffer	Howe	Bryk	1319110120	WD	Apr-13	\$200,000	1,738	1982 SPLFB	\$115.07	Shrt Sle
84	22 30 405 015	68 W. Peiffer	FNMA	Kazla	1322535069	SPD	Jul-13	\$222,250	1,222	1982 SPLFB	\$181.87	Bank
85	22 30 406 004	112 Timberline	Lietz	Amberg	1413519059	WD	Apr-14	\$430,000	3,399	1994 2SFB	\$126.51	
86	22 30 406 013	93 Doolin	Regan Tr	Kelly	1420342079	TRD	Jun-14	\$435,000	3,139	1994 2SFB	\$138.58	
87	22 30 406 025	116 Doolin	Wilson	Strauss	1404513012	TRD	Jan-14	\$400,000	2,923	1997 2SFB	\$136.85	
88	22 30 407 009	117 Doolin	Baetz	Brumfield	1222357101	WD	Jul-12	\$282,000	2,739	1994 2SFB	\$102.96	
89	22 30 408 005	52 W. Roberta	Surin	Muller	1326826049	WD	Aug-13	\$399,000	3,270	1997 2SFB	\$122.02	
90	22 30 413 010	139 Doolin	Androvich	Adamjee Tr	1326735078	WD	Aug-13	\$357,500	2,583	1996 1SFB	\$138.40	
									1973		\$138.56	
Control												
91	22 20 315 019	230 E. Ill.	US Bank	Arbiser	1217335011	SPD	Jun-12	\$26,000	903	1887 1SFB	\$28.79	Bank
92	22 20 319 016	408 Lemont	Fairclough	Pima Prop.	1236246011	QCD	Dec-12	\$120,000	864	1950 1SF	\$138.89	Related
93	22 20 427 012	307 Cass	Petrik	Stanek	1326247014	WD	Sep-13	\$320,000	1,964	1996 2SF	\$162.93	
94	22 20 430 007	603 Porter	Boe	Boe	1214642018	WD	Apr-12	\$50,000	794	1905 1SF	\$62.97	Related
95	22 20 435 012	415 McCarthy	Old 2nd Bank	Old 2nd Bank	1314104126	TRD	Mar-13	\$0	704	1909 1SF	\$0.00	Related
96	22 20 435 012	415 McCarthy	Old 2nd Bank	Ptaszynski	1402201026	SPD	Dec-13	\$125,000	704	1909 1SF	\$177.56	Bank
97	22 20 437 034	709 McCarthy	Cullinovic Tr	Pignone	1332326070	TRD	Oct-11	\$185,000	1,240	1931 1SF	\$149.19	
98	22 20 438 015	427 Grant	Schitz	Hannebry Est.	1329526150	EXD	Oct-13	\$158,000	1,473	1930 1SF	\$107.26	
99	22 20 440 004	409 Lemont	Michaelsen	Kissick Etal	1432555074	WD	Nov-14	\$140,000	818	1927 1SF	\$171.15	
100	22 20 441 005	500 Ldchswski	Wells Fargo	Hennebry	1209646145	SPD	Mar-12	\$120,000	1,052	1958 1SF	\$114.07	Bank

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
101	22 20 441 016	522 Ldchswski	Plymtric Prop.	SMRT	1321026047	SPD	Jul-13 \$173,000	1,570	1950	1SB	\$110.19	Non Arms
102	22 21 200 010	14679 Main	HUD	N13 Invest.	1312246060	WD	Apr-13 \$109,049	1,008	1956	1SB	\$108.18	Bank
103	22 21 200 010	14679 Main	N13 Inv.	Balster	1329646028	WD	Oct-13 \$179,000	1,008	1956	1SB	\$177.58	Flip
104	22 21 303 008	10 Mayfair	FNMA	Davalia	1302401017	WD	Jan-13 \$300,000	2,680	1994	1SB	\$111.94	Bank
105	22 21 303 022	440 Wexford	VA	Baer	1311212029	QCD	Mar-13 \$297,239	2,833	1993	2SF	\$104.92	Bank
106	22 21 303 024	460 Wexford	Butler	Klukas	1207512027	WD	Feb-12 \$312,000	2,111	1991	2SFB	\$147.80	
107	22 21 303 026	480 Wexford	Christopher	Cerneckis	1416435071	WD	May-14 \$320,000	2,118	1993	2SFB	\$151.09	
108	22 21 303 042	4 Lindsay	Cammiso	Blatzer	1408542029	WD	Feb-14 \$369,000	2,172	1993	1SF	\$169.89	
109	22 21 305 022	5 Lenox	Kleeman	Hawrysz	1429301100	WD	Oct-14 \$343,000	2,111	1991	2SFB	\$162.48	
110	22 21 305 034	490 Wheeler	O'Connell Tr.	Otterbacher	1423035026	WD	Jul-14 \$325,000	2,538	1991	2SFB	\$128.05	
111	22 21 306 004	361 Wheeler	1st Mdwst Bnk	Skendzel	1217442010	SPD	Jun-12 \$300,000	2,605	1993	2SFB	\$115.16	Bank
112	22 21 307 020	5 Carley	Sytsma	Vasiliauskas	1431142003	LWD	Aug-14 \$785,000	4,229	2002	2SFB	\$185.62	
113	22 21 308 017	321 Komray	Perma & Costa	Wojczak	1334026078	WD	Sep-13 \$450,000	3,175	1999	2SFB	\$141.73	
114	22 21 311 001	1014 Stirrup	FNMA	Brazdelkis	1329033190	SPD	Sep-13 \$384,000	2,416	1997	2SFB	\$158.94	Bank
115	22 21 311 020	433 4th	Marrero	Katalynas	1410456030	WD	Apr-14 \$470,000	3,261	2002	2SFB	\$144.13	
116	22 21 401 010	11600 Center	Walker	Kellerman	1305719068	WD	Sep-12 \$365,000	2,140	1961	1SF	\$170.56	Log. LL
117	22 21 408 005	1249 118 th	Rybach	Girdler	1432349047	WD	Nov-14 \$265,000	1,872	1971	SPLFB	\$141.56	
118	22 21 409 020	2 Misko	Schochat Tr	Miller	1234926190	TRD	Nov-12 \$390,000	2,804	1997	2SFB	\$139.09	
119	22 21 412 010	1029 119th	Brown	Brookf. Relo	1230310101	WD	Aug-12 \$395,000	3,126	1993	2SFB	\$126.36	Relo
120	22 21 414 002	486 Senon	Kopf Tr.	Purkey	1407135022	WD	Feb-14 \$360,000	2,261	1999	1SFB	\$159.22	
121	22 27 100 025	14315 McCarthy	Manuel	Perch	1334347017	WD	Dec-13 \$265,000		1958			No Info
122	22 27 207 012	12150 Oxford	Sexton	Radtke	1426855007	WD	Sep-14 \$595,000	2,720	2002	2SFB	\$218.75	
123	22 27 302 039	12500 Derby	Pskocimas TR	Slenys	1430710029	WD	Aug-14 \$180,000	1,360	1956	1SF	\$132.35	
124	22 27 401 021	13730 McCarthy	Antle	Szafarski	1402201011	WD	Dec-13 \$375,000	2,629	1997	1SFB	\$142.64	
125	22 27 401 031	13756 McCarthy	Reed	Giles	1428735086	WD	Oct-14 \$355,000	2,775	1991	1SB	\$127.93	LL
126	22 27 406 002	39 Rffld Fthrs	Schaefer	Mircheva	1432301027	WD	Oct-14 \$549,137	2,935	1996	2SFB	\$187.10	
127	22 27 407 003	77 Rffld Fthrs	Holloway	Ingolia	1227246175	WD	Sep-12 \$450,000	4,105	1999	2SB	\$109.62	
128	22 28 100 013	1027 McCarthy	Nelson Tr.	Metzger	1425810082	TRD	Aug-14 \$130,000	1,326	1952	1.5SF	\$98.04	
129	22 28 102 012	491 5th	O'Keefe	Knieza	1323246074	WD	Jul-13 \$290,000	1,514	1993	1SFB	\$191.55	
130	22 28 102 023	485 5th	Johnson Tr	Burn	1320512089	TRD	Jun-13 \$163,000	1,367	1954	1SF	\$119.24	Family
131	22 28 104 002	1108 McCarthy	HUD	Mrowca	1225655107	SPD	Aug-12 \$37,200	998	1950	1SF	\$37.27	Bank
132	22 28 104 013	519 2nd	Diorio	Andrist	1210155019	WD	Mar-12 \$193,000	1,148	1988	SPLF	\$168.12	
133	22 28 104 051	560 4th	US Bank	Malcius	1222019120	SPD	Jul-12 \$43,500	1,308	1924	1SF	\$33.26	Bank
134	22 28 104 107	600 4th	Meyer	Orozzo	1317042027	WD	May-13 \$174,000	996	1956	1SF	\$174.70	Shrt Sle
135	22 28 104 119	1140 McCarthy	HUD	GS Prop.	1326310078	SPD	Aug-13 \$233,129	1,256	1981	SPLFB	\$185.61	Bank

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
136	22 28 104 129	511 2nd	Johnson	Dedalow	1335701118	WD	Nov-13	\$125,000	976	1881 1SF	\$128.07	
137	22 28 105 012	555 4th	Dauenheir Tr.	Ivanisevic	1414915016	WD	May-14	\$172,000	968	1978 1SF	\$177.69	
138	22 28 105 042	509 4th	Bnk of Amer.	Boyle Enter. Inc	1206626151	SPD	Feb-12	\$81,000	1,337	1957 1SF	\$60.58	
139	22 28 105 061	3 Country	Cealante Tr	Quimque	1220946080	WD	Jun-12	\$242,000	1,148	1990 SPLFB	\$210.80	
140	22 28 105 075	641 4th	PNC Bank	IH3 Prop.	1403426056	SPD	Jan-14	\$274,500	2,613	1999 2SB	\$105.05	Bank
141	22 28 107 005	680 Tmszowski	Deardurff	Stojcevski	1306547025	WD	Mar-13	\$267,000	1,448	1988 SPLFB	\$184.39	
142	22 28 107 008	710 Tmszowski	FNMA	Blazavich	1330204129	SPD	Sep-13	\$250,000	2,134	1988 1SB	\$117.15	Bank
143	22 28 107 013	760 Tmszowski	Reves	Kopec	1417855033	WD	Jun-14	\$368,000	1,607	1992 SPLFB	\$229.00	
144	22 28 107 020	731 Kruk	1st. Mdwst Bnk	Taylor	1216334033	TRD	May-12	\$262,000	2,021	1988 1SFB	\$129.64	
145	22 28 109 006	570 1st	Taylor Tr	Malak	1321935123	TRD	Jul-13	\$340,000	1,956	1991 1SB	\$173.82	
146	22 28 111 005	1166 Country	Agape Invest.	Cody	1414704047	WD	May-14	\$330,000	1,336	1990 SPLFB	\$247.01	
147	22 28 203 015	12140 Hillcrest	Lux	McDonnell	1219142106	WD	Jun-12	\$240,000	1,800	1990 1SFB	\$133.33	2 Parcels
148	22 28 204 006	11995 Hillcrest	Saindon	Kiem	1320304127	WD	Jun-13	\$300,000	2,130	1991 2SF	\$140.85	
149	22 28 204 007	12045 Hillcrest	Olkiewicz	Zyzniewski	1211012168	TRD	Apr-12	\$208,000	2,475	1976 1SB	\$84.04	
150	22 28 204 020	12030 Center	Bell	Kallai	1208135052	WD	Feb-12	\$192,000	1,679	1959 1SB	\$114.35	
151	22 28 205 013	12065 Center	Bevana Tr	Linder Ave.	1401035027	ED	Dec-13	\$120,000	1,408	1957 1SF	\$85.23	
152	22 28 205 014	12095 Center	Southard	Dawson	1217035012	WD	Jun-12	\$258,000	1,598	1956 1SF	\$161.45	
153	22 28 207 012	860 Kromray	Danya Est.	Jaskiewicz	1326355057	CD	Sep-13	\$276,500	1,700	1990 1SFB	\$162.65	
154	22 28 209 010	841 Kromray	Randazzo	Szaflarski	1313046158	WD	May-13	\$340,000	1,555	1990 SPLFB	\$218.65	
155	22 28 209 019	1224 Pendleton	Phelan	Sanders	1226112013	WD	Aug-12	\$430,000	2,114	1993 2SFB	\$203.41	
156	22 28 210 020	910 Woodcrest	Duraska Tr.	Pranskunas	1412041006	TRD	Apr-14	\$318,000	2,244	1990 2SFB	\$141.71	
157	22 28 211 001	124 Janas	Colaizzi	Kapusta	1305349033	WD	Feb-13	\$324,000	2,303	1993 2SFB	\$140.69	
158	22 28 211 004	801 Woodcrest	Van Koningaveld	Szynal	1333917001	WD	Nov-13	\$385,000	2,048	1990 1SFB	\$187.99	
159	22 28 211 005	891 Woodcrest	Mitic	Eliadia	1410619034	WD	Mar-14	\$340,000	3,438	1990 2SB	\$98.89	
160	22 28 214 018	4 Wild Oak	Old 2nd. Bank	Dzieman	1415626003	SPD	May-14	\$310,000	3,167	1996 2SB	\$97.88	Bank
161	22 28 217 003	601 Crrige Rdg	Eggebert	Kogut	1335455008	WD	Dec-13	\$355,000	2,404	1995 2SFB	\$147.67	
162	22 28 217 013	610 Crrige Rdg	Borzecki	Manolache	1327725146	WD	Sep-13	\$375,000	2,369	1996 1SB	\$158.29	
163	22 28 302 003	1035 Norwalk	Kozak Tr	Suwanda	1430710042	TRD	Oct-14	\$360,000	3,361	2000 1SB	\$107.11	
164	22 28 302 006	1047 Norwalk	Phillips	Tumasonis	1432904004	WD	Nov-14	\$305,000	2,091	2002 2SFB	\$145.86	
165	22 28 303 015	1056 Norwalk	Huckdeldt	Warchol	1422601021	WD	Jul-14	\$377,000	2,490	2000 2SFB	\$151.41	
166	22 28 305 012	6 Overton	Stndrd Bnk Tr	Hamernik	1223504058	TRD	Aug-12	\$395,900	2,534	1997 2SFB	\$156.24	
167	22 28 305 013	8 Overton	Stndrd Bnk Tr	Tommasi	1325504126	TRD	Aug-13	\$408,761	2,490	1997 2SFB	\$164.16	
168	22 28 306 038	1156 Covington	Jud. Sales	Right Resid.	1306555003	JD	Feb-13	\$224,228	2,127	2002 2SFB	\$105.42	Bank
169	22 28 306 038	1158 Covington	Right Resid.	Klislewski	1318601062	WD	May-13	\$331,000	2,127	2002 2SFB	\$155.62	Flip
170	22 28 306 045	1176 Camelot	Lane	Budraitiene	1224141064	WD	Aug-12	\$335,000	2,200	1999 2SFB	\$152.27	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
171	22 28 307 005	790 Kromray	Willner	Kowalczyk	1216633042	WD	Jun-12	\$220,000	1,450	1996 SPLFB	\$151.72	Shrt Sle
172	22 28 308 009	1226 Woburn	FNMA	Liako	1412833000	SPD	Apr-14	\$355,000	3,035	2006 2SFB	\$116.97	Bank
173	22 28 308 017	1275 Pendleton	Kordowski	Husarik	1309426286	WD	Mar-13	\$370,000	3,035	2006 2SFB	\$121.91	
174	22 28 310 023	1127 Berkley	Beranek	Sagotz	1403404002	WD	Jan-14	\$430,000	3,035	2005 2SFB	\$141.68	
175	22 28 310 038	1278 Keough	Bernardy	Martlink	1226912030	WD	Sep-12	\$394,000	3,321	2006 2SFB	\$118.64	
176	22 28 312 001	1075 Norwalk	Pavlica	Swiercz	1203904198	WD	Feb-12	\$383,000	2,581	2000 1SFB	\$148.39	
177	22 28 314 002	1266 Chatham	Horbach	Chau	1216545012	WD	May-12	\$397,500	3,381	2002 2SFB	\$117.57	
178	22 28 407 007	1288 Drawbridge	Costello	Mietus	1304556061	WD	Feb-13	\$455,000	2,955	1994 2SFB	\$153.98	
179	22 28 408 003	1236 Camelot	Valaitis Tr	Deuschle	1317116013	TRD	Jun-13	\$392,000	3,048	1996 1SB	\$128.61	
180	22 28 408 007	1252 Camelot	Krzeczkowski	Kamradt	1218119089	WD	Jun-12	\$370,000	3,409	1996 2SFB	\$108.54	
181	22 28 408 013	1231 Abbey Oaks	Casey	Dixon	1315501082	WD	May-13	\$440,000	3,048	1997 2SB	\$144.36	
182	22 28 409 010	1233 Camelot	Fitzgerald	Anderson	1325541110	WD	Aug-13	\$340,000	2,120	1996 1SB	\$160.38	
183	22 28 410 014	1180 Covington	Pierce	Lempa	1421612011	WD	Jul-14	\$355,000	1,896	2002 1SB	\$187.24	
184	22 28 410 025	1340 St. Vin.	Ramos	Fabiano	1316501062	WD	May-13	\$410,000	3,381	2002 2SFB	\$121.27	Shrt Sle
185	22 28 411 003	1388 St. Vin.	Muersch	O'Brien Tr.	1410446052	WD	Apr-14	\$427,500	3,367	1994 2SB	\$126.97	
186	22 28 411 019	1125 St. Brend.	FNMA	Smith	1304235091	SPD	Jan-13	\$373,000	3,230	1996 2SB	\$115.48	Bank
187	22 28 411 039	1216 Pleasant	McKevitt Ex.	Rhone	1205504112	EXD	Feb-12	\$419,000	2,938	1997 2SB	\$142.61	
188	22 28 412 017	1380 Notre Dame	Baldwin	Antczak	1406435045	WD	Feb-14	\$485,000	3,297	1996 2SFB	\$147.10	
189	22 28 413 004	1385 St. Vin.	McAndrews	Millerck	1432104042	WD	Oct-14	\$490,000	3,268	1997 2SB	\$149.94	
190	22 28 415 012	1236 Auburn	Jasklewicz	Blinstrubalte	1327741072	WD	Sep-13	\$402,500	1,922	2009 1SB	\$209.42	
191	22 28 415 024	4 Auburn	Stndrd Bnk Tr	Wrublik	1208133024	TRD	Mar-12	\$395,000	2,637	2011 2SFB	\$149.79	
192	22 28 415 027	1221 Monmouth	Bartkowicz	Valentino	1419204056	WD	Jun-14	\$372,000	2,535	2006 2SFB	\$146.75	
193	22 28 416 002	1293 Drover	Koziel	Trench	1226541105	WD	Aug-12	\$395,000	3,381	2002 2SFB	\$116.83	
194	22 28 416 017	1273 Drover	Ulanski	Klisiewicz	1432110002	WD	Nov-14	\$385,000	2,535	2006 2SFB	\$151.87	
195	22 28 417 002	1297 Woburn	Krakar	Scaletta	1323941114	WD	Aug-13	\$395,000	3,381	2002 2SFB	\$116.83	
196	22 28 417 015	1257 Woburn	Benoit	Leonard	1322135247	WD	Jul-13	\$423,500	3,034	2006 2SFB	\$139.58	
197	22 29 200 008	207 E. Custer	Franks etal	Zeman	1222742060	WD	Aug-12	\$107,900	1,200	1887 1SF	\$89.92	
198	22 29 202 038	613 Walnut	JP Morgan	AWP Invest.	1300846093	SPD	Dec-12	\$79,000	1,871	1880 2SF	\$42.22	Bank
199	22 29 204 001	543 Czacki	TCF Bank	Sokolis	1403812041	SPD	Jan-14	\$135,000	960	1951 1SF	\$140.63	Bank
200	22 29 204 009	610 Czacki	Paskauskas	Paskauskas	1331826040	WD	Oct-13	\$170,000	864	1974 1SF	\$196.76	Family
201	22 29 209 010	540 McCarthy	Winke	Camedo LLC	1208619148	WD	Mar-12	\$100,000	1,200	1888 2SF	\$83.33	
202	22 29 210 007	801 Sobieski	Koski Est.	Smallwood	1322641182	EXD	Jul-13	\$188,600	1,603	1966 1SFB	\$117.65	
203	22 29 213 031	619 McCarthy	Valdes Tr	Makuch	1431842030	WD	Oct-14	\$185,000	1,072	1987 1SF	\$172.57	
204	22 29 213 032	606 Houston	Heartland Bnk	Tomia	1228326074	GD	Oct-12	\$192,000	1,279	1967 1SB	\$150.12	
205	22 29 213 033	608 Houston	Mierzwa	McCusker	1427301017	WD	Aug-14	\$239,000	1,234	1979 SPLFB	\$193.68	Divorce

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
206	22 29 214 017	607 Houston	Dikselis	Lellos	1210855050	WD	Apr-12	\$259,000	1,395	2002 SPLFB	\$185.66	
207	22 29 215 019	705 State	FHLM	Olkiewicz	1208635013	SPD	Feb-12	\$47,000	1,330	1950 1SF	\$35.34	Bank
208	22 29 216 002	304 Logan	Baltzer Tr	McLaughlan	1406655043	WD	Feb-14	\$267,000	1,768	1992 2SF	\$151.02	
209	22 29 217 010	722 Hickory	FNMA	Romo	1324233124	SPD	Jul-13	\$119,500	1,263	1894 1.5SF	\$94.62	Bank
210	22 29 218 001	320 E. Logan	Hoover	Swatec	1331001085	WD	Oct-13	\$130,000	918	1959 SPLFB	\$141.61	Short
211	22 29 218 019	714 East	Jud. Sales	Krajewska	1330116101	JD	Aug-13	\$34,000	768	1894 1SF	\$44.27	Bank
212	22 29 218 022	720 East	Horbach	Koroazewski	1429316023	WD	Sep-14	\$268,000	1,187	1988 1SF	\$225.78	
213	22 29 218 022	720 East	Stephens	Horbach	1216046170	WD	Jun-12	\$220,000	1,187	1988 1SF	\$185.34	
214	22 29 219 003	402 E. Logan	Madsen	Wong	1218119018	WD	Mar-12	\$32,000	1,176	1892 1SF	\$27.21	Shrt Sle
215	22 29 219 011	723 East	Hanley	Zlatic	1205446094	WD	Feb-12	\$288,000	1,647	1993 2SF	\$174.86	
216	22 29 220 011	733 Czacki	Condron	Heeg	1423810022	WD	Jul-14	\$230,000	2,357	1997 2SF	\$97.58	
217	22 29 220 015	710 Ldwchwski	Sandoval	Daley	1208312063	WD	Mar-12	\$211,000	1,431	1884 1SF	\$147.45	
218	22 29 225 006	212 Short	Alley	Stop Prop.	1303957533	WD	Feb-13	\$182,000	1,139	1988 1SF	\$159.79	
219	22 29 225 006	212 Short	HSBC Bank USA	Alley	1217418013	SPD	May-12	\$133,000	1,139	1988 1SF	\$116.77	Bank
220	22 29 225 008	216 Short	Greene	Jimenez Inv.	1214541045	SPD	May-12	\$47,000	1,372	1886 2SF	\$34.26	Bank
221	22 29 225 008	216 Short	HUD	Greene	1214541044	WD	May-12	\$28,000	1,372	1886 2SF	\$20.41	Fore.
222	22 29 227 037	301 Freehauf	Cstletwn Hms.	Huerta	1430135035	WD	Oct-14	\$350,000	1,967	2014 2SF	\$177.94	New House
223	22 29 228 009	315 Lintz	Mellon Bank	Bacius	1328156023	SPD	Sep-13	\$282,000	2,783	1992 2SFB	\$101.33	Bank
224	22 29 229 004	306 Lintz	Prairie Real	Clancy	1335126087	WD	Nov-13	\$72,000	2,078	2014 2SFB	\$34.65	
225	22 29 232 004	902 Hillview	Elgin & Hum	Koller	1322446023	WD	Aug-13	\$250,000	2,103	1978 2SFB	\$118.88	
226	22 29 232 021	324 Lintz	Williams	Carey	1416149045	WS	May-14	\$345,000	2,470	1996 2SF	\$139.68	
227	22 29 233 019	919 Hilltop	Ahlberg	Stoops	1229201081	WD	Sep-12	\$260,000	1,617	1978 SPLF	\$160.79	
228	22 29 233 025	419 Freehauf	Stukel	Nicholas	1420310058	WD	Jun-14	\$272,500	1,305	1978 SPLFB	\$208.81	
229	22 29 233 033	424 Schultz	Himes	Jennings	1401626097	WD	Jan-14	\$350,000	2,980	1986 2SF	\$117.45	
230	22 29 234 012	529 Keepataw	Biomgren	Styrczula	1416104053	WD	May-14	\$250,000	1,385	1984 1SB	\$180.51	
231	22 29 235 008	811 Houston	Milekowski	Viscum	1219246001	WD	Jul-12	\$271,500	2,449	1978 2SFB	\$110.86	
232	22 29 236 008	800 Houston	Miller Tr	Praqvdik	1305833073	TRD	Feb-13	\$215,000	1,320	1978 SPLFB	\$162.88	
233	22 29 404 002	1028 Cherokee	Stasiulis Tr.	Taylor	1320501057	TRD	Jun-13	\$130,000	992	1957 1SF	\$131.05	
234	22 29 404 002	1028 Cherokee	Taylor	Taylor	1426835025	WD	Aug-14	\$130,000	992	1957 1SF	\$131.05	Related
235	22 29 405 007	1026 Kim	Moodies	Bosley	1305715025	WD	Oct-12	\$172,000	920	1958 1SF	\$186.96	
236	22 29 405 017	308 Rosehill	Uher	Kolowski	1322141095	WD	Jun-13	\$255,000	1,693	1973 SPLFB	\$150.62	
237	22 29 406 002	1105 Cherokee	Smith	Krol	1304517047	WD	Sep-12	\$186,000	925	1959 1SF	\$201.08	
238	22 29 406 007	298 Keepataw	Horner Tr	Cammiso	1321826029	WD	Jul-13	\$151,500	920	1958 1SF	\$164.67	
239	22 29 406 011	1110 Kim	Pajewski	Murphy	1320735013	WD	Jul-13	\$158,000	925	1959 1SF	\$170.81	
240	22 29 407 015	1021 Kim	Broniec	Ulanski Tr	1433033032	WD	Nov-14	\$242,000	1,067	1973 SPLFB	\$226.80	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
241	22 29 407 016	1019 Kim	Glembin Tr	Donegan	1402326017	WD	Dec-13	\$200,000	1,067	1973 SPLFB	\$187.44	
242	22 29 409 010	1015 Kip	Jud. Sales	2005 Scav.	1220044047	SPD	Apr-12	\$90,000	1,040	1973 SPLF	\$86.54	Bank
243	22 29 409 011	1013 Kip	Durham TR	Leitrich	1215933093	TRD	May-12	\$162,000	1,049	1972 SPLF	\$154.43	
244	22 29 409 013	329 Rosehill	Gonsicrowski	Pitts	1330504047	WD	Oct-13	\$260,000	1,434	1974 1SF	\$181.31	
245	22 29 410 006	1113 Kip	Galligani	Lalas	1314246018	WD	May-13	\$200,000	1,008	1959 1SF	\$198.41	
246	22 29 411 007	1028 Hillview	Cavanaugh Tr.	Cavanaugh	1411242004	TRD	Apr-14	\$200,000	1,307	1967 SPLF	\$153.02	Related
247	22 29 412 004	1112 Hillview	Peebles Est.	Purdue	1327535072	EXD	Aug-13	\$220,000	1,180	1966 1SFB	\$186.44	
248	22 29 412 007	1106 Hillview	Chicago Tr	Uza	1404112049	TRD	Jan-14	\$156,000	1,169	1966 SPLF	\$133.45	
249	22 29 412 017	1138 Hillview	Anderson	Kwiatkowski	1325501066	WD	Aug-13	\$249,000	1,240	1969 SPLFB	\$200.81	
250	22 29 413 010	1035 Hillview	McClafferty	Polino	1207534060	WD	Feb-12	\$125,000	1,080	1964 1SFB	\$115.74	
251	22 29 414 010	1029 Crestview	Ruzga	Ksiazek	1222141003	WD	Jul-12	\$174,000	1,154	1966 SPLFB	\$150.78	
252	22 29 414 017	506 Keepataw	Soprych	Kurab	1310233004	WD	Mar-13	\$240,000	2,183	1978 2SFB	\$109.94	
253	22 29 414 041	1017 Crestview	Morrison	Koopman	1428133022	WD	Sep-14	\$327,000	2,918	1986 SPLFB	\$112.06	
254	22 29 414 048	1027 Forest	Jacobsen Tr	Kazlauciusas	1222749001	TRD	Mar-12	\$265,000	2,652	1981 2SF	\$99.92	
255	22 29 416 063	1147 Glens	Tully	White	1415046012	WD	May-14	\$335,000	2,307	1986 2SFB	\$145.21	
256	22 29 417 001	404 Glenys	Baltudis	IH2 Prop.	1319746032	WD	Jul-13	\$220,000	1,461	1970 SPLFB	\$150.58	
257	22 29 419 024	1137 Gillian	Terwee	Duncan Tr	1320546112	WD	Jul-13	\$219,000	1,486	1987 SPLFB	\$147.38	
258	22 29 422 012	1143 Alpine	Dombrowski	Mikalauskas	1314435045	WD	May-13	\$240,000	1,382	1981 SPLF	\$173.66	Shrt Sle
259	22 29 423 010	408 Sara	Machowski	Jurinek	1331133040	WD	Nov-13	\$228,500	1,121	1986 SPLFB	\$203.84	
260	22 29 423 015	414 Sara	Klotz Tr.	Buti	1224412110	TRD	Aug-12	\$290,000	1,940	1982 1SFB	\$149.48	Related
261	22 29 423 017	1152 Glenys	Pawlowski	Janosik	1205504159	WD	Feb-12	\$235,000	2,080	1990 1SFB	\$112.98	
262	22 31 103 004	16499 Harvest	Tyrrell	White	1324701029	WD	Jul-13	\$435,500	3,056	2002 2SFB	\$142.51	
263	22 31 103 006	16471 Harvest	Cantarino	Molis	1322704000	WD	Jun-13	\$441,500	2,773	1999 2SFB	\$159.21	
264	22 31 103 007	16457 Harvest	Stutz	Callahan	1308417023	WD	Sep-12	\$395,000	2,715	1999 2SFB	\$145.49	
265	22 31 103 008	16443 Harvest	Raila	Freeman	1224311065	WD	Aug-12	\$420,000	2,773	1999 2SFB	\$151.46	
266	22 31 103 015	16480 Christopher	Chicago Ttl	Stark	1335733080	TRD	Dec-13	\$489,000	2,507	2013 1SB	\$195.05	New House
267	22 31 106 002	13066 Sunrise	Ruffolo	Satiropoulos	1322741065	WD	Jul-13	\$407,500	2,775	2002 2SFB	\$146.85	
268	22 31 106 018	12995 Fairway	Berger Tr	Patrick	1317901031	WD	Jun-13	\$330,000	2,554	1999 2SFB	\$129.21	
269	22 31 106 020	13023 Fairway	Ratajczak	Farrell	1328447041	WD	Oct-13	\$400,000	2,641	1999 2SFB	\$151.46	
270	22 31 107 015	12955 Sunrise	Stott	Maders	1226335058	WD	Sep-12	\$435,000	3,969	1999 2SFB	\$109.60	
271	22 31 108 002	12985 Blue Grass	Hardy	Rosenberger	1220155056	WD	Jun-12	\$390,000	3,377	2002 2SFB	\$115.49	
272	22 31 108 002	12985 Blue Grass	Rosenberger	Kelertas	1319655010	WD	Jun-13	\$405,000	3,377	2002 2SFB	\$119.93	Exc. Opt.
273	22 31 109 006	16570 Willow	Chicago Tr	McGrady	1329442093	TRD	Sep-13	\$484,874	3,955	2013 2SFB	\$122.60	New House
274	22 31 109 007	16550 Willow	Quesnel	Chicago Tr.	1414733044	TRD	May-14	\$490,700	3,976	2014 2SFB	\$123.42	New House
275	22 31 109 008	16530 Willow	Chicago Ttl	Cohn	1427610067	TRD	Sep-14	\$489,000	3,287	2014 2SFB	\$148.77	New House

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.				Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
276	22	31	110	012	16414 Willow	Chicago Ttl	Wolf	1334641056	TRD	Nov-13	\$450,000	3,603	2013	2SFB	\$124.90 New House
277	22	31	112	001	16727 W. Pasture	Bee. Dill Hms	Mrqute. Bnk	1420935001	DT	Jul-14	\$588,838	3,296	2014	2SFB	\$178.65 New House
278	22	31	112	004	16685 Pasture	Bee. Dill Hms	Stock	1405647027	WD	Feb-14	\$449,910	3,308	2014	2SFB	\$136.01 New House
279	22	31	113	005	16670 Pasture	Cstletwn Hms.	Lorenz	1224411072	WD	Aug-12	\$640,000		2015		No Info.
280	22	31	203	001	13090 Klappa	Cstletwn Hms.	Leyden	1430704034	WD	Sep-14	\$445,000	3,640	2014	2SFB	\$122.25 New House
281	22	31	205	002	13073 Klappa	Natstar. Mort.	Dublino	1428735084	SPD	Aug-14	\$532,350	3,428	2002	2SFB	\$155.29 Bank
282	22	31	205	008	16322 Stny Brook	Coffman Tr	Schaldecker	1329141158	TRD	Sep-13	\$620,000	3,594	2005	2SFB	\$172.51
283	22	31	206	002	12977 Klappa	Cstletwn Hms.	Moran	1430233050	WD	Apr-14	\$509,000	4,148	2014	2SFB	\$122.71 New House
284	22	31	206	003	12961 Klappa	FMNA	Wajda	1218011025	SPD	Jun-12	\$448,000	4,043	2002	2SB	\$110.81 Bank
285	22	31	206	008	12881 Kappa	Grob	Briski	1311912101	WD	Apr-13	\$442,000	3,532	2002	2SFB	\$125.14
286	22	31	206	020	12992 S. Mayfair	Cntrysde Bnk	Jovanivich	1330241053	TRD	Oct-13	\$433,880	3,393	2011	2SFB	\$127.88
287	22	31	207	001	12991 Mayfair	Meyer	Pazdan	1212218022	WD	Mar-12	\$360,000	2,382	2005	1SB	\$151.13
288	22	31	207	006	12891 Mayfair	Morgan Chase	Woulfe	1208041141	SPD	Mar-12	\$300,000	3,052	2005	1SB	\$98.30 Bank
289	22	31	207	012	12751 Mayfair	Cntrysde Bnk	Charca	1319601060	TRD	Jun-13	\$439,000	3,166	2011	2SFB	\$138.66
290	22	31	304	005	4 Vlly View	Hartle	Leatherman	1211012158	WD	Apr-12	\$298,500	2,837	1988	2SFB	\$105.22
291	22	31	307	003	23 Longwood	Chicago Ttl	Herout	1424157179	TRD	Aug-14	\$557,500	4,813	1996	2SFB	\$115.83
292	22	31	402	020	16119 135th	Wondrasek	Carlson	1224442137	WD	Aug-12	\$164,000	1,385	1965	1SB	\$118.41
293	22	31	402	022	16103 135th	Pytlewski Tr.	Guzy	1428101053	TRD	Sep-14	\$150,000	1,427	1956	1SF	\$105.12
294	22	32	103	010	1314 Leinster	Doebert Tr.	Darovic	1411242007	TRD	Apr-14	\$345,500	2,894	1986	2SF	\$119.38
295	22	32	103	023	1279 Acron	Hadlock	Lyons	1311533075	WD	Apr-13	\$497,000	3,244	1991	2SFB	\$153.21
296	22	32	108	005	182 Munster	Carvell	Bruzzino	1307956005	WD	Feb-13	\$275,000	3,497	1982	2SFB	\$78.64
297	22	32	109	004	1216 Leinster	US Bank	Maurukas	1207912104	SPD	Feb-12	\$374,000	3,818	1993	2SFB	\$97.96 Bank
298	22	32	114	006	1269 Eagle Crest	Moravek	Petri	1220033083	WD	Jul-12	\$390,000	2,748	1991	2SB	\$141.92
299	22	32	115	003	32 Deer	Chicago Ttl	Klass	1403841019	TRD	Jan-14	\$417,000	3,570	1991	2SFB	\$116.81
300	22	32	117	020	1230 Arbor	Mrquutt Bnk TR	Morawa	1413446076	TRD	May-14	\$385,000	3,072	1997	2SFB	\$125.33
301	22	32	200	010	15529 129th	Laughlin	Koziol	1415626097	WD	May-14	\$250,000	1,315	1979	SPLF	\$190.11
302	22	32	203	018	15330 129th	Townsend	Licata	1218546064	WD	Jun-12	\$190,000	1,766	1958	2SF	\$107.59
303	22	32	203	019	15344 129th	REO OWB	Zahradnicek	1208847011	SPD	Mar-12	\$113,000	1,384	1958	1SF	\$81.65 Bank
304	22	32	208	005	15357 130th	Jud. Sales	RDG Fund 1	1206039152	SPD	Feb-12	\$341,000	2,809	1993	2SFB	\$121.40 Bank
305	22	32	303	003	20 Emily	FNMA	Ceseviciene	1411235107	SPD	Apr-14	\$340,000	2,218	1990	1SFB	\$153.29 Bank
306	22	32	303	019	15344 W. 129th	QWB REO	Zahradnucek	1208847011	SPD	Mar-12	\$113,000	1,384	1958	1SF	\$81.65 Bank
307	22	32	306	001	1327 Acorn	Mrquutt Bnk TR	Zezulka	1427634031	WD	Sep-14	\$625,000	4,884	2003	2SB	\$127.97
308	22	32	306	005	1343 Acorn	Jud. Sales	Cirrus Inv.	1421116060	SPD	Jul-14	\$416,300	4,929	2005	2SB	\$84.46 Bank
309	22	32	307	001	1346 Cypress	Cullen Tr	Perri	1225516042	WD	Aug-12	\$595,000	3,818	2005	2SB	\$155.84
310	22	32	307	003	1336 Cypress	Leyden	Lepont Tr	140535087	WD	Jan-14	\$512,500	3,290	2002	2SB	\$155.78

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.				Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
311	22	32	400	008	13302 Archer	Edmiston	Rohrer	1212842000	WD	Apr-12	\$265,000	2,015	1986 1SF	\$131.51	LL
312	22	32	400	021	7 Katie	Stako LLC	Budz	1223450032	WD	Aug-12	\$262,500	2,473	1988 2SFB	\$106.15	
313	22	33	103	013	12926 Archer	Hundal	Suchmiel	1403841015	WD	Jan-14	\$410,000	2,207	1974 1SB	\$185.77	LL
314	22	33	109	001	1401 Chestnut	Claes	Kappas	1415626015	WD	May-14	\$441,500	3,368	1999 2SFB	\$131.09	
315	22	33	112	008	15139 Newberry	Messer	Jurgilene	1417526013	WD	Jun-14	\$520,000	3,275	1996 2SB	\$158.78	
316	22	33	112	015	15104 Orchard	Smith	Cagney	1311548014	WD	Apr-13	\$446,750	3,338	1999 2SB	\$133.84	
317	22	33	113	001	14896 Ashford	Scanian	Kijaic	13178460967	WD	May-13	\$320,000	2,245	1997 1SFB	\$142.54	
318	22	33	113	024	14758 Ashford	Griffin	Putt	1307333055	WD	Mar-13	\$335,000	2,687	1997 2SFB	\$124.67	
319	22	33	114	013	14795 Ashford	PNC Bank	Miravinskaite	1316455068	SPD	May-13	\$361,000	2,992	1999 2SFB	\$120.66	Bank
320	22	33	116	001	1349 Krystyna	Cstletwn Hms.	Plahm	1401433022	WD	Dec-13	\$533,000	3,434	2013 2SFB	\$155.21	New House
321	22	33	116	002	1338 Krynstyna	Cstletwn Hms.	Vysniauskas	1411835006	WD	Apr-14	\$535,000	2,972	2014 2SFB	\$180.01	New House
322	22	33	116	004	1322 Krystyna	Cstletwn Hms.	Bacigalupo	1300326082	WD	Nov-12	\$479,000	3,264	2011 2SFB	\$146.75	
323	22	33	116	005	1314 Krystyna	Cstletwn Hms.	Molnar	1403501070	WD	Jan-14	\$461,000	3,095	2014 2SFB	\$148.95	New House
324	22	33	116	006	1306 Krystyna	Cstletwn Hms.	Zogby	1417126032	WD	May-14	\$468,226	3,163	2014 2SFB	\$148.03	New House
325	22	33	116	007	1300 Krystyna	Cstletwn Hms.	Stiles	1317104000	WD	May-13	\$450,000	3,074	2011 2SFB	\$146.39	
326	22	33	116	008	1307 Krystyna	Cstletwn Hms.	Michals	1319301076	WD	Apr-13	\$498,000	3,264	2011 2SFB	\$152.57	
327	22	33	116	009	1315 Krystyna	Cstletwn Hms.	Wagner	1320501088	WD	May-13	\$485,000	2,450	2011 2SFB	\$197.96	Mdl Hse
328	22	33	116	012	1312 Krystyna	Cstletwn Hms.	Pensingier	1227933015	WD	Sep-12	\$452,750	3,121	2011 2SFB	\$145.07	
329	22	33	116	013	1304 Krystyna	Cstletwn Hms.	Nelson	1305026007	WD	Feb-13	\$515,000	3,343	2011 2SFB	\$154.05	New Home
330	22	33	117	001	1303 Krystyna	Cstletwn Hms.	Swendsen	1319142000	WD	Jun-13	\$459,000	3,096	2011 2SFB	\$148.26	
331	22	33	117	002	1311 Krystyna	Cstletwn Hms.	Holub	1301401040	WD	Nov-12	\$615,000	3,769	2011 2SFB	\$163.17	New Home
332	22	33	117	003	1319 Krystyna	Cstletwn Hms.	Gronchocinski	1332325061	WD	Nov-13	\$531,000	3,025	2013 2SFB	\$175.54	New Home
333	22	33	117	004	1327 Krynstyna	Cstletwn Hms.	Drilinga	1431433003	WD	Oct-14	\$515,000	2,963	2014 2SFB	\$173.81	New Home
334	22	33	117	005	1149 128th	Cstletwn Hms.	Burns	1318212055	WD	Apr-13	\$450,000	3,227	2011 2SFB	\$139.45	
335	22	33	118	002	1158 128th	Cstletwn Hms.	Walczak	1320635052	WD	Jun-13	\$529,400	3,769	2011 2SFB	\$140.46	
336	22	33	118	003	1166 128th	Cstletwn Hms.	Hensley	1321312027	WD	May-13	\$585,600	3,695	2011 2SFB	\$158.48	
337	22	33	118	006	1339 Krystyna	Cstletwn Hms.	Beranek	1402801002	WD	Oct-13	\$588,200	4,201	2013 2SFB	\$140.01	New House
338	22	33	118	010	1190 128th	Cstletwn Hms.	DeMent	1418112005	WD	Apr-14	\$499,000	3,296	2014 2SFB	\$151.40	New House
339	22	33	203	011	14571 131 St	Lawson Tr.	Granner	1305135032	WD	Feb-13	\$475,000	1,590	1948 1SB	\$298.74	LL
340	22	33	404	014	14790 Hickory	Melrose Hldng	Antolak	1220504045	SPD	Jul-12	\$180,000	2,202	1954 1SF	\$81.74	Bank, LL.
												1983	\$139.55		

Appendix IIb: Arm's Length Sales, Lemont, Illinois.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
Target:											
1	22 20 317 002	6/28/12	\$200,000	1,537	1911	2SF	1	0	2	Full/Unf.	\$130.12
2	22 20 314 008	7/12/12	\$125,000	1,358	1948	1SF	1	1	1	Full/Rec	\$92.05
3	22 29 100 023	6/10/14	\$262,500	1,680	1970	1SB	2.5	1	2	Full/Rec.	\$156.25
4	22 29 100 024	5/30/13	\$235,000	1,373	1974	SPLFB	1.5	0	2	Part/Rec.	\$171.16
5	22 29 101 004	7/21/14	\$142,000	1,328	1925	1SF	1	0	1	Slab	\$106.93
6	22 29 101 007	2/4/13	\$265,000	2,098	1926	2SF	2	0	2	Full/Unf.	\$126.31
7	22 29 102 010	6/18/14	\$245,000	1,816	1948	2SF	1	0	0	Full/Unf.	\$134.91
8	22 29 103 005	12/17/12	\$240,000	1,560	1889	2SF	1.5	1	2	Full/Unf.	\$153.85
9	22 29 103 014	3/13/12	\$95,000	864	1957	1SF	1	0	0	Crawl	\$109.95
10	22 29 106 017	6/6/14	\$240,000	1,566	1916	1.5SF	2	0	3	Full/Unf.	\$153.26
12	22 29 109 015	8/8/13	\$195,000	1,008	1958	1SB	1	0	1	Full/Unf.	\$193.45
13	22 29 110 005	5/6/13	\$125,000	1,116	1879	1SF	1	0	3	Part/Unf.	\$112.01
14	22 29 110 018	12/4/13	\$250,000	1,920	1908	1.5SF	2	0	3	Full/Unf.	\$130.21
15	22 29 110 025	3/15/13	\$148,000	2,023	1918	2SB	1.5	1	0	Full/Unf.	\$73.16
17	22 29 112 025	5/1/12	\$267,000	1,613	1973	1SB	2	1	2	Full/Rec.	\$165.53
18	22 29 113 008	8/26/14	\$342,500	2,035	1922	2SF	2.5	0	2	Full/Unf.	\$168.30
20	22 29 114 019	11/3/14	\$148,000	1,187	1961	SPLFB	1	0	CP	Slab	\$124.68
21	22 29 114 025	1/25/12	\$365,000	2,390	2005	2SFB	2.5	0	2	Full/Unf.	\$152.72
23	22 29 115 020	6/27/13	\$182,000	1,000	1960	2SF	1	0	3	Full/Unf.	\$182.00
24	22 29 116 005	2/15/13	\$135,000	1,327	1888	2SF	1.5	1	2	Part/Rec.	\$101.73
26	22 29 116 018	11/12/13	\$142,500	1,737	1940	1.5SF	1	1	2	Full/Unf.	\$82.04
28	22 29 120 005	4/28/14	\$240,000	1,369	1958	SPLFB	1	0	2	Part/Rec.	\$175.31
29	22 29 120 009	1/10/13	\$175,000	1,414	1960	1SB	1	0	None	Full/Unf.	\$123.76
30	22 29 127 002	3/22/13	\$333,000	2,405	1990	1.5SFB	2.5	1	2	Part/Unf.	\$138.46
31	22 29 301 029	10/28/14	\$521,000	3,883	2002	2SFB	3.5	3	2	Full/Rec.	\$134.17
32	22 29 303 002	7/24/13	\$500,000	4,054	2002	2SF	3.5	1	2	Full/Rec.	\$123.33
33	22 29 303 004	7/11/12	\$110,000	630	1948	1SF	1	1	2	Crawl	\$174.60
37	22 29 311 005	1/31/13	\$150,000	1,040	1963	1SB	1	0	1	Full/Unf.	\$144.23
39	22 29 315 002	5/31/12	\$375,000	2,196	1990	1SB	2	1	2	Full/Unf.	\$170.77
41	22 29 316 011	8/1/13	\$316,000	2,288	1990	2SFB	2.5	1	2	Full/Unf.	\$138.11
42	22 29 316 018	7/25/14	\$520,000	4,032	2006	2SFB	3.5	3	3	Full/Rec.	\$128.97
43	22 29 317 013	10/24/14	\$272,500	1,348	1990	SPLFB	2.5	1	2	Part/Rec.	\$202.15
44	22 29 318 012	11/26/13	\$255,000	1,760	1990	SPLFB	2.5	1	2	Part/Rec.	\$144.89
45	22 29 319 012	1/22/14	\$305,500	2,057	1990	2SFB	2.5	1	2	Full/Unf.	\$148.52
46	22 29 319 015	6/25/14	\$360,000	2,434	1991	1.5SFB	2.5	1	2	Full/Unf.	\$147.90
47	22 29 321 009	4/25/12	\$317,500	1,712	1990	SPLFB	2.5	1	2	Part/Rec	\$185.46
48	22 29 324 005	8/8/12	\$369,000	2,800	1996	2SFB	2.5	1	2	Full/Unf.	\$131.79
49	22 29 325 003	7/13/12	\$420,000	3,047	1999	2SFB	2.5	1	3	Full/Rec	\$137.84
51	22 30 101 047	3/1/12	\$100,000	1,332	1933	1.5SF	1.5	0	2	Part/Unf.	\$75.08
52	22 30 201 015	5/11/12	\$97,500	874	1919	1SF	1	0	2	Slab	\$111.56
53	22 30 201 016/	10/2/12	\$126,900	1,675	1939	1SF	1.5	0	3	Part/Unf.	\$75.76
54	22 30 205 010	2/13/12	\$281,000	1,803	1986	SPLFB	3.5	1	2	Part/Rec.	\$155.85
55	22 30 205 033	4/3/12	\$285,000	2,465	1987	2SFB	2.5	1	2	Part/Unf.	\$115.62
56	22 30 205 039	4/2/13	\$380,000	2,568	1994	2SF	2.5	1	2	Full/Unf.	\$147.98
57	22 30 206 002	1/8/14	\$280,000	1,330	1986	SPLFB	1.5	1	2	Part/Rec.	\$210.53
58	22 30 206 035	6/27/12	\$256,000	1,949	1987	2SF	1.5	1	2	Part/Unf.	\$131.35

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
59	22 30 206 037	8/21/14	\$320,000	1,843	1971	2SF	2.5	0	2	Part/Unf.	\$173.63
62	22 30 207 023	3/14/13	\$327,500	2,572	1986	2SF	2.5	1	3	Crawl	\$127.33
63	22 30 207 047	8/9/13	\$277,500	1,845	1988	1SFB	1.5	1	2	Part/Unf.	\$150.41
64	22 30 207 060	6/11/12	\$305,000	2,365	1987	2SFB	2.5	0	2	Full/Unf.	\$128.96
65	22 30 208 002	1/31/14	\$499,000	3,376	2014	2SFB	2.5	1	3	Full/Unf.	\$147.81
66	22 30 305 002	9/5/13	\$575,736	3,452	2011	2SFB	2	2	3	Full/Rec.	\$166.78
67	22 30 306 014	10/25/13	\$475,000	3,395	2006	1.5SB	3.5	3	3	Full/Unf.	\$139.91
68	22 30 308 007	4/15/12	\$575,000	4,641	2006	2SFB	3.5	2	3	Fuu/Unf.	\$123.90
69	22 30 308 008	10/15/13	\$572,900	3,803	2005	2SFB	4	2	3	Full/Unf.	\$150.64
70	22 30 308 009	1/19/12	\$575,000	3,514	2006	2SB	2.5	2	3	Full/Unf.	\$163.63
72	22 30 308 009	6/27/14	\$615,000	3,514	2006	2SFB	2.5	2	3	Full/Unf.	\$175.01
73	22 30 309 009	7/3/14	\$479,900	3,139	2014	2SFB	3.5	1	3	Full/Unf.	\$152.88
74	22 30 310 001	5/31/13	\$562,500	3,209	2013	2SFB	3.5	1	3	Full/Unf.	\$175.29
75	22 30 310 011	12/20/13	\$494,000	3,162	2013	2SFB	2.5	1	3	Full/Unf.	\$156.23
76	22 30 311 001	5/29/13	\$549,000	3,736	2006	2SFB	3.5	2	3	Full/Unf.	\$146.95
77	22 30 311 005	6/18/13	\$550,000	3,381	2006	2SFB	3.5	1	3	Full/Unf.	\$162.67
78	22 30 312 002	4/26/13	\$445,000	3,669	2005	2SFB	2.5	2	3	Full/Unf.	\$121.29
79	22 30 312 012	6/12/12	\$555,000	4,273	2009	2SFB	3.5	2	3	Full/Unf.	\$129.89
80	22 30 312 020	6/7/13	\$485,000	3,489	2011	2SFB	3	1	3	Full/Unf.	\$139.01
81	22 30 313 010	9/2/14	\$532,000	3,692	2008	2SFB	2.5	0	3	Full/Unf.	\$144.10
82	22 30 404 009	3/13/14	\$287,500	2,558	1994	1SFB	2.5	1	2	Part/Unf.	\$112.39
85	22 30 406 004	4/24/14	\$430,000	3,399	1994	2SFB	2.5	1	3	Full/Rec.	\$126.51
86	22 30 406 013	6/30/14	\$435,000	3,139	1994	2SFB	2.5	1	2	Full/Unf.	\$138.58
87	22 30 406 025	1/4/14	\$400,000	2,923	1997	2SFB	2.5	1	3	Full/Unf.	\$136.85
88	22 30 407 009	7/23/12	\$282,000	2,739	1994	2SFB	2.5	1	2	Full/Unf.	\$102.96
89	22 30 408 005	8/23/13	\$399,000	3,270	1997	2SFB	2.5	1	2	Full/Unf.	\$122.02
90	22 30 413 010	8/26/13	\$357,500	2,583	1996	1SFB	3	1	2	Part/Unf.	\$138.40
Average:					1975						\$140.39
Control											
93	22 20 427 012	9/11/13	\$320,000	1,964	1996	2SF	1.5	0	2	Full/Unf.	\$162.93
97	22 20 437 034	10/30/11	\$185,000	1,240	1931	1SF	1.5	0	2	Full/Unf.	\$149.19
98	22 20 438 015	10/1/13	\$158,000	1,473	1930	1SF	1	0	0	Full/Unf.	\$107.26
99	22 20 440 004	11/4/14	\$140,000	818	1927	1SF	1	0	0	Full/Rec.	\$171.15
106	22 21 303 024	2/24/12	\$312,000	2,111	1991	2SFB	2.5	1	2	Part/Unf.	\$147.80
107	22 21 303 026	5/21/14	\$320,000	2,118	1993	2SFB	1.5	1	2	Part/Unf.	\$151.09
108	22 21 303 042	2/28/14	\$369,000	2,172	1993	1SF	1.5	1	3	Full/Unf.	\$169.89
109	22 21 305 022	10/17/14	\$343,000	2,111	1991	2SFB	2.5	1	2	Part/Unf.	\$162.48
110	22 21 305 034	7/19/14	\$325,000	2,538	1991	2SFB	2.5	1	2	Full/Unf.	\$128.05
112	22 21 307 020	8/22/14	\$785,000	4,229	2002	2SFB	4	1	4	Full/Unf.	\$185.62
113	22 21 308 017	9/23/13	\$450,000	3,175	1999	2SFB	2.5	1	2	Full/Unf.	\$141.73
115	22 21 311 020	4/6/14	\$470,000	3,261	2002	2SFB	2.5	1	2	Full/Unf.	\$144.13
116	22 21 401 010	9/28/12	\$365,000	2,140	1961	1SF	2	0	0	Full/Unf.	\$170.56
117	22 21 408 005	11/14/14	\$265,000	1,872	1971	SPLFB	2.5	1	2	Part/Rec.	\$141.56
118	22 21 409 020	11/14/12	\$390,000	2,804	1997	2SFB	2.5	1	2	Full/Unf.	\$139.09
120	22 21 414 002	2/20/14	\$360,000	2,261	1999	1SFB	2	1	2	Full/Unf.	\$159.22
122	22 27 207 012	9/19/14	\$595,000	2,720	2002	2SFB	2.5	1	3	Full/Unf.	\$218.75

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
123	22 27 302 039	8/17/14	\$180,000	1,360	1956	1SF	1	1	0	Full/Unf.	\$132.35
124	22 27 401 021	12/30/13	\$375,000	2,629	1997	1SFB	2.5	1	3	Full/Unf.	\$142.64
125	22 27 401 031	10/2/14	\$355,000	2,775	1991	1SB	2.5	1	2	Full/Unf.	\$127.93
126	22 27 406 002	10/16/14	\$549,137	2,935	1996	2SFB	3	1	4	Full/Unf.	\$187.10
127	22 27 407 003	9/21/12	\$450,000	4,105	1999	2SB	2	1	3	Full/Unf.	\$109.62
128	22 28 100 013	8/14/14	\$130,000	1,326	1952	1.5SF	1	0	2	Full/Unf.	\$98.04
129	22 28 102 012	7/10/13	\$290,000	1,514	1993	1SFB	2.5	0	2	Part/Rec.	\$191.55
132	22 28 104 013	3/28/12	\$193,000	1,148	1988	SPLF	1.5	0	2	Part/Rec	\$168.12
136	22 28 104 129	11/27/13	\$125,000	976	1881	1SF	1	0	0	Full/Rec.	\$128.07
137	22 28 105 012	5/22/14	\$172,000	968	1978	1SF	1	0	2	Full/Unf.	\$177.69
139	22 28 105 061	6/14/12	\$242,000	1,148	1990	SPLFB	1.5	1	2	Part/Rec.	\$210.80
141	22 28 107 005	3/1/13	\$267,000	1,448	1988	SPLFB	2.5	1	3	Part/Rec.	\$184.39
143	22 28 107 013	6/25/14	\$368,000	1,607	1992	SPLFB	2.5	1	2	Part/Rec.	\$229.00
144	22 28 107 020	5/25/12	\$262,000	2,021	1988	1SFB	2.5	1	3	Full/Unf.	\$129.64
145	22 28 109 006	7/11/13	\$340,000	1,956	1991	1SB	2.5	1	3	Full/Unf.	\$173.82
146	22 28 111 005	5/12/14	\$330,000	1,336	1990	SPLFB	2	1	2	Part/Rec.	\$247.01
147	22 28 203 015	6/19/12	\$240,000	1,800	1990	1SFB	2	1	2	Part/Rec	\$133.33
148	22 28 204 006	6/27/13	\$300,000	2,130	1991	2SF	2.5	1	3	Part/Unf.	\$140.85
149	22 28 204 007	4/13/12	\$208,000	2,475	1976	1SB	2	0	2	Crawl	\$84.04
150	22 28 204 020	2/27/12	\$192,000	1,679	1959	1SB	2	0	2	Full/Unf.	\$114.35
151	22 28 205 013	12/18/13	\$120,000	1,408	1957	1SF	2	0	3	Slab	\$85.23
152	22 28 205 014	6/8/12	\$258,000	1,598	1956	1SF	2.5	1	2	Crawl	\$161.45
154	22 28 209 010	5/8/13	\$340,000	1,555	1990	SPLFB	2.5	1	2	Part/Rec.	\$218.65
155	22 28 209 019	8/17/12	\$430,000	2,114	1993	2SFB	2	1	2	Full/Unf.	\$203.41
156	22 28 210 020	4/23/14	\$318,000	2,244	1990	2SFB	2.5	1	2	Part/Unf.	\$141.71
157	22 28 211 001	2/15/13	\$324,000	2,303	1993	2SFB	2.5	1	3	Part/Unf.	\$140.69
158	22 28 211 004	11/20/13	\$385,000	2,048	1990	1SFB	2	1	2	Part/Rec.	\$187.99
159	22 28 211 005	3/31/14	\$340,000	3,438	1990	2SB	2.5	1	2	Part/Unf.	\$98.89
161	22 28 217 003	12/17/13	\$355,000	2,404	1995	2SFB	2.5	1	3	Full/Unf.	\$147.67
162	22 28 217 013	9/5/13	\$375,000	2,369	1996	1SB	2.5	1	2	Part/Rec.	\$158.29
163	22 28 302 003	10/27/14	\$360,000	3,361	2000	1SB	2	1	2	Full/Unf.	\$107.11
164	22 28 302 006	11/4/14	\$305,000	2,091	2002	2SFB	3.5	1	3	Full/Rec.	\$145.86
165	22 28 303 015	7/25/14	\$377,000	2,490	2000	2SFB	2.5	1	2	Full/Unf.	\$151.41
166	22 28 305 012	8/15/12	\$395,900	2,534	1997	2SFB	2.5	1	3	Full/Unf.	\$156.24
167	22 28 305 013	8/16/13	\$408,761	2,490	1997	2SFB	2.5	1	3	Full/Unf.	\$164.16
170	22 28 306 045	8/16/12	\$335,000	2,200	1999	2SFB	2.5	1	2	Full/Unf.	\$152.27
173	22 28 308 017	3/22/13	\$370,000	3,035	2006	2SFB	2.5	1	3	Part/Unf.	\$121.91
174	22 28 310 023	1/3/14	\$430,000	3,035	2005	2SFB	2.5	1	3	Full/Unf.	\$141.68
175	22 28 310 038	9/18/12	\$394,000	3,321	2006	2SFB	2.5	1	3	Part/Unf.	\$118.64
176	22 28 312 001	2/3/12	\$383,000	2,581	2000	1SFB	2.5	1	2	Full/Unf.	\$148.39
177	22 28 314 002	5/15/12	\$397,500	3,381	2002	2SFB	2.5	1	2	Part/Unf.	\$117.57
178	22 28 407 007	2/4/13	\$455,000	2,955	1994	2SFB	2.5	1	3	Full/Unf.	\$153.98
179	22 28 408 003	6/13/13	\$392,000	3,048	1996	1SB	2.5	1	2	Full/Unf.	\$128.61
180	22 28 408 007	6/15/12	\$370,000	3,409	1996	2SFB	2.5	1	2	Part/Unf.	\$108.54
181	22 28 408 013	5/20/13	\$440,000	3,048	1997	2SB	2.5	1	3	Full/Unf.	\$144.36
182	22 28 409 010	8/15/13	\$340,000	2,120	1996	1SB	2.5	1	2	Full/Unf.	\$160.38
183	22 28 410 014	7/15/14	\$355,000	1,896	2002	1SB	2	1	2	Full/Unf.	\$187.24

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
185	22 28 411 003	4/9/14	\$427,500	3,367	1994	2SB	2.5	1	3	Full/Unf.	\$126.97
187	22 28 411 039	2/21/12	\$419,000	2,938	1997	2SB	2.5	1	2	Full/Unf.	\$142.61
188	22 28 412 017	2/14/14	\$485,000	3,297	1996	2SFB	4	1	3	Part/Rec.	\$147.10
189	22 28 413 004	10/15/14	\$490,000	3,268	1997	2SB	2.5	1	2	Full/Unf.	\$149.94
190	22 28 415 012	9/9/13	\$402,500	1,922	2009	1SB	2	1	3	Full/Rec.	\$209.42
191	22 28 415 024	3/7/12	\$395,000	2,637	2011	2SFB	2.5	1	3	Full/Unf.	\$149.79
192	22 28 415 027	6/23/14	\$372,000	2,535	2006	2SFB	2.5	1	3	Full/Unf.	\$146.75
193	22 28 416 002	8/17/12	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf.	\$116.83
194	22 28 416 017	11/3/14	\$385,000	2,535	2006	2SFB	2.5	1	2	Full/Unf.	\$151.87
195	22 28 417 002	8/12/13	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf.	\$116.83
196	22 28 417 015	7/24/13	\$423,500	3,034	2006	2SFB	2.5	1	3	Full/Unf.	\$139.58
197	22 29 200 008	8/2/12	\$107,900	1,200	1887	1SF	1	0	1	Part/Unf.	\$89.92
201	22 29 209 010	3/7/12	\$100,000	1,200	1888	2SF	1	0	3	Crawl	\$83.33
202	22 29 210 007	7/31/13	\$188,600	1,603	1966	1SFB	2.5	0	2	Full/Unf.	\$117.65
203	22 29 213 031	10/17/14	\$185,000	1,072	1987	1SF	1.5	0	2	Full/Unf.	\$172.57
204	22 29 213 032	10/9/12	\$192,000	1,279	1967	1SB	1	0	2	Full/Unf.	\$150.12
206	22 29 214 017	4/10/12	\$259,000	1,395	2002	SPLFB	2	0	2	Part/Rec	\$185.66
208	22 29 216 002	2/28/14	\$267,000	1,768	1992	2SF	2	1	1	Full/Unf.	\$151.02
212	22 29 218 022	9/15/14	\$268,000	1,187	1988	1SF	1.5	0	3	Full/Unf.	\$225.78
213	22 29 218 022	6/4/12	\$220,000	1,187	1988	1SF	1.5	0	3	Full/Unf.	\$185.34
215	22 29 219 011	2/19/12	\$288,000	1,647	1993	2SF	1.5	0	2	Part/Unf.	\$174.86
216	22 29 220 011	7/30/14	\$230,000	2,357	1997	2SF	2	1	2	Slab	\$97.58
217	22 29 220 015	3/12/12	\$211,000	1,431	1884	1SF	2	0	1	Full/Rec	\$147.45
218	22 29 225 006	2/4/13	\$182,000	1,139	1988	1SF	1.5	0	3	Part/Unf.	\$159.79
222	22 29 227 037	10/31/14	\$350,000	1,967	2014	2SF	2.5	1	2	Full/Unf.	\$177.94
224	22 29 229 004	11/14/13	\$72,000	2,078	2014	2SFB	2.5	1	2	Full/Rec.	\$34.65
225	22 29 232 004	8/9/13	\$250,000	2,103	1978	2SFB	2.5	1	2	Part/Unf.	\$118.88
226	22 29 232 021	5/30/14	\$345,000	2,470	1996	2SF	3	1	2	Full/Unf.	\$139.68
227	22 29 233 019	9/26/12	\$260,000	1,617	1978	SPLF	1.5	1	2	Part/Rec.	\$160.79
228	22 29 233 025	6/17/14	\$272,500	1,305	1978	SPLFB	1.5	1	2	Part/Rec.	\$208.81
229	22 29 233 033	1/16/14	\$350,000	2,980	1986	2SF	1.5	1	2	Full/Unf.	\$117.45
230	22 29 234 012	5/27/14	\$250,000	1,385	1984	1SB	1.5	0	2	Part/Rec.	\$180.51
231	22 29 235 008	7/6/12	\$271,500	2,449	1978	2SFB	2.5	1	2	Part/Unf.	\$110.86
232	22 29 236 008	2/20/13	\$215,000	1,320	1978	SPLFB	2.5	1	2	Part/Rec.	\$162.88
233	22 29 404 002	6/25/13	\$130,000	992	1957	1SF	1	1	1	Full/Unf.	\$131.05
235	22 29 405 007	10/24/12	\$172,000	920	1958	1SF	1	0	2	Crawl	\$186.96
236	22 29 405 017	6/27/13	\$255,000	1,693	1973	SPLFB	2	2	3	Part/Rec.	\$150.62
237	22 29 406 002	9/28/12	\$186,000	925	1959	1SF	1	0	3	Crawl	\$201.08
238	22 29 406 007	7/15/13	\$151,500	920	1958	1SF	1	0	2	Crawl	\$164.67
239	22 29 406 011	7/1/13	\$158,000	925	1959	1SF	1	0	2	Crawl	\$170.81
240	22 29 407 015	11/3/14	\$242,000	1,067	1973	SPLFB	1	0	2	Part/Rec.	\$226.80
241	22 29 407 016	12/30/13	\$200,000	1,067	1973	SPLFB	1	0	2	Part/Rec.	\$187.44
243	22 29 409 011	5/29/12	\$162,000	1,049	1972	SPLF	1.5	0	2	Part/Rec	\$154.43
244	22 29 409 013	10/15/13	\$260,000	1,434	1974	1SF	1	1	0	Full/Unf.	\$181.31
245	22 29 410 006	5/17/13	\$200,000	1,008	1959	1SF	1.5	0	2	Part/Rec.	\$198.41
247	22 29 412 004	8/30/13	\$220,000	1,180	1966	1SFB	1	0	2	Part/Rec.	\$186.44
248	22 29 412 007	1/17/14	\$156,000	1,169	1966	SPLF	1	0	2	Part/Rec.	\$133.45

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
249	22 29 412 017	8/15/13	\$249,000	1,240	1969	SPLFB	1.5	0	2	Part/Rec.	\$200.81
250	22 29 413 010	2/22/12	\$125,000	1,080	1964	1SFB	1	0	2	Crawl	\$115.74
251	22 29 414 010	7/23/12	\$174,000	1,154	1966	SPLFB	1.5	0	2	Part/Rec	\$150.78
252	22 29 414 017	3/19/13	\$240,000	2,183	1978	2SFB	2.5	1	2	Full/Unf.	\$109.94
253	22 29 414 041	9/10/14	\$327,000	2,918	1986	SPLFB	3	1	2	Part/Rec.	\$112.06
254	22 29 414 048	3/26/12	\$265,000	2,652	1981	2SF	2.5	2	2	Part/Unf.	\$99.92
255	22 29 416 063	5/28/14	\$335,000	2,307	1986	2SFB	2.5	1	2	Full/Unf.	\$145.21
256	22 29 417 001	7/11/13	\$220,000	1,461	1970	SPLFB	2.5	0	2	Full/Rec.	\$150.58
257	22 29 419 024	7/23/13	\$219,000	1,486	1987	SPLFB	1.5	0	2	Part/Rec.	\$147.38
259	22 29 423 010	11/7/13	\$228,500	1,121	1986	SPLFB	1.5	0	2	Part/Rec.	\$203.84
261	22 29 423 017	2/13/12	\$235,000	2,080	1990	1SFB	2.5	1	2	Part/Unf.	\$112.98
262	22 31 103 004	7/31/13	\$435,500	3,056	2002	2SFB	3	1	2	Full/Unf.	\$142.51
263	22 31 103 006	6/14/13	\$441,500	2,773	1999	2SFB	3	1	3	Full/Unf.	\$159.21
264	22 31 103 007	9/20/12	\$395,000	2,715	1999	2SFB	2.5	1	2	Full/Unf.	\$145.49
265	22 31 103 008	8/21/12	\$420,000	2,773	1999	2SFB	3.5	1	3	Full/Unf.	\$151.46
266	22 31 103 015	12/6/13	\$489,000	2,507	2013	1SB	3.5	2	3	Full/Rec.	\$195.05
267	22 31 106 002	7/30/13	\$407,500	2,775	2002	2SFB	2.5	1	2	Full/Unf.	\$146.85
268	22 31 106 018	6/6/13	\$330,000	2,554	1999	2SFB	2.5	1	2	Full/Unf.	\$129.21
269	22 31 106 020	10/4/13	\$400,000	2,641	1999	2SFB	2.5	1	2	Full/Unf.	\$151.46
270	22 31 107 015	9/7/12	\$435,000	3,969	1999	2SFB	2.5	1	2	Full/Rec.	\$109.60
271	22 31 108 002	6/19/12	\$390,000	3,377	2002	2SFB	2.5	1	2	Full/Unf.	\$115.49
273	22 31 109 006	9/6/13	\$484,874	3,955	2013	2SFB	4.5	2	3	Full/Rec.	\$122.60
274	22 31 109 007	5/16/14	\$490,700	3,976	2014	2SFB	4.5	1	3	Full/Rec.	\$123.42
275	22 31 109 008	9/5/14	\$489,000	3,287	2014	2SFB	2.5	1	2	Full/Unf.	\$148.77
276	22 31 110 012	11/22/13	\$450,000	3,603	2013	2SFB	3.5	1	3	Full/Unf.	\$124.90
277	22 31 112 001	7/10/14	\$588,838	3,296	2014	2SFB	2.5	1	3	Full/Unf.	\$178.65
278	22 31 112 004	2/20/14	\$449,910	3,308	2014	2SFB	2.5	1	2	Full/Unf.	\$136.01
280	22 31 203 001	9/30/14	\$445,000	3,640	2014	2SFB	2.5	1	2	Full/Unf.	\$122.25
282	22 31 205 008	9/20/13	\$620,000	3,594	2005	2SFB	2.5	1	4	Full/Unf.	\$172.51
283	22 31 206 002	4/30/14	\$509,000	4,148	2014	2SFB	3.5	1	3	Full/Unf.	\$122.71
285	22 31 206 008	4/15/13	\$442,000	3,532	2002	2SFB	2.5	1	3	Full/Unf.	\$125.14
286	22 31 206 020	10/8/13	\$433,880	3,393	2011	2SFB	3.5	1	3	Full/Unf.	\$127.88
287	22 31 207 001	3/15/12	\$360,000	2,382	2005	1SB	2.5	1	4	Full/Unf.	\$151.13
289	22 31 207 012	6/3/13	\$439,000	3,166	2011	2SFB	3.5	1	3	Full/Unf.	\$138.66
290	22 31 304 005	4/2/12	\$298,500	2,837	1988	2SFB	2.5	1	2	Part/Unf.	\$105.22
291	22 31 307 003	8/27/14	\$557,500	4,813	1996	2SFB	4.5	1	3	Full/Unf.	\$115.83
292	22 31 402 020	8/15/12	\$164,000	1,385	1965	1SB	1	1	1	Full/Unf.	\$118.41
293	22 31 402 022	9/5/14	\$150,000	1,427	1956	1SF	1	0	2	Full/Unf.	\$105.12
294	22 32 103 010	4/14/14	\$345,500	2,894	1986	2SF	2	1	3	Part/Unf.	\$119.38
295	22 32 103 023	4/3/13	\$497,000	3,244	1991	2SFB	2.5	2	3	Full/Unf.	\$153.21
296	22 32 108 005	2/13/13	\$275,000	3,497	1982	2SFB	3	1	2	Full/Unf.	\$78.64
298	22 32 114 006	7/9/12	\$390,000	2,748	1991	2SB	2.5	1	2	Part/Unf.	\$141.92
299	22 32 115 003	1/24/14	\$417,000	3,570	1991	2SFB	3.5	1	2	Full/Unf.	\$116.81
300	22 32 117 020	5/12/14	\$385,000	3,072	1997	2SFB	3.5	1	2	Full/Unf.	\$125.33
301	22 32 200 010	5/23/14	\$250,000	1,315	1979	SPLF	2	1	2	Part/Rec.	\$190.11
302	22 32 203 018	6/28/12	\$190,000	1,766	1958	2SF	2	0	0	Crawl	\$107.59
307	22 32 306 001	9/15/14	\$625,000	4,884	2003	2SB	4.5	2	3	Full/Rec.	\$127.97

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
309	22 32 307 001	8/31/12	\$595,000	3,818	2005	2SB	3.5	1	3	Full/Unf.	\$155.84
310	22 32 307 003	1/31/14	\$512,500	3,290	2002	2SB	3.5	2	3	Full/Unf.	\$155.78
311	22 32 400 008	4/24/12	\$265,000	2,015	1986	1SF	2	1	3	Part/Rec	\$131.51
312	22 32 400 021	8/1/12	\$262,500	2,473	1988	2SFB	3	1	3	Full/Unf.	\$106.15
313	22 33 103 013	1/17/14	\$410,000	2,207	1974	1SB	2	1	2	Part/Unf.	\$185.77
314	22 33 109 001	5/29/14	\$441,500	3,368	1999	2SFB	2.5	1	3	Full/Unf.	\$131.09
315	22 33 112 008	6/13/14	\$520,000	3,275	1996	2SB	2.5	1	2	Full/Unf.	\$158.78
316	22 33 112 015	4/5/13	\$446,750	3,338	1999	2SB	1.5	1	2	Part/Unf.	\$133.84
317	22 33 113 001	5/17/13	\$320,000	2,245	1997	1SFB	2.5	1	2	Part/Rec.	\$142.54
318	22 33 113 024	3/8/13	\$335,000	2,687	1997	2SFB	2.5	1	2	Full/Unf.	\$124.67
320	22 33 116 001	12/2/13	\$533,000	3,434	2013	2SFB	3.5	1	3	Full/Unf.	\$155.21
321	22 33 116 002	4/17/14	\$535,000	2,972	2014	2SFB	2.5	1	3	Full/Unf.	\$180.01
322	22 33 116 004	11/30/12	\$479,000	3,264	2011	2SFB	2.5	1	3	Full/Unf.	\$146.75
323	22 33 116 005	1/17/14	\$461,000	3,095	2014	2SFB	2.5	1	3	Full/Unf.	\$148.95
324	22 33 116 006	5/30/14	\$468,226	3,163	2014	2SFB	2.5	1	2	Full/Unf.	\$148.03
325	22 33 116 007	5/23/13	\$450,000	3,074	2011	2SFB	2.5	1	2	Full/Unf.	\$146.39
326	22 33 116 008	4/25/13	\$498,000	3,264	2011	2SFB	2.5	1	3	Full/Unf.	\$152.57
327	22 33 116 009	5/30/13	\$485,000	2,450	2011	2SFB	2.5	1	3	Full/Unf.	\$197.96
328	22 33 116 012	9/28/12	\$452,750	3,121	2011	2SFB	2.5	1	3	Full/Unf.	\$145.07
329	22 33 116 013	2/8/13	\$515,000	3,343	2011	2SFB	2.5	1	3	Full/Unf.	\$154.05
330	22 33 117 001	6/11/13	\$459,000	3,096	2011	2SFB	2.5	1	3	Full/Unf.	\$148.26
331	22 33 117 002	11/30/12	\$615,000	3,769	2011	2SFB	2.5	1	3	Full/Unf.	\$163.17
332	22 33 117 003	11/1/13	\$531,000	3,025	2013	2SFB	2.5	1	3	Full/Unf.	\$175.54
333	22 33 117 004	10/17/14	\$515,000	2,963	2014	2SFB	2.5	1	3	Full/Unf.	\$173.81
334	22 33 117 005	4/23/13	\$450,000	3,227	2011	2SFB	2.5	1	3	Full/Unf.	\$139.45
335	22 33 118 002	6/30/13	\$529,400	3,769	2011	2SFB	2.5	1	3	Full/Unf.	\$140.46
336	22 33 118 003	5/30/13	\$585,600	3,695	2011	2SFB	2.5	1	3	Full/Unf.	\$158.48
337	22 33 118 006	10/30/13	\$588,200	4,201	2013	2SFB	3.5	1	3	Full/Unf.	\$140.01
338	22 33 118 010	4/17/14	\$499,000	3,296	2014	2SFB	2.5	1	3	Full/Unf.	\$151.40
339	22 33 203 011	2/1/13	\$475,000	1,590	1948	1SB	1.5	1	1	Full/Rec.	\$298.74
Average:					1989						\$149.06

Appendix IIc: Houses Built Post 1970, Lemont, Illinois.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
Target:											
3	22 29 100 023	Jun-14	\$262,500	1,680	1970	1SB	2.5	1	2	Full/Rec	\$156.25
17	22 29 112 025	May-12	\$267,000	1,613	1973	1SB	2	1	2	Full/Rec	\$165.53
21	22 29 114 025	Jan-12	\$365,000	2390	2005	2SFB	2.5	0	2	Full/Unf	\$152.72
30	22 29 127 002	Mar-13	\$333,000	2,405	1990	1.5SFB	2.5	1	2	Full/Unf	\$138.46
31	22 29 301 029	Oct-14	\$521,000	3,883	2002	2SFB	3.5	3	2	Full/Rec	\$134.17
32	22 29 303 002	Jul-13	\$500,000	4,054	2002	2SF	3.5	1	2	Full/Rec	\$123.33
39	22 29 315 002	May-12	\$375,000	2196	1990	1SB	2	1	2	Full/Unf	\$170.77
41	22 29 316 011	Aug-13	\$316,000	2,288	1990	2SFB	2.5	1	2	Full/Unf	\$138.11
42	22 29 316 018	Jul-14	\$520,000	4,032	2006	2SFB	3.5	3	3	Full/Rec	\$128.97
45	22 29 319 012	Jan-14	\$305,500	2,057	1990	2SFB	2.5	1	2	Full/Unf	\$148.52
46	22 29 319 015	Jun-14	\$360,000	2,434	1991	1.5SFB	2.5	1	2	Full/Unf	\$147.90
48	22 29 324 005	Aug-12	\$369,000	2,800	1996	2SFB	2.5	1	2	Full/Unf	\$131.79
49	22 29 325 003	Jul-12	\$420,000	3047	1999	2SFB	2.5	1	3	Full/Rec	\$137.84
55	22 30 205 033	Apr-12	\$285,000	2465	1987	2SFB	2.5	1	2	Full/Unf	\$115.62
56	22 30 205 039	Apr-13	\$380,000	2,568	1994	2SF	2.5	1	2	Full/Unf	\$147.98
58	22 30 206 035	Jun-12	\$256,000	1949	1987	2SF	1.5	1	2	Full/Unf	\$131.35
59	22 30 206 037	Aug-14	\$320,000	1,843	1971	2SF	2.5	0	2	Part/Unf	\$173.63
62	22 30 207 023	Mar-13	\$327,500	2,572	1986	2SF	2.5	1	3	Crawl	\$127.33
63	22 30 207 047	Aug-13	\$277,500	1,845	1988	1SFB	1.5	1	2	Part/Unf	\$150.41
64	22 30 207 060	Jun-12	\$305,000	2365	1987	2SFB	2.5	0	2	Full/Unf	\$128.96
65	22 30 208 002	Jan-14	\$499,000	3,376	2014	2SFB	2.5	1	3	Full/Unf	\$147.81
66	22 30 305 002	Sep-13	\$575,736	3,452	2011	2SFB	2	2	3	Full/Rec	\$166.78
67	22 30 306 014	Oct-13	\$475,000	3,395	2006	1.5SB	3.5	3	3	Full/Unf	\$139.91
68	22 30 308 007	Apr-12	\$575,000	4,641	2006	2SFB	3.5	2	3	Full/Unf	\$123.90
69	22 30 308 008	Oct-13	\$572,900	3,803	2005	2SFB	4	2	3	Full/Unf	\$150.64
70	22 30 308 009	Jan-12	\$575,000	3514	2006	2SB	2.5	2	3	Full/Unf	\$163.63
72	22 30 308 009	Jun-14	\$615,000	3,514	2006	2SFB	2.5	2	3	Full/Unf	\$175.01
73	22 30 309 009	Jul-14	\$479,900	3,139	2014	2SFB	3.5	1	3	Full/Unf	\$152.88
74	22 30 310 001	May-13	\$562,500	3,209	2013	2SFB	3.5	1	3	Full/Unf	\$175.29
75	22 30 310 011	Dec-13	\$494,000	3,162	2013	2SFB	2.5	1	3	Full/Unf	\$156.23
76	22 30 311 001	May-13	\$549,000	3,736	2006	2SFB	3.5	2	3	Full/Unf	\$146.95
77	22 30 311 005	Jun-13	\$550,000	3,381	2006	2SFB	3.5	1	3	Full/Unf	\$162.67
78	22 30 312 002	Apr-13	\$445,000	3,669	2005	2SFB	2.5	2	3	Full/Unf	\$121.29
79	22 30 312 012	Jun-12	\$555,000	4273	2009	2SFB	3.5	2	3	Full/Unf	\$129.89
80	22 30 312 020	Jun-13	\$485,000	3,489	2011	2SFB	3	1	3	Full/Unf	\$139.01
81	22 30 313 010	Sep-14	\$532,000	3,692	2008	2SFB	2.5	0	3	Full/Unf	\$144.10
82	22 30 404 009	Mar-14	\$287,500	2,558	1994	1SFB	2.5	1	2	Part/Unf	\$112.39
85	22 30 406 004	Apr-14	\$430,000	3,399	1994	2SFB	2.5	1	3	Full/Rec	\$126.51
86	22 30 406 013	Jun-14	\$435,000	3,139	1994	2SFB	2.5	1	2	Full/Unf	\$138.58
87	22 30 406 025	Jan-14	\$400,000	2,923	1997	2SFB	2.5	1	3	Full/Unf	\$136.85
88	22 30 407 009	Jul-12	\$282,000	2,739	1994	2SFB	2.5	1	2	Full/Unf	\$102.96
89	22 30 408 005	Aug-13	\$399,000	3,270	1997	2SFB	2.5	1	2	Full/Unf	\$122.02
90	22 30 413 010	Aug-13	\$357,500	2,583	1996	1SFB	3	1	2	Part/Unf	\$138.40
Average:					1998						\$142.40

Appendix IIc: Continued on Next Page.

Appendix IIc: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
Control											
93	22 20 427 012	Sep-13	\$320,000	1,964	1996	2SF	1.5	0	2	Full/Unf	\$162.93
106	22 21 303 024	Feb-12	\$312,000	2,111	1991	2SFB	2.5	1	2	Part/Unf	\$147.80
107	22 21 303 026	May-14	\$320,000	2,118	1993	2SFB	1.5	1	2	Part/Unf	\$151.09
108	22 21 303 042	Feb-14	\$369,000	2,172	1993	1SF	1.5	1	3	Full/Unf	\$169.89
109	22 21 305 022	Oct-14	\$343,000	2,111	1991	2SFB	2.5	1	2	Part/Unf	\$162.48
110	22 21 305 034	Jul-14	\$325,000	2,538	1991	2SFB	2.5	1	2	Full/Unf	\$128.05
112	22 21 307 020	Aug-14	\$785,000	4,229	2002	2SFB	4	1	4	Full/Unf	\$185.62
113	22 21 308 017	Sep-13	\$450,000	3,175	1999	2SFB	2.5	1	2	Full/Unf	\$141.73
115	22 21 311 020	Apr-14	\$470,000	3,261	2002	2SFB	2.5	1	2	Full/Unf	\$144.13
118	22 21 409 020	Nov-12	\$390,000	2,804	1997	2SFB	2.5	1	2	Full/Unf	\$139.09
120	22 21 414 002	Feb-14	\$360,000	2,261	1999	1SFB	2	1	2	Full/Unf	\$159.22
122	22 27 207 012	Sep-14	\$595,000	2,720	2002	2SFB	2.5	1	3	Full/Unf	\$218.75
124	22 27 401 021	Dec-13	\$375,000	2,629	1997	1SFB	2.5	1	3	Full/Unf	\$142.64
125	22 27 401 031	Oct-14	\$355,000	2,775	1991	1SB	2.5	1	2	Full/Unf	\$127.93
126	22 27 406 002	Oct-14	\$549,137	2,935	1996	2SFB	3	1	4	Full/Unf	\$187.10
127	22 27 407 003	Sep-12	\$450,000	4,105	1999	2SB	2	1	3	Full/Unf	\$109.62
129	22 28 102 012	Jul-13	\$290,000	1,514	1993	1SFB	2.5	0	2	Part/Rec	\$191.55
137	22 28 105 012	May-14	\$172,000	968	1978	1SF	1	0	2	Full/Unf	\$177.69
144	22 28 107 020	May-12	\$262,000	2021	1988	1SFB	2.5	1	3	Full/Unf	\$129.64
145	22 28 109 006	Jul-13	\$340,000	1,956	1991	1SB	2.5	1	3	Full/Unf	\$173.82
147	22 28 203 015	Jun-12	\$240,000	1800	1990	1SFB	2	1	2	Part/Rec	\$133.33
148	22 28 204 006	Jun-13	\$300,000	2,130	1991	2SF	2.5	1	3	Part/Unf	\$140.85
149	22 28 204 007	Apr-12	\$208,000	2475	1976	1SB	2	0	2	Crawl	\$84.04
155	22 28 209 019	Aug-12	\$430,000	2,114	1993	2SFB	2	1	2	Full/Unf	\$203.41
156	22 28 210 020	Apr-14	\$318,000	2,244	1990	2SFB	2.5	1	2	Part/Unf	\$141.71
157	22 28 211 001	Feb-13	\$324,000	2,303	1993	2SFB	2.5	1	3	Part/Unf	\$140.69
158	22 28 211 004	Nov-13	\$385,000	2,048	1990	1SFB	2	1	2	Part/Rec	\$187.99
159	22 28 211 005	Mar-14	\$340,000	3,438	1990	2SB	2.5	1	2	Part/Unf	\$98.89
161	22 28 217 003	Dec-13	\$355,000	2,404	1995	2SFB	2.5	1	3	Full/Unf	\$147.67
162	22 28 217 013	Sep-13	\$375,000	2,369	1996	1SB	2.5	1	2	Part/Rec	\$158.29
163	22 28 302 003	Oct-14	\$360,000	3,361	2000	1SB	2	1	2	Full/Unf	\$107.11
164	22 28 302 006	Nov-14	\$305,000	2,091	2002	2SFB	3.5	1	3	Full/Rec	\$145.86
165	22 28 303 015	Jul-14	\$377,000	2,490	2000	2SFB	2.5	1	2	Full/Unf	\$151.41
166	22 28 305 012	Aug-12	\$395,900	2,534	1997	2SFB	2.5	1	3	Full/Unf	\$156.24
167	22 28 305 013	Aug-13	\$408,761	2,490	1997	2SFB	2.5	1	3	Full/Unf	\$164.16
170	22 28 306 045	Aug-12	\$335,000	2,200	1999	2SFB	2.5	1	2	Full/Unf	\$152.27
173	22 28 308 017	Mar-13	\$370,000	3,035	2006	2SFB	2.5	1	3	Part/Unf	\$121.91
174	22 28 310 023	Jan-14	\$430,000	3,035	2005	2SFB	2.5	1	3	Full/Unf	\$141.68
175	22 28 310 038	Sep-12	\$394,000	3,321	2006	2SFB	2.5	1	3	Part/Unf	\$118.64
176	22 28 312 001	Feb-12	\$383,000	2581	2000	1SFB	2.5	1	2	Full/Unf	\$148.39
177	22 28 314 002	May-12	\$397,500	3381	2002	2SFB	2.5	1	2	Part/Unf	\$117.57
178	22 28 407 007	Feb-13	\$455,000	2,955	1994	2SFB	2.5	1	3	Full/Unf	\$153.98
179	22 28 408 003	Jun-13	\$392,000	3,048	1996	1SB	2.5	1	2	Full/Unf	\$128.61
180	22 28 408 007	Jun-12	\$370,000	3,409	1996	2SFB	2.5	1	2	Part/Unf	\$108.54
181	22 28 408 013	May-13	\$440,000	3,048	1997	2SB	2.5	1	3	Full/Unf	\$144.36
182	22 28 409 010	Aug-13	\$340,000	2,120	1996	1SB	2.5	1	2	Full/Unf	\$160.38

Appendix IIc: Continued on Next Page.

Appendix IIc: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
183	22 28 410 014	Jul-14	\$355,000	1,896	2002	1SB	2	1	2	Full/Unf	\$187.24
185	22 28 411 003	Apr-14	\$427,500	3,367	1994	2SB	2.5	1	3	Full/Unf	\$126.97
187	22 28 411 039	Feb-12	\$419,000	2938	1997	2SB	2.5	1	2	Full/Unf	\$142.61
188	22 28 412 017	Feb-14	\$485,000	3,297	1996	2SFB	4	1	3	Part/Rec	\$147.10
189	22 28 413 004	Oct-14	\$490,000	3,268	1997	2SB	2.5	1	2	Full/Unf	\$149.94
190	22 28 415 012	Sep-13	\$402,500	1,922	2009	1SB	2	1	3	Full/Rec	\$209.42
191	22 28 415 024	Mar-12	\$395,000	2637	2011	2SFB	2.5	1	3	Full/Unf	\$149.79
192	22 28 415 027	Jun-14	\$372,000	2,535	2006	2SFB	2.5	1	3	Full/Unf	\$146.75
193	22 28 416 002	Aug-12	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf	\$116.83
194	22 28 416 017	Nov-14	\$385,000	2,535	2006	2SFB	2.5	1	2	Full/Unf	\$151.87
195	22 28 417 002	Aug-13	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf	\$116.83
196	22 28 417 015	Jul-13	\$423,500	3,034	2006	2SFB	2.5	1	3	Full/Unf	\$139.58
203	22 29 213 031	Oct-14	\$185,000	1,072	1987	1SF	1.5	0	2	Full/Unf	\$172.57
208	22 29 216 002	Feb-14	\$267,000	1,768	1992	2SF	2	1	1	Full/Unf	\$151.02
212	22 29 218 022	Sep-14	\$268,000	1,187	1988	1SF	1.5	0	3	Full/Unf	\$225.78
213	22 29 218 022	Jun-12	\$220,000	1187	1988	1SF	1.5	0	3	Full/Unf	\$185.34
215	22 29 219 011	Feb-12	\$288,000	1647	1993	2SF	1.5	0	2	Part/Unf	\$174.86
216	22 29 220 011	Jul-14	\$230,000	2,357	1997	2SF	2	1	2	Slab	\$97.58
218	22 29 225 006	Feb-13	\$182,000	1,139	1988	1SF	1.5	0	3	Part/Unf	\$159.79
222	22 29 227 037	Oct-14	\$350,000	1,967	2014	2SF	2.5	1	2	Full/Unf	\$177.94
224	22 29 229 004	Nov-13	\$72,000	2,078	2014	2SFB	2.5	1	2	Full/Rec	\$34.65
225	22 29 232 004	Aug-13	\$250,000	2,103	1978	2SFB	2.5	1	2	Part/Unf	\$118.88
226	22 29 232 021	May-14	\$345,000	2,470	1996	2SF	3	1	2	Full/Unf	\$139.68
229	22 29 233 033	Jan-14	\$350,000	2,980	1986	2SF	1.5	1	2	Full/Unf	\$117.45
230	22 29 234 012	May-14	\$250,000	1,385	1984	1SB	1.5	0	2	Part/Rec	\$180.51
231	22 29 235 008	Jul-12	\$271,500	2449	1978	2SFB	2.5	1	2	Part/Unf	\$110.86
244	22 29 409 013	Oct-13	\$260,000	1,434	1974	1SF	1	1	0	Full/Unf	\$181.31
252	22 29 414 017	Mar-13	\$240,000	2,183	1978	2SFB	2.5	1	2	Full/Unf	\$109.94
254	22 29 414 048	Mar-12	\$265,000	2652	1981	2SF	2.5	2	2	Part/Unf	\$99.92
255	22 29 416 063	May-14	\$335,000	2,307	1986	2SFB	2.5	1	2	Full/Unf	\$145.21
261	22 29 423 017	Feb-12	\$235,000	2080	1990	1SFB	2.5	1	2	Part/Unf	\$112.98
262	22 31 103 004	Jul-13	\$435,500	3,056	2002	2SFB	3	1	2	Full/Unf	\$142.51
263	22 31 103 006	Jun-13	\$441,500	2,773	1999	2SFB	3	1	3	Full/Unf	\$159.21
264	22 31 103 007	Sep-12	\$395,000	2,715	1999	2SFB	2.5	1	2	Full/Unf	\$145.49
265	22 31 103 008	Aug-12	\$420,000	2,773	1999	2SFB	3.5	1	3	Full/Unf	\$151.46
266	22 31 103 015	Dec-13	\$489,000	2,507	2013	1SB	3.5	2	3	Full/Rec	\$195.05
267	22 31 106 002	Jul-13	\$407,500	2,775	2002	2SFB	2.5	1	2	Full/Unf	\$146.85
268	22 31 106 018	Jun-13	\$330,000	2,554	1999	2SFB	2.5	1	2	Full/Unf	\$129.21
269	22 31 106 020	Oct-13	\$400,000	2,641	1999	2SFB	2.5	1	2	Full/Unf	\$151.46
270	22 31 107 015	Sep-12	\$435,000	3,969	1999	2SFB	2.5	1	2	Full/Rec	\$109.60
271	22 31 108 002	Jun-12	\$390,000	3,377	2002	2SFB	2.5	1	2	Full/Unf	\$115.49
273	22 31 109 006	Sep-13	\$484,874	3,955	2013	2SFB	4.5	2	3	Full/Rec	\$122.60
274	22 31 109 007	May-14	\$490,700	3,976	2014	2SFB	4.5	1	3	Full/Rec	\$123.42
275	22 31 109 008	Sep-14	\$489,000	3,287	2014	2SFB	2.5	1	2	Full/Unf	\$148.77
276	22 31 110 012	Nov-13	\$450,000	3,603	2013	2SFB	3.5	1	3	Full/Unf	\$124.90
277	22 31 112 001	Jul-14	\$588,838	3,296	2014	2SFB	2.5	1	3	Full/Unf	\$178.65
278	22 31 112 004	Feb-14	\$449,910	3,308	2014	2SFB	2.5	1	2	Full/Unf	\$136.01

Appendix IIc: Continued on Next Page.

Appendix IIc: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft ²
280	22 31 203 001	Sep-14	\$445,000	3,640	2014	2SFB	2.5	1	2	Full/Unf	\$122.25
282	22 31 205 008	Sep-13	\$620,000	3,594	2005	2SFB	2.5	1	4	Full/Unf	\$172.51
283	22 31 206 002	Apr-14	\$509,000	4,148	2014	2SFB	3.5	1	3	Full/Unf	\$122.71
285	22 31 206 008	Apr-13	\$442,000	3,532	2002	2SFB	2.5	1	3	Full/Unf	\$125.14
286	22 31 206 020	Oct-13	\$433,880	3,393	2011	2SFB	3.5	1	3	Full/Unf	\$127.88
287	22 31 207 001	Mar-12	\$360,000	2382	2005	1SB	2.5	1	4	Full/Unf	\$151.13
289	22 31 207 012	Jun-13	\$439,000	3,166	2011	2SFB	3.5	1	3	Full/Unf	\$138.66
290	22 31 304 005	Apr-12	\$298,500	2837	1988	2SFB	2.5	1	2	Part/Unf	\$105.22
291	22 31 307 003	Aug-14	\$557,500	4,813	1996	2SFB	4.5	1	3	Full/Unf	\$115.83
294	22 32 103 010	Apr-14	\$345,500	2,894	1986	2SF	2	1	3	Part/Unf	\$119.38
295	22 32 103 023	Apr-13	\$497,000	3,244	1991	2SFB	2.5	2	3	Full/Unf	\$153.21
296	22 32 108 005	Feb-13	\$275,000	3,497	1982	2SFB	3	1	2	Full/Unf	\$78.64
298	22 32 114 006	Jul-12	\$390,000	2748	1991	2SB	2.5	1	2	Part/Unf	\$141.92
299	22 32 115 003	Jan-14	\$417,000	3,570	1991	2SFB	3.5	1	2	Full/Unf	\$116.81
300	22 32 117 020	May-14	\$385,000	3,072	1997	2SFB	3.5	1	2	Full/Unf	\$125.33
307	22 32 306 001	Sep-14	\$625,000	4,884	2003	2SB	4.5	2	3	Full/Rec	\$127.97
309	22 32 307 001	Aug-12	\$595,000	3,818	2005	2SB	3.5	1	3	Full/Unf	\$155.84
310	22 32 307 003	Jan-14	\$512,500	3,290	2002	2SB	3.5	2	3	Full/Unf	\$155.78
312	22 32 400 021	Aug-12	\$262,500	2,473	1988	2SFB	3	1	3	Full/Unf	\$106.15
314	22 33 109 001	May-14	\$441,500	3,368	1999	2SFB	2.5	1	3	Full/Unf	\$131.09
315	22 33 112 008	Jun-14	\$520,000	3,275	1996	2SB	2.5	1	2	Full/Unf	\$158.78
316	22 33 112 015	Apr-13	\$446,750	3,338	1999	2SB	1.5	1	2	Part/Unf	\$133.84
317	22 33 113 001	May-13	\$320,000	2,245	1997	1SFB	2.5	1	2	Part/Rec	\$142.54
318	22 33 113 024	Mar-13	\$335,000	2,687	1997	2SFB	2.5	1	2	Full/Unf	\$124.67
320	22 33 116 001	Dec-13	\$533,000	3,434	2013	2SFB	3.5	1	3	Full/Unf	\$155.21
321	22 33 116 002	Apr-14	\$535,000	2,972	2014	2SFB	2.5	1	3	Full/Unf	\$180.01
322	22 33 116 004	Nov-12	\$479,000	3,264	2011	2SFB	2.5	1	3	Full/Unf	\$146.75
323	22 33 116 005	Jan-14	\$461,000	3,095	2014	2SFB	2.5	1	3	Full/Unf	\$148.95
324	22 33 116 006	May-14	\$468,226	3,163	2014	2SFB	2.5	1	2	Full/Unf	\$148.03
325	22 33 116 007	May-13	\$450,000	3,074	2011	2SFB	2.5	1	2	Full/Unf	\$146.39
326	22 33 116 008	Apr-13	\$498,000	3,264	2011	2SFB	2.5	1	3	Full/Unf	\$152.57
327	22 33 116 009	May-13	\$485,000	2,450	2011	2SFB	2.5	1	3	Full/Unf	\$197.96
328	22 33 116 012	Sep-12	\$452,750	3,121	2011	2SFB	2.5	1	3	Full/Unf	\$145.07
329	22 33 116 013	Feb-13	\$515,000	3,343	2011	2SFB	2.5	1	3	Full/Unf	\$154.05
330	22 33 117 001	Jun-13	\$459,000	3,096	2011	2SFB	2.5	1	3	Full/Unf	\$148.26
331	22 33 117 002	Nov-12	\$615,000	3,769	2011	2SFB	2.5	1	3	Full/Unf	\$163.17
332	22 33 117 003	Nov-13	\$531,000	3,025	2013	2SFB	2.5	1	3	Full/Unf	\$175.54
333	22 33 117 004	Oct-14	\$515,000	2,963	2014	2SFB	2.5	1	3	Full/Unf	\$173.81
334	22 33 117 005	Apr-13	\$450,000	3,227	2011	2SFB	2.5	1	3	Full/Unf	\$139.45
335	22 33 118 002	Jun-13	\$529,400	3,769	2011	2SFB	2.5	1	3	Full/Unf	\$140.46
336	22 33 118 003	May-13	\$585,600	3,695	2011	2SFB	2.5	1	3	Full/Unf	\$158.48
337	22 33 118 006	Oct-13	\$588,200	4,201	2013	2SFB	3.5	1	3	Full/Unf	\$140.01
338	22 33 118 010	Apr-14	\$499,000	3,296	2014	2SFB	2.5	1	3	Full/Unf	\$151.40
Average:					1999						\$144.78

Appendix III: Target and Control Area Sales, Rosecrance Center.

Appendix IIIa: Target and Control Area Sales, Rosecrance Center.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
Target:											
1	12 13 151 003	1975 N. LYFORD	Ruiz	Reid	20131034223	Jul-2013	\$ 650,000	1900	2,748	Take Back	\$ 236.54
2	12 13 376 008	1332 UNIVERSITY	Kilduff	Rouse	20141027250	Aug-2014	\$ 245,000	2006	1,945		\$ 125.96
3	12 13 401 018	8525 ROTE	Jud. Sales	FNMA	20121015333	Mar-2012	\$ 432,787	2006	2,610	Bank	\$ 165.82
4	12 13 401 018	8525 ROTE	FNMA	Kittleson	20121031979	Jul-2012	\$ 295,000	2006	2,610	Bank	\$ 113.03
5	12 13 401 018	8525 ROTE	Kittleson	Speicher	20141017474	Apr-2014	\$ 328,000	2006	2,610		\$ 125.67
6	12 13 428 006	1703 SECLUDED WOODS	Bruchhauser	Wenger	20131018389	May-2013	\$ 239,000	1984	1,715		\$ 139.36
7	12 13 451 008	8603 GROVE HILL	VA	Vistine	20141033617	Sep-2014	\$ 196,000	1996	2,388	Bank	\$ 82.08
8	12 13 476 003	1508 SWEETCLOVER	FNMA	Sheila	20141008105	Jan-2013	\$ 252,000	2002	3,286	Bank	\$ 76.69
9	12 13 476 006	1428 SWEETCLOVER	DiGiovanni	DiGiovanni	20121043084	Oct-2012	\$ 160,000	1995	1,920	Related	\$ 83.33
10	12 13 476 013	1301 SUNMEADOW	Jud. Sales	Deppe	20121029320	Jul-2012	\$ 164,439	1991	2,570	Bank	\$ 63.98
11	12 13 476 013	1301 SUNMEADOW	Invest. House	Sreigerwald	20121041324	Oct-2012	\$ 270,000	1991	2,570	Flip	\$ 105.06
12	12 13 477 010	1396 SUNMEADOW	Licusa	Ady	20131017766	Apr-2013	\$ 265,000	1993	2,710		\$ 97.79
13	12 13 478 008	1389 SUNMEADOW	FNMA	Finner	20141041358	Dec-2014	\$ 225,000	1989	2,967	Bank	\$ 75.83
14	12 24 102 001	8021 ROYAL OAKS	Velazquez	Seegert	20131044597	Nov-2013	\$ 182,500	2004	1,788		\$ 102.07
15	12 24 102 005	8081 ROYAL OAKS	Berkowski	Miles	20121025905	Apr-2013	\$ 122,000	1972	1,738		\$ 70.20
16	12 24 176 003	8298 MACINTOSH	Krejci	AH4R-IL	20131014998	Mar-2013	\$ 88,000	2001	1,104		\$ 79.71
17	12 24 176 006	8326 MACINTOSH	Egen	Myers	20141013880	May-2014	\$ 124,900	2001	1,330		\$ 93.91
18	12 24 178 004	8348 RUBICON	Houghton	Thornton	20121032591	Aug-2012	\$ 101,500	1998	1,112		\$ 91.28
19	12 24 178 007	454 UNIVERSITY	Blackhawk Bnk.	Martin	20131012710	Mar-2013	\$ 76,000	1999	1,280	Bank	\$ 59.38
20	12 24 178 008	482 UNIVERSITY	Knusli	AH4R-IL	20121049815	Aug-2012	\$ 114,000	2000	1,256		\$ 90.76
21	12 24 179 015	8291 MACINTOSH	Palmer	Gruenberg	20121035039	Aug-2012	\$ 114,900	2001	1,036		\$ 110.91
22	12 24 180 001	393 UNIVERSITY	ARC Winne.	Barton	20121004723	Jan-2012	\$ 147,000	2011	1,741	Exe. Prop.	\$ 84.43
23	12 24 180 002	8420 BLUE RIVER	ARC Winne.	Martin	20131048237	Dec-2013	\$ 154,000	2013	1,893		\$ 81.35
24	12 24 180 004	8460 BLUE RIVER	Alpine Bnk	Farmer	20141007860	Feb-2014	\$ 170,000	2006	2,340		\$ 72.65
25	12 24 202 001	573 CROSS PLAINS	FNMA	Shanks	20141001193	Dec-2013	\$ 138,000	2006	1,802	Bank	\$ 76.58
26	12 24 202 002	545 VERONA	HUD	Booth	20131011322	Mar-2013	\$ 90,000	2006	1,680	Bank	\$ 53.57
27	12 24 251 001	8480 BLUE RIVER	ARC Winne.	Akre	20131007675	Feb-2013	\$ 150,000	2012	1,844	Exe. Prop.	\$ 81.34
28	12 24 252 008	8609 BLUE RIVER	Boens	Potocki	20141007562	Feb-2014	\$ 129,000	2004	1,391		\$ 92.74
29	12 24 253 003	478 CROSS PLAINS	Nelson	Brown	20131045393	Nov-2013	\$ 139,000	2004	1,308		\$ 106.27
30	12 24 254 001	515 CROSS PLAINS	Becker	Dozall	20141036818	Aug-2014	\$ 166,000	2004	1,451		\$ 114.40

Appendix IIIa: Continued on Next Page

Appendix IIIa: Continued

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
31	12 24 254 005	423 CROSS PLAINS	FNMA	Betz	20121014752	Mar-2012	\$ 148,000	2005	1,656	Bank	\$ 89.37
32	12 24 254 005	423 CROSS PLAINS	Betz	Nat. Resid.	20131030202	Jun-2013	\$ 164,500	2005	1,656	Bank	\$ 99.34
33	12 24 254 005	423 CROSS PLAINS	Nat. Resid.	Floyd	20131030203	Jun-2013	\$ 164,500	2005	1,656	Flip	\$ 99.34
34	12 24 254 013	532 VERONA	Sammon	Simpson	20131023783	Jun-2013	\$ 270,000	2006	2,335		\$ 115.63
35	12 24 254 015	512 VERONA	FNMA	Kunz	20141019616	May-2014	\$ 184,900	2006	2,804	Bank	\$ 65.94
36	12 24 254 017	450 VERONA	Alpine Bnk	Cismesia	20131050471	Dec-2013	\$ 180,000	2008	2,962		\$ 60.77
37	12 24 255 003	419 VERONA	Sporrer	Shanks	20121038993	Jul-2012	\$ 149,000	2005	1,730		\$ 86.13
Average:											\$ 96.47

Control:

38	12 11 477 001	2751 TIMBER	Lindgren	Dvorak	20131015730	Apr-2013	\$ 125,000	1965	2,056		\$ 60.80
39	12 11 477 008	2591 TIMBER	FNMA	Mutimer	20131041332	Sep-2013	\$ 80,000	1950	1,520	Bank	\$ 52.63
40	12 11 478 015	7984 KAHALA	Hathaway	Hathaway	20141040259	Dec-2014	\$ 57,500	1976	1,426		\$ 40.32
41	12 11 478 015	7984 KAHALA	Harris Bnk	Hathaway	20131035226	Aug-2013	\$ 55,000	1976	1,426	Bank	\$ 38.57
42	12 11 478 018	7981 KAHALA	Cleland	Jackson	20121030313	Jul-2012	\$ 96,000	1979	1,251		\$ 76.74
43	12 11 478 019	7982 ILI KAI	Vacha	Gregory	20131043392	Oct-2013	\$ 102,000	1977	1,400		\$ 72.86
44	12 24 376 024	311 ASHWELL	3 Hammer	Bonang	20141011875	Apr-2014	\$ 101,000	2007	1,048		\$ 96.37
45	12 25 226 006	8878 NICOLE	Jud. Sales	HUD	20121036752	Jul-2013	\$ 188,378	2005	1,426	Bank	\$ 132.10
46	12 25 226 006	8878 NICOLE	HUD	Hamann	20141002060	Jan-2014	\$ 75,000	2005	1,426	Bank	\$ 52.59
47	12 25 226 006	8878 NICOLE	Hamann	Kieth	20141039641	Nov-2014	\$ 139,000	2005	1,426		\$ 97.48
48	12 25 227 002	8903 NICOLE	Wells Fargo	Menart	20131039790	Apr-2013	\$ 147,900	2004	2,444	Bank	\$ 60.52
49	12 25 227 011	8924 PUTTER	Liu	Thompson	20131022930	Jun-2013	\$ 160,000	2004	2,482		\$ 64.46
50	12 25 227 024	8928 BIRDIE	Wesley	Reed	20131038187	Sep-2013	\$ 172,000	2006	1,915		\$ 89.82
51	12 25 227 025	8946 BIRDIE	Russell	Worple	20141018823	Jun-2014	\$ 185,900	2006	1,846		\$ 100.70
52	12 25 227 028	8875 BIRDIE	Oakley Tr	Oakley	20131035765	Aug-2013	\$ 208,000	2005	1,875		\$ 110.93
53	12 25 227 031	8921 BIRDIE	Wallace	Emerson	20141024860	Jul-2014	\$ 210,000	2005	1,854		\$ 113.27
54	12 25 228 002	539 PAR	Jud. Sales	FHLM	20121028026	Nov-2012	\$ 114,000	2005	1,772	Bank	\$ 64.33
55	12 25 228 003	553 PAR	Brooks	Deutsch	20141027673	Aug-2014	\$ 215,000	2005	2,552		\$ 84.25
56	12 25 228 006	603 PAR	Hade	Legge	20141016751	May-2014	\$ 186,000	2004	1,920		\$ 96.88
57	12 25 229 004	612 PAR	FNMA	Ketter	20121010581	Mar-2014	\$ 175,000	2005	1,855	Bank	\$ 94.34
58	12 25 229 006	640 PAR	Kachekmuss	Soelke	20121029780	Jul-2012	\$ 214,000	2005	1,892		\$ 113.11
59	12 25 229 006	640 PAR	Soelke	NuCom. Mob.		May-2014	\$ 186,000	2005	1,892	No Record	\$ 98.31
60	12 25 229 014	665 GOLF HILL	Engleby	Heideman	20131024904	Jun-2013	\$ 142,500	2004	1,772		\$ 80.42

Appendix IIIa: Continued on Next Page

Appendix IIIa: Continued

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
61	12 25 302 007	1131 GRIGGS	Hunt	Dowell	20141037578	Nov-2014	\$ 130,000	1992	1,798		\$ 72.30
62	12 25 302 011	1193 GRIGGS	Hamilton	LeMaster	20141008186	Mar-2014	\$ 173,400	1993	2,254		\$ 76.93
63	12 25 302 015	1265 GRIGGS	Hendricks	Hendricks	20131038822	May-2013	\$ 188,000	1992	1,905	Related	\$ 98.69
64	12 25 302 019	1327 GRIGGS	McGarth	Flosi	20141033508	Oct-2014	\$ 182,000	1992	2,418		\$ 75.27
65	12 25 303 001	1096 GRIGGS	Rose	Floberg Cent.	20131015893	Mar-2013	\$ 133,000	1995	1,798	Exempt	\$ 73.97
66	12 25 303 006	1170 GRIGGS	Leak	Brown	20121020475	May-2012	\$ 163,500	1993	1,684		\$ 97.09
67	12 25 326 015	1006 ARCTIC	Warner Tr.	Minick	20131038983	Sep-2013	\$ 62,000	1964	1,438	Flip	\$ 43.12
68	12 25 326 015	1006 ARCTIC	Minick	Boughton	20131038983?	Dec-2013	\$ 74,000	1964	1,438	Flip	\$ 51.46
69	12 25 326 028	8448 VICKI	Colonial Sav.	George	20121014303	Mar-2012	\$ 35,000	1964	960	Bank	\$ 36.46
70	12 25 327 008	1156 MILL	1St. Nat.	Watermolon	20141021753	Jun-2014	\$ 87,500	1964	1,248	Bank	\$ 70.11
71	12 25 352 002	8036 SLATER	Galindo	Frenzer	20141038170	Nov-2014	\$ 147,900	1993	1,358		\$ 108.91
72	12 25 352 029	1114 INGRAM	Jackson	Phomsopha	20141014079	May-2014	\$ 125,000	1995	1,818		\$ 68.76
73	12 25 353 002	1218 GRIGGS	B&H Hold.	Hampilos	20131015059	Jan-2013	\$ 88,000	1992	2,454	Bank	\$ 35.86
74	12 25 354 001	8009 SLATER	U.S. Bnk.	Ferriter	20131014857	Mar-2013	\$ 100,350	1992	2,418	Bank	\$ 41.50
75	12 25 354 001	8009 SLATER	Ferriter	Swanson	20131032727	Aug-2013	\$ 198,000	1992	2,418		\$ 81.89
76	12 25 354 002	8023 SLATER	Ducato	Hoelscher	20141009848	Mar-2014	\$ 175,000	1992	2,182	Short	\$ 80.20
77	12 25 376 019	1318 MILL	Fehler Est.	Morrison	20121016518	Apr-2012	\$ 86,000	1965	1,092	Court Ord.	\$ 78.75
78	12 25 377 003	1227 RANDALL	Castile	Engleking	20131039484	Sep-2013	\$ 75,000	1959	960		\$ 78.13
79	12 25 377 009	1259 RANDALL	Jackson Tr	Markley	20141034279	Oct-2014	\$ 86,000	1960	1,536		\$ 55.99
80	12 25 377 011	1289 RANDALL	Jud. Sales	Bk of NY	20121045550	Sep-2012	\$ 36,250	1960	960	Bank	\$ 37.76
81	12 25 378 001	1268 RANDALL	Steinborn	Abernathy	20121019806	May-2012	\$ 70,000	1960	1,498		\$ 46.73
82	12 25 378 004	1354 RANDALL	Janicke Est.	Gustman	20131024829	Jun-2013	\$ 70,000	1959	912		\$ 76.75
83	12 25 379 004	8357 TRUDY	FNMA	Michael	20141040124	Dec-2014	\$ 85,000	1968	1,590	Bank	\$ 53.46
84	12 25 401 001	1002 RANDALL	Farley	Elliot	20131022357	Apr-2013	\$ 155,000	1965	2,176		\$ 71.23
85	12 25 401 002	1020 RANDALL	Deutsch Bnk	Ullrich	20141012229	Apr-2014	\$ 74,900	1973	1,078	Bank	\$ 69.48
86	12 25 401 018	1114 BUDDY	Wells Fargo	Wright	20121035048	Aug-2012	\$ 39,200	1959	1,140	Bank	\$ 34.39
87	12 25 401 018	1114 BUDDY	Wright	Wells Fargo	20131007245	Feb-2013	\$ 83,500	1959	1,140	Bank	\$ 73.25
88	12 25 401 024	1139 MELWOOD	Erickson	Smith	29131916690	Apr-2013	\$ 100,000	1961	1,080		\$ 92.59
89	12 25 401 025	8648 VICKI	Lee	Tangora	20121018451	May-2012	\$ 125,000	1959	912		\$ 137.06
90	12 25 402 005	1138 MELWOOD	FHLM	Horner	20131030181	Jun-2013	\$ 96,000	1971	1,144	Bank	\$ 83.92

Appendix IIIa: Continued on Next Page

Appendix IIIa: Continued

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
91	12 25 452 003	1350 DIXIE	FHLM	Shaver	20131009298	Feb-2013	\$ 41,500	1960	1,313	Bank	\$ 31.61
92	12 25 452 006	1470 DIXIE	Posada	Grove	20131033041	Aug-2013	\$ 79,700	1963	1,088		\$ 73.25
93	12 25 452 013	8649 TRUDY	Mellon Bnk	Arcturus Ent.	20131014191	Mar-2013	\$ 63,000	1960	2,108	QCD	\$ 29.89
94	12 25 452 013	8649 TRUDY	Arcturus Ent.	Wolf	20141019138	Jun-2014	\$ 132,300	1960	2,108		\$ 62.76
95	12 25 453 008	1446 MELWOOD	Scott Tr	Novak	20131047929	Dec-2013	\$ 70,500	1959	1,508		\$ 46.75
96	12 26 427 004	1111 INGRAM	Panton	Salem	20121004881	Feb-2012	\$ 150,000	1995	2,468		\$ 60.78
97	12 26 427 005	1119 INGRAM	Brattland	Brook. Relo	20141036808	Oct-2014	\$ 187,000	1994	2,130	Relo.	\$ 87.79
98	12 26 427 005	1119 INGRAM	Brook. Relo	Wilke	20141036809	Nov-2014	\$ 187,000	1994	2,130	Relo.	\$ 87.79
99	12 26 427 008	1143 INGRAM	Anderson	McConnaghy	20121022209	Jul-2014	\$ 167,500	1995	2,158		\$ 77.62
100	12 26 427 009	1161 INGRAM	Luna	Yafai	20141015794	May-2014	\$ 150,000	1995	2,306		\$ 65.05
101	12 26 427 011	1227 INGRAM	U.S. Bnk.	Duckworth	20141026172	Jul-2014	\$ 132,000	1995	2,301	Bank	\$ 57.37
Average:											\$ 73.04

Appendix IIIb: Arm's Length Sales Near Rosecrance Center.

Sale	Parcel No.	Sale Price	Sale Date	Age	Above Grade	\$/Ft ²	Base. Fin.	Total Liv.	Rec. Room	Bed	Bath	FP	Style	Garage
Target:														
2	12 13 376 008	\$245,000	Aug-2014	2006	1,945	\$125.96	0	1,945	0	3	2.0	1	1SF	1.0
5	12 13 401 018	\$328,000	Apr-2014	2006	2,610	\$125.67	0	2,610	0	4	2.0	1	1SF	2.0
6	12 13 428 006	\$239,000	May-2013	1984	1,715	\$139.36	932	2,647	0	3	3.0	1	BI	1.0
12	12 13 477 010	\$265,000	Apr-2013	1993	2,710	\$97.79	0	2,710	0	4	2.5	1	2SF	2.0
14	12 24 102 001	\$182,500	Nov-2013	2004	1,788	\$102.07	0	1,788	0	3	2.0	1	1SF	1.0
16	12 24 176 003	\$ 88,000	Mar-2013	2001	1,104	\$79.71	0	1,104	0	3	1.0	0	SPLF	1.0
17	12 24 176 006	\$124,900	May-2014	2001	1,330	\$93.91	0	1,330	0	3	2.0	0	1SF	1.0
18	12 24 178 004	\$101,500	Aug-2012	1998	1,112	\$91.28	0	1,112	834	3	1.0	0	1SF	1.0
20	12 24 178 008	\$114,000	Aug-2012	2000	1,256	\$90.76	0	1,256	0	3	2.0	0	1SF	1.0
21	12 24 179 015	\$114,900	Aug-2012	2001	1,036	\$110.91	0	1,036	518	3	2.0	0	1SF	1.0
24	12 24 180 004	\$170,000	Feb-2014	2006	2,340	\$72.65	0	2,340	0	3	2.5	1	2SF	2.0
28	12 24 252 008	\$129,000	Feb-2014	2004	1,391	\$92.74	0	1,391	970	3	2.0	0	1SF	1.0
29	12 24 253 003	\$139,000	Nov-2013	2004	1,308	\$106.27	0	1,308	512	3	2.0	0	1SF	1.0
30	12 24 254 001	\$166,000	Aug-2014	2004	1,451	\$114.40	941	2,392	0	3	2.0	0	1SF	1.0
34	12 24 254 013	\$270,000	Jun-2013	2006	2,335	\$115.63	807	3,142	0	4	3.5	1	2SF	2.0
36	12 24 254 017	\$180,000	Dec-2013	2008	2,962	\$60.77	0	2,962	0	4	2.5	1	2SF	2.0
37	12 24 255 003	\$149,000	Jul-2012	2005	1,730	\$86.13	0	1,730	0	3	2.0	0	1SF	1.0
Average:				2002		\$100.35								
Control:														
42	12 11 478 018	\$ 96,000	Jul-2012	1979	1,251	\$76.74	0	1,251	0	3	2.0	1	1SF	1.0
43	12 11 478 019	\$102,000	Oct-2013	1977	1,400	\$72.86	0	1,400	0	3	2.0	1	1SF	1.0
44	12 24 376 024	\$101,000	Apr-2014	2007	1,048	\$96.37	664	1,712	0	3	2.0	1	BI	1.0
47	12 25 226 006	\$139,000	Nov-2014	2005	1,426	\$97.48	0	1,426	0	3	2.0	1	1SF	1.0
49	12 25 227 011	\$160,000	Jun-2013	2004	2,482	\$64.46	0	2,482	0	4	2.5	0	2SF	2.0
50	12 25 227 024	\$172,000	Sep-2013	2006	1,915	\$89.82	0	1,915	0	3	2.0	1	1SF	1.0
51	12 25 227 025	\$185,900	Jun-2014	2006	1,846	\$100.70	0	1,846	0	3	2.5	1	1SF	1.0
52	12 25 227 028	\$208,000	Aug-2013	2005	1,875	\$110.93	0	1,875	0	3	2.0	1	1SF	1.0
53	12 25 227 031	\$210,000	Jul-2014	2005	1,854	\$113.27	0	1,854	0	3	2.0	1	1SF	1.0

Appendix IIIb: Continued on Next Page.

Appendix IIIb: Continued.

Sale	Parcel No.				Sale Price	Sale Date	Age	Above Grade	\$/Ft ²	Base. Fin.	Total Liv.	Rec. Room	Bed	Bath	FP	Style	Garage	
55	12	25	228	003	\$215,000	Aug-2014	2005	2,552	\$84.25	0	2,552	0	4	2.5	1	2SF	2.0	
56	12	25	228	006	\$186,000	May-2014	2004	1,920	\$96.88	0	1,920	0	3	2.0	1	1SF	1.0	
58	12	25	229	006	\$214,000	Jul-2012	2005	1,892	\$113.11	0	1,892	0	3	2.0	1	1SF	1.0	
59	12	25	229	006	\$186,000	May-2014	2005	1,892	\$98.31	0	1,892	0	3	2.0	1	1SF	1.0	
60	12	25	229	014	\$142,500	Jun-2013	2004	1,772	\$80.42	0	1,772	0	3	2.0	1	1SF	1.0	
61	12	25	302	007	\$130,000	Nov-2014	1992	1,798	\$72.30	0	1,798	660	3	2.0	1	1SF	1.0	
62	12	25	302	011	\$173,400	Mar-2014	1993	2,254	\$76.93	0	2,254	0	4	2.5	1	2SF	2.0	
64	12	25	302	019	\$182,000	Oct-2014	1992	2,418	\$75.27	1,080	3,498	0	4	3.5	1	2SF	2.0	
66	12	25	303	006	\$163,500	May-2012	1993	1,684	\$97.09	0	1,684	725	3	2.0	1	1SF	1.0	
71	12	25	352	002	\$147,900	Nov-2014	1993	1,358	\$108.91	672	2,030	0	4	3.0	1	SPLF	1.0	
72	12	25	352	029	\$125,000	May-2014	1995	1,818	\$68.76	0	1,818	1,700	3	3.0	2	1SF	1.0	
75	12	25	354	001	\$198,000	Aug-2013	1992	2,418	\$81.89	600	3,018	0	4	2.5	1	2SF	2.0	
78	12	25	377	003	\$ 75,000	Sep-2013	1959	960	\$78.13	0	960	0	3	1.0	0	1SF	1.0	
79	12	25	377	009	\$ 86,000	Oct-2014	1960	1,536	\$55.99	0	1,536	0	3	1.5	0	1SF	1.0	
81	12	25	378	001	\$ 70,000	May-2012	1960	1,498	\$46.73	0	1,498	0	3	1.0	1	1SF	1.0	
82	12	25	378	004	\$ 70,000	Jun-2013	1959	912	\$76.75	0	912	242	3	1.0	0	1SF	1.0	
84	12	25	401	001	\$155,000	Apr-2013	1965	2,176	\$71.23	0	2,176	168	4	3.5	1	1SF	1.0	
88	12	25	401	024	\$100,000	Apr-2013	1961	1,080	\$92.59	0	1,080	400	3	1.0	0	1SF	1.0	
89	12	25	401	025	\$125,000	May-2012	1959	912	\$137.06	0	912	0	3	1.0	0	1SF	1.0	
92	12	25	452	006	\$ 79,700	Aug-2013	1963	1,088	\$73.25	0	1,088	0	3	1.0	0	1SF	1.0	
95	12	25	453	008	\$ 70,500	Dec-2013	1959	1,508	\$46.75	0	1,508	0	3	1.5	0	1SF	1.0	
96	12	26	427	004	\$150,000	Feb-2012	1995	2,468	\$60.78	0	2,468	0	4	3.5	1	2SF	2.0	
99	12	26	427	008	\$167,500	Jul-2014	1995	2,158	\$77.62	0	2,158	0	3	2.5	1	2SF	2.0	
100	12	26	427	009	\$150,000	May-2014	1995	2,306	\$65.05	0	2,306	0	4	2.5	1	2SF	2.0	
Average:							1988		\$83.60									

Appendix IIIc: Houses Built Post 1970 Near Rosecrance Center.

Sale	Parcel No.				Sale Price	Sale Date	Age	Above Grade	\$/Ft ²	Base. Fin.	Total Liv.	Rec. Room	Bed	Bath	FP	Style	Garage	
Target:																		
2	12	13	376	008	\$ 245,000	Aug-2014	2006	1,945	\$125.96	0	1,945	0	3	2.0	1	1SF	1.0	
5	12	13	401	018	\$ 328,000	Apr-2014	2006	2,610	\$125.67	0	2,610	0	4	2.0	1	1SF	2.0	
12	12	13	477	010	\$ 265,000	Apr-2013	1993	2,710	\$97.79	0	2,710	0	4	2.5	1	2SF	2.0	
14	12	24	102	001	\$ 182,500	Nov-2013	2004	1,788	\$102.07	0	1,788	0	3	2.0	1	1SF	1.0	
17	12	24	176	006	\$ 124,900	May-2014	2001	1,330	\$93.91	0	1,330	0	3	2.0	0	1SF	1.0	
18	12	24	178	004	\$ 101,500	Aug-2012	1998	1,112	\$91.28	0	1,112	834	3	1.0	0	1SF	1.0	
20	12	24	178	008	\$ 114,000	Aug-2012	2000	1,256	\$90.76	0	1,256	0	3	2.0	0	1SF	1.0	
21	12	24	179	015	\$ 114,900	Aug-2012	2001	1,036	\$110.91	0	1,036	518	3	2.0	0	1SF	1.0	
24	12	24	180	004	\$ 170,000	Feb-2014	2006	2,340	\$72.65	0	2,340	0	3	2.5	1	2SF	2.0	
28	12	24	252	008	\$ 129,000	Feb-2014	2004	1,391	\$92.74	0	1,391	970	3	2.0	0	1SF	1.0	
29	12	24	253	003	\$ 139,000	Nov-2013	2004	1,308	\$106.27	0	1,308	512	3	2.0	0	1SF	1.0	
30	12	24	254	001	\$ 166,000	Aug-2014	2004	1,451	\$114.40	941	2,392	0	3	2.0	0	1SF	1.0	
34	12	24	254	013	\$ 270,000	Jun-2013	2006	2,335	\$115.63	807	3,142	0	4	3.5	1	2SF	2.0	
36	12	24	254	017	\$ 180,000	Dec-2013	2008	2,962	\$60.77	0	2,962	0	4	2.5	1	2SF	2.0	
37	12	24	255	003	\$ 149,000	Jul-2012	2005	1,730	\$86.13	0	1,730	0	3	2.0	0	1SF	1.0	
Average:							2003		\$99.13									
Control:																		
42	12	11	478	018	\$ 96,000	Jul-2012	1979	1,251	\$76.74	0	1,251	0	3	2.0	1	1SF	1.0	
43	12	11	478	019	\$ 102,000	Oct-2013	1977	1,400	\$72.86	0	1,400	0	3	2.0	1	1SF	1.0	
47	12	25	226	006	\$ 139,000	Nov-2014	2005	1,426	\$97.48	0	1,426	0	3	2.0	1	1SF	1.0	
49	12	25	227	011	\$ 160,000	Jun-2013	2004	2,482	\$64.46	0	2,482	0	4	2.5	0	2SF	2.0	
50	12	25	227	024	\$ 172,000	Sep-2013	2006	1,915	\$89.82	0	1,915	0	3	2.0	1	1SF	1.0	
51	12	25	227	025	\$ 185,900	Jun-2014	2006	1,846	\$100.70	0	1,846	0	3	2.5	1	1SF	1.0	
52	12	25	227	028	\$ 208,000	Aug-2013	2005	1,875	\$110.93	0	1,875	0	3	2.0	1	1SF	1.0	
53	12	25	227	031	\$ 210,000	Jul-2014	2005	1,854	\$113.27	0	1,854	0	3	2.0	1	1SF	1.0	
55	12	25	228	003	\$ 215,000	Aug-2014	2005	2,552	\$84.25	0	2,552	0	4	2.5	1	2SF	2.0	
56	12	25	228	006	\$ 186,000	May-2014	2004	1,920	\$96.88	0	1,920	0	3	2.0	1	1SF	1.0	
58	12	25	229	006	\$ 214,000	Jul-2012	2005	1,892	\$113.11	0	1,892	0	3	2.0	1	1SF	1.0	

Appendix IIIc: Continued on Next Page.

Appendix IV: Assumptions and Limiting Conditions.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Peter Poletti did not make a boundary survey of the property; therefore, no responsibility is assumed in connection with such matters.
2. No responsibility is assumed for matters of a legal nature affecting title to the Subject Site or is an opinion of title rendered. The title is assumed to be good and merchantable.
3. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, Poletti assumes no responsibility for its accuracy.
4. This report considers the Subject Site as being under responsible ownership and competent management.
5. It is assumed that there is general compliance with all federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the consulting report.
6. 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 the consulting report.
7. It is assumed that all required licenses, consents, 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 estimate contained in this report is based.
8. It is assumed that the utilization of the land and improvements is within the boundaries or property lines.
9. Any use of this consulting report by anyone, whomsoever, constitutes acceptance of the above and any other limiting conditions that might be outlined later herein.

GENERAL LIMITING CONDITIONS

1. Poletti and Associates, Inc. will not be required to give testimony or appear in court because of having made this consulting report, with reference to the property in question, unless arrangements have been previously made therefor.
2. Possession of this consulting 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 Poletti and Associates, Inc., and, in any event, only with proper written qualification and only in its entirety.
3. Neither all nor any part of the contents of this consulting report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without the expressed written consent and approval of Poletti and Associates, Inc.

PURPOSE AND INTENDED USER OF THE REPORT

The purpose of this consulting report is for incorporation in the site location application and use at the zoning siting hearing for the Facility. The intended user of this report is Maxxam Partners, LLC, its representatives, the Zoning Board of Kane County, Illinois and its representatives. Use by anyone else is not permitted. The client for the report is Maxxam Partners, LLC. Maxxam Partners, LLC ordered the report. The date of initial inspection of the subject property is April 30, 2015. The date of the report is June 21, 2015 with the effective date of the opinion being June 21, 2015.



Midwest Office
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GLENWOOD SCHOOL FOR BOYS AND GIRLS WATER AND WASTEWATER SYSTEM EVALUATION

June 9, 2015

Sheaffer & Roland, Inc. designed the Wastewater Reclamation and Reuse System (WWRRS) at the Glenwood School for Boys and Girls in 1992. Sheaffer & Roland, Inc. is both the wastewater and water supply systems Illinois Environmental Protection Agency (IEPA) licensed operator responsible for day to day operations of the facilities. The following is a description of the current facilities on site. Glenwood School for Boys and Girls was constructed in the early 1990's and consists of school and residence facilities clustered around a lake at 41W400 Silver Glen Road in unincorporated St. Charles, Kane County, Illinois. The facility is served by on-site water and wastewater systems.

I. EXISTING FACILITIES DESCRIPTION

A. Potable Water

The potable water supply system (PWD 10#0890080) at Glenwood School consists of two, 8-inch diameter sandstone (St. Peter Formation) wells. Well #1 currently produces 120 gpm and Well #2 produces 105 gpm. Only one well operates at a time. Both wells are located in close proximity to the Well House.

Approximately half the flow of raw water is softened and is blended with raw water to achieve an acceptable level of hardness. There are two ion exchange units rated at 80 gpm capacity each. The ion exchange units are regenerated with rock salt, and the spent brine is discharge to the sewer via floor drains.

Chlorine gas is used for disinfection with two cylinders mounted on a scale with vacuum regulators mounted on top of each tank, a carrier water pump and an ejector. Although the plant has fluoride dosing equipment, the raw water has natural fluoride, and none is added. The water treatment equipment is located in the Well House.

Finished water is stored in a 150,000-gallon elevated storage tank next to the Well House. The distribution system consists of 6" water main, which runs in a loop around the lake

and has individual building service connections. System pressure generally varies between 43 to 45 psi. Pressure in the system is maintained by the water surface elevation in the elevated water tank.

B. Fire System

The school has a separate water system for fire protection. There are two fire pumps, which draw water from the lake. One of the pumps is electric powered, the other pump is diesel engine powered. The pumps and the diesel fuel tank are located in the well house along with the potable water treatment system. Separate water mains, with hydrants, provide fire protection throughout the Glenwood facility. Water storage for the fire protection system is provided by the on-site lake.

C. Wastewater

The school has its own wastewater collection, treatment and disposal system. Wastewater is collected, pumped, treated in an aerated lagoon, polished in a storage lagoon, disinfected, filtered, and finally applied as irrigation water to grassed areas on the campus. No water is discharged from the property.

The collection system consists of 8-inch diameter sewer mains collecting sewage from lateral sewers at each building and conveying the sewage to the underground wet well at the grinder pumping station on the east side of the campus.

The grinder pumping station collects sewage in its 4-foot diameter wet well by gravity from the collection system. Sewage is ground by the pump cutter heads of the two submersible pumps and piped via an approximately 550 foot long, 2-inch diameter PVC force main to the aerated treatment lagoon. The two pumps are Myers WGX Series submersible grinder pumps with 3 horsepower, 230v/3 phase, 3450 rpm motors and are each rated at 50 gpm at 45.8' TDH.

Emergency power for the sewage pumping station is provided by a 20 KYV, natural gas fueled, Dayton Model 4W117 generator (120/240v, 1 or 3 phase). This generator is located in the Operations Building on the east side of the campus, south of the wastewater lagoons.

Wastewater treatment is provided by an aerated (aerobic) lagoon with a surface area of 13,808 sf. and a volume of 662,715 gallons (88,586 cf.). The lagoon has a hypalon liner to prevent untreated wastewater from percolating into the soil and contaminating groundwater. The lagoon has a design flow of 16,000 gpd and hydraulic retention time of 36 days.

Air is provided to the aerated lagoon by two Roots-Connersville, Type URA1 rotary lobe blowers (70 cfm, 9.0 psi discharge pressure each) with 5 horsepower,

230v/3 phase, 1725 rpm Baldor motors. These blowers are also located in the Operations Building. Air is conveyed via 2 - inch steel air headers to two Air-Aqua, 12- inch static tube vertical aerators located in the lagoon.

Treated effluent runs by gravity through a 4-inch diameter pipe to the adjacent treated wastewater storage lagoon, where it receives further aeration and is held for another 120 days detention time. The second lagoon serves a dual purpose; it provides polishing treatment and stores water during inclement weather when irrigation cannot be performed. The treated wastewater storage lagoon has a surface area of 35,948 sf and a working depth of 10 ft. with an additional 3 feet of freeboard. This lagoon has a working volume of 1,918,321 gallons (256,460 cf.) above a permanent depth of 2 feet. The permanent depth of 2 feet is needed to prevent liner displacement by groundwater. This lagoon also has a hypalon liner. Monitoring well MW #4, located nearby, is used for sampling and measuring the level of the groundwater. The groundwater level determines how low the second lagoon may be drained without causing the liner to float.

Effluent from the treated storage lagoon is pumped to irrigation fields from the irrigation pumping station using one Simflo Model SG6C, 4 stage, vertical turbine pump. This pump is rated at 100 gpm at 200' TDH and has a 7.5 horsepower, 230v/3 phase,

3450 rpm motor. The pump can operate either off a float system or a timer. Chlorine solution is introduced into the wet well to provide disinfection.

Chlorine disinfection is accomplished using sodium hypochlorite solution pumped by Milton Roy LMI Series A15 reciprocating pumps with 0.01 to 1.0 gph adjustable flow rate and dual manual control. The normal dose is 10 mg/1 chlorine. The irrigation pumping station wet well and pump discharge piping serve to provide adequate detention time prior to spray irrigation. Chlorine introduction takes place prior to tertiary filtration.

Intermittent sand filters were originally installed for tertiary treatment following the storage lagoon, but the sand filters have since been abandoned and removed. These consisted of two cells with dimensions of 34 ft x 34 ft on the bottom, 64 ft x 64 ft on the top. These filters were cleaned by manual raking with the debris utilized on site as a soil conditioner.

Turbo-disc Filters were installed in 2005 to replace the intermittent sand filters. Pumped effluent from the treated storage lagoon is filtered in these units under pressure prior to irrigation. The system consists of two skid-mounted modular filters with their own controls and piping. The turbo-disc filters are Miller-Leaman Model AA-ATD2(2)x3-100M-AC-MOD2 and are located inside the Operations Building along with an air compressor needed for backwashing. The filtration media consists of stacked rings of

porous plastic material that filter fine particles from the effluent. An air and water backwash cycle is initiated to clean the filter based on the operations schedule or when the head loss becomes excessive, whichever is first to occur. Waste backwash water is then drained back to the aerated lagoon.

The irrigation area consists of 4.1 acres of lawn in the campus area around the gym, academic and administration buildings. Several types of Rainbird sprinkler heads, connected by 1-inch diameter schedule 80 PVC piping, provide disposal of disinfected, tertiary effluent during the irrigation season. The spray heads have pop-up nozzles, which retract when not activated to permit lawn mowing. Several types of heads are utilized in order to avoid spraying onto walkways and road surfaces. The soils in the irrigation areas consist of Miami, Octagon, Saybrook and Harvard silt loam soils, which are generally amenable to irrigation systems, with moderate permeability and well drained.

The lawn irrigation area is divided into several watering zones, which are alternated by a control panel. The irrigation pumping rate is 100 gpm as determined by the vertical turbine pump. There are two monitoring wells located nearby the lawn irrigation areas. Samples are taken and analyzed regularly for nitrate, nitrite, ammonia nitrogen, chlorides, sulfates and total dissolved solids. Water table elevation is also monitored at the wells to identify periods of high groundwater level when irrigation cannot be performed. Precipitation and wind velocity are also monitored to identify weather conditions that preclude irrigation operations.

II. CONDITION AND CAPACITY EVALUATION

A. General

B. Water System

All components of the potable water system are sized to accommodate well in excess of the target population of 160 PE.

The firm pumping capacity (capacity with the largest unit out of service) of the wells is 105 gpm, or 151,200 gpd. IEPA requires that the well supply be able to meet the maximum day demand with the firm capacity. Assuming a baseline water use of 100 gpcd and a max to average ratio of 3:1, the wells can serve a population of approximately 500 PE.

The minimum recommended potable water storage volume for a campus-type facility is also equal to the maximum day demand. The 150,000 gallon volume, therefore, can also accommodate up to 500PE. Alternately, the existing storage volume can supply the target population of 160 PE for three days at the maximum demand level.

The water treatment components (ion exchange units and chlorination system) are similarly sized and can serve well over the target population of 160 PE. The water mains are appropriately sized for potable water mains, exclusive of fire protection.

C. Wastewater System

The sanitary sewer collection system, consisting of the 8-inch diameter gravity sewers, has a capacity in excess of the target 160 PE. For reference, an 8-inch sewer at minimum slope can serve up to 1100 PE assuming a peak factor of 4.5.

Based on the information provided in the previous section, the firm pumping capacity of the grinder pump station (with one pump out of service) is 50 gpm. or 160 PE, assuming a peaking factor of 4.5. The wet well operating level fluctuation is set at 2 ft. In the 4 ft diameter wet well, this equates to a detention time at average flow (with 160 PE) of approximately 17 minutes, less than the maximum allowable of 30 minutes. The pump cycle time with one pump out of service is 4 starts per hour, below the recommended maximum of 8 starts per hour. The grinder pump station is, therefore, appropriately sized for the target population of 160 PE.

The wastewater treatment and disposal system (also referred to as a wastewater Reclamation and reuse system) -was originally permitted by the IEPA for a capacity of 160 PE.

III. CONCLUSIONS

The systems have been maintained in good operating condition during the time in which Sheaffer & Roland has been operating the facilities. Necessary repairs have been made in a timely fashion by the current owner. The equipment condition is consistent with its age and good maintenance practices.

The capacity of the existing system components is summarized as follows based on IEPA Permits and flow capacity:

Potable Water Supply System 500 PE
Sanitary Sewer Collection 1100 PE
Grinder Pump Station 160 PE
Aerated Treatment Lagoon 160 PE per IEPA Permit
Storage Lagoon 160 PE per IEPA Permit
Spray Irrigation Equipment and Field 160 PE per IEPA Permit

SHEAFFER & ROLAND, INC.

Jason C. Fowler, P.E.
Vice President

PHOTOGRAPHS OF PROPERTY AND IMPROVEMENTS

















MEMORANDUM TO: Maxxam Partners, LLC

FROM: Robert A. Casiello
Consultant

Luay R. Aboona, PE
Principal

DATE: June 22, 2015

SUBJECT: Summary Traffic Evaluation
Proposed Alcoholism and Substance Abuse Treatment Facility
Unincorporated Kane County, Illinois

This memorandum presents the findings of a summary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed alcoholism and substance abuse treatment facility located at 41 W400 Silver Glen Road in Unincorporated Kane County, Illinois. The site is a closed boarding school for at-risk children, owned by the Glenwood Academy, and is located north of Silver Glen Road approximately one mile west of Corron Road. The site contains twelve buildings and a maintenance area. All of the existing buildings will be utilized to accommodate this new development. Access to the site will continue to be provided by the existing drive off of Silver Glen Road.

The purpose of this evaluation is to examine the existing conditions of the site and evaluate the proposed site operation, specifically with respect to traffic generation.

Existing Conditions

As noted, the proposed development will occupy the existing Glenwood School buildings, which are located north of Silver Glen Road approximately one mile west of Corron Road, as shown in **Figure 1**. Access will continue to be provided by the existing access drive off of Silver Glen Road. The characteristics of Silver Glen Road and the existing access drive are described below.



Aerial View of Site Location

Figure 1

Silver Glen Road is an east-west collector road providing one through lane in each direction with parking prohibited on both sides of the road and a posted speed limit of 45 mph. Silver Glen Road is under the jurisdiction of the Kane County Division of Transportation (KDOT). At its intersection with the site Access Drive, a shared through/left-turn lane is provided in the eastbound direction and exclusive through and right-turn lanes are provided in the westbound direction. The average daily traffic (ADT) volume on Silver Glen Road between Corron Road and Burlington Road is 2,214 vehicles. This is based on traffic counts conducted by KLOA, Inc. on April 14, 2015. A copy of the 2015 ADT volumes with hourly breakdowns is included in the Appendix. Silver Glen Road is under stop sign control at its intersection with Burlington Road and is under all-way stop sign control at its intersection with Corron Road.

Access Drive is a north-south 24-foot wide undivided private road providing one through lane in each direction. The Access Drive extends for approximately 0.5 mile between Silver Glen Road and the main entrance to the site. At its stop-sign-controlled intersection with Silver Glen Road, the access drive provides one inbound lane and one outbound lane divided by a landscaped median. This access drive's intersection with Silver Glen Road occurs at the apex of the curve along Silver Glen Road which provides for adequate sight lines for traffic to turn onto Silver Glen Road.

Characteristics of the Proposed Development

Proposed on the site is an in-patient residential alcoholism and substance abuse treatment facility that will utilize the existing Glenwood School buildings. The site is currently occupied by twelve buildings and a maintenance area. All of these buildings will be utilized to accommodate this new development.

Facility Characteristics

The proposed facility is a private, high-end alcoholism and substance abuse treatment facility. The facility will provide residential treatment and inpatient detoxification, which are permitted under the licensure provided by the Illinois Department of Human Services, Division of Alcoholism and Substance Abuse. The proposed facility will have a 120-bed capacity with typical client stays ranging from 30 to 90 days. The clients will live and stay on the campus for the entire duration of their treatment.

The on-site staffing will consist of doctors, therapists, and other professional and administrative personnel. The following lists the three shifts for employees with an approximate number of employees per shift at full capacity.

- 8:00 A.M. to 4:00 P.M. (Weekdays: 40 employees; Weekends: 20 employees)
- 2:00 P.M. to 10:00 P.M. (22 employees)
- 10:00 P.M. to 8:00 A.M. (8 employees)

The employee hours are staggered, which spreads out the amount of traffic coming in and out of the site at any given time. Further, professional services from outside the facility will be rarely needed, as clients will primarily work with the on-site staff. In addition to the on-site employees, programmed family visitation programs are held on weekends for clients. The number of these trips will be minimal and will be offset by the reduced staffing levels on the weekends.

The site is also expected to receive routine parcel deliveries during the day. In addition, food delivery/food supply companies will be making weekly deliveries to the facility, resulting in approximately three truck deliveries per day. No additional regular vehicle trips are expected outside of the activities described above. The facility’s routine maintenance and landscaping will be completed by staff and the utilization of outside companies for related services will be infrequent.

Estimated Site-Generated Traffic

To estimate the number of vehicle trips that will be generated by the proposed residential addiction treatment facility, KLOA, Inc. conducted peak period traffic counts at Timberline Knolls, a similar treatment facility that is currently in operation and slightly larger in size (approximately 122 beds in 2012) in Lemont, Illinois. The counts were conducted on Friday, July 6, 2012 and Saturday, July 7, 2012 during the morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to 6:00 P.M.) peak periods. The summary of the count data in 15-minute increments is included in the Appendix. **Table 1** summarizes the total number of vehicles entering and exiting the driveway during the morning and evening peak hours for both Friday and Saturday.

Table 1

TIMBERLINE KNOLLS – PEAK HOUR TRAFFIC COUNT SUMMARY

	Morning Peak Hour	Evening Peak Hour
Friday	21	29
Saturday	18	27

As can be seen from **Table 1**, the Timberline Knolls facility generates a minimal amount of two-way vehicular traffic during the peak hours. As such, based on the similar type of operation it can be assumed that the proposed alcoholism and substance abuse treatment facility will generate a similar amount of two-way vehicle traffic.

Traffic Evaluation

Based on the average daily traffic counts provided by Kane County, Silver Glen Road carries a morning peak (6:45 A.M. to 7:45 A.M.) two-way hourly volume of 175 vehicles and an evening peak (4:30 P.M. to 5:30 P.M.) two-way hourly volume of 218 vehicles. The critical peak hour for all time periods at the Timberline Knolls driveway occurs with 29 total vehicles entering and exiting the facility. Utilizing this data for the proposed alcoholism and substance abuse treatment facility, even though it will have fewer beds, and given the low volume of traffic along Silver Glen Road, the additional traffic from the proposed facility will not have a detrimental impact on Silver Glen Road traffic. As such, the existing access drive and existing westbound right turn lane on Silver Glen Road will be adequate in accommodating the estimated two-way traffic that will be generated by the site. No additional intersection or roadway improvements will be necessary to accommodate the site traffic.

Conclusion

Based on the preceding traffic analysis, the following conclusions have been made.

- The proposed facility will provide 120 beds for in-patient residential alcoholism and substance abuse treatment and will utilize the existing Glenwood School buildings.
- There will be three daily employee shifts, with shifts beginning at 8:00 A.M., 2:00 P.M., and 10:00 P.M. The first shift will include approximately 40 staff members on the weekday and 20 staff members on the weekends. The second shift will include approximately 22 staff members while the third shift will include 8 staff.
- The employees are staggered over three shifts, spreading out the amount of traffic entering and exiting the site.
- Silver Glen Road currently carries a low volume of traffic. Moreover, the volume of traffic has actually decreased since the last traffic count was conducted in September of 2011.
- The site-generated traffic, based on the proposed operations of the facility and trip generation surveys of Timberline Knolls, will not be significant and can be accommodated efficiently without significant impact on Silver Glen Road.
- The existing access drive and westbound right-turn lane on Silver Glen Road will adequately serve the site-generated traffic.
- Based on the site-generated traffic and the existing traffic on Silver Glen Road a traffic signal is not warranted or necessary at the intersection of Silver Glen Road and the Access Drive.

Appendix

2015 Silver Glen Road ADT Hourly Volumes
Timberline Knolls Traffic Count Data

2015 Silver Glen Road ADT Hourly Volumes

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL														QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
12:00 AM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
12:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
1:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
1:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
2:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
2:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
2:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
3:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:15 AM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
4:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4:45 AM	0	9	1	0	0	0	0	0	0	0	0	0	0	0	10
5:00 AM	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
5:15 AM	0	6	4	0	0	0	0	0	0	0	0	0	0	0	10
5:30 AM	0	19	1	0	0	0	0	0	0	0	0	0	0	0	20
5:45 AM	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
Day Total															
Percent															
AM Peak															
Volume															
PM Peak															
Volume															
Comments:															

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL														QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
6:00 AM	0	26	3	0	0	0	0	0	0	0	0	0	0	0	29
6:15 AM	0	27	0	0	1	0	0	0	0	0	0	0	0	2	30
6:30 AM	0	30	3	0	3	0	0	0	0	0	0	0	0	0	36
6:45 AM	0	35	0	0	0	0	0	0	0	0	0	0	0	1	36
7:00 AM	0	38	2	0	0	0	0	0	0	0	0	0	0	0	40
7:15 AM	0	42	0	0	2	0	0	0	0	0	0	0	0	0	44
7:30 AM	0	52	2	0	1	0	0	0	0	0	0	0	0	0	55
7:45 AM	0	29	2	0	1	0	0	0	0	0	0	0	0	0	32
8:00 AM	0	33	1	0	1	0	0	0	0	0	0	0	0	1	36
8:15 AM	0	23	3	0	1	0	0	0	0	0	0	0	0	1	28
8:30 AM	0	29	3	0	0	0	0	0	1	0	0	0	0	0	33
8:45 AM	0	26	5	0	2	0	0	0	0	0	0	0	0	1	34
9:00 AM	0	19	0	0	1	0	0	0	0	0	0	0	0	1	21
9:15 AM	0	18	5	0	0	0	0	0	0	0	0	0	0	0	23
9:30 AM	0	19	2	0	0	0	0	0	0	0	0	0	0	0	21
9:45 AM	0	18	1	0	1	0	0	0	0	0	0	0	0	1	21
10:00 AM	0	30	2	0	0	0	0	1	0	0	0	0	0	0	33
10:15 AM	0	21	2	0	0	0	0	0	0	0	0	0	0	0	23
10:30 AM	0	26	0	0	0	0	0	0	0	0	0	0	0	0	26
10:45 AM	0	19	2	0	1	0	0	1	0	0	0	0	0	0	23
11:00 AM	0	21	1	0	1	0	0	0	0	0	0	0	0	1	24
11:15 AM	0	21	3	0	0	0	0	0	0	0	0	0	0	0	24
11:30 AM	0	16	1	0	2	0	0	0	0	0	0	0	0	1	20
11:45 AM	1	23	2	0	0	0	0	0	0	0	0	0	0	0	26
Day Total															
Percent															
AM Peak Volume															
PM Peak Volume															
Comments:															

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL														QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
12:00 PM	0	26	2	0	1	0	0	0	0	0	0	0	0	0	29
12:15 PM	0	24	1	0	0	0	0	0	0	0	0	0	0	1	26
12:30 PM	0	20	1	1	0	0	0	0	0	0	0	0	0	1	23
12:45 PM	1	24	0	0	0	0	0	0	0	0	0	0	0	1	26
1:00 PM	0	24	1	0	1	0	0	0	0	0	0	0	0	0	26
1:15 PM	1	21	3	0	0	0	0	0	0	0	0	0	0	0	25
1:30 PM	1	27	3	0	0	0	0	0	0	0	0	0	0	1	32
1:45 PM	0	21	1	0	1	0	0	0	0	0	0	0	0	2	25
2:00 PM	0	19	2	0	0	0	0	0	0	0	0	0	0	1	22
2:15 PM	0	24	1	0	0	0	0	0	0	0	0	0	0	2	27
2:30 PM	1	25	1	0	2	0	0	0	0	0	0	0	0	1	30
2:45 PM	0	28	5	0	1	0	0	0	0	0	0	0	0	2	36
3:00 PM	0	39	0	0	1	0	0	0	0	0	0	0	0	0	40
3:15 PM	1	36	1	0	4	0	0	0	0	0	0	0	0	1	43
3:30 PM	0	33	2	0	2	0	0	0	0	0	0	0	0	0	37
3:45 PM	1	45	2	0	1	0	0	0	0	0	0	0	0	0	49
4:00 PM	0	47	2	0	0	0	0	0	0	0	0	0	0	1	50
4:15 PM	1	41	0	0	0	0	0	0	0	0	0	0	0	1	43
4:30 PM	0	49	1	0	0	0	0	0	0	0	0	0	0	4	54
4:45 PM	0	49	0	0	0	0	0	0	0	0	0	0	0	1	50
5:00 PM	0	49	2	0	0	0	0	0	0	0	0	0	0	0	51
5:15 PM	0	60	3	0	0	0	0	0	0	0	0	0	0	0	63
5:30 PM	0	42	1	0	0	0	0	1	0	0	0	0	0	1	45
5:45 PM	0	51	1	0	0	0	0	0	0	0	0	0	0	0	52
Day Total															
Percent															
AM Peak															
Volume															
PM Peak															
Volume															
Comments:															

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL														QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
6:00 PM	0	40	2	0	0	0	0	0	0	0	0	0	0	1	43
6:15 PM	0	45	1	0	0	0	0	0	0	0	0	0	0	0	46
6:30 PM	0	43	2	0	0	0	0	0	0	0	0	0	0	0	45
6:45 PM	0	35	2	0	0	0	0	0	0	0	0	0	0	2	39
7:00 PM	1	42	0	0	0	0	0	0	0	0	0	0	0	1	44
7:15 PM	0	24	6	0	0	0	0	0	0	0	0	0	0	0	30
7:30 PM	0	43	1	0	0	0	0	0	0	0	0	0	0	0	44
7:45 PM	0	27	0	0	0	0	0	0	0	0	0	0	0	0	27
8:00 PM	1	31	0	0	0	0	0	0	0	0	0	0	0	0	32
8:15 PM	0	16	0	0	0	0	0	0	0	0	0	0	0	1	17
8:30 PM	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
8:45 PM	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
9:00 PM	0	16	0	0	0	0	0	0	0	0	0	0	0	1	17
9:15 PM	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
9:30 PM	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
9:45 PM	0	12	0	0	0	0	0	0	0	0	0	0	0	1	13
10:00 PM	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
10:15 PM	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
10:30 PM	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
10:45 PM	0	7	0	0	0	0	0	0	0	0	0	0	0	1	8
11:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
11:15 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
11:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
11:45 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Day Total	10	2026	102	1	32	0	0	3	1	0	0	0	0	39	2214
Percent	0.5%	91.5%	4.6%	0.0%	1.4%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	
ADT 2214															
AM Peak	11:45 AM	7:30 AM	8:45 AM		6:30 AM			10:00 AM	8:30 AM					6:15 AM	7:30 AM
Volume	1	52	5		3			1	1					2	55
PM Peak	12:45 PM	5:15 PM	7:15 PM	12:30 PM	3:15 PM			5:30 PM						4:30 PM	5:15 PM
Volume	1	60	6	1	4			1						4	63
<i>Comments:</i>															

LOCATION: Silver Glen Rd btw Carron & Burlington													QC JOB #: 13357401		
SPECIFIC LOCATION: 0 ft from													DIRECTION: EB/WB		
CITY/STATE: Campton Hills, IL													DATE: Apr 14 2015 - Apr 14 2015		
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
Grand Total	10	2026	102	1	32	0	0	3	1	0	0	0	0	39	2214
Percent	0.5%	91.5%	4.6%	0.0%	1.4%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	
ADT 2214															
<i>Comments:</i>															



LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL															QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	0	0	1	2	1	0	1	0	0	0	0	0	5	36-45	3
12:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	36-45	1
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
1:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	36-45	1
1:15 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	41-50	1
1:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	31-40	1
1:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	31-40	1
2:00 AM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	31-40	2
2:15 AM	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2	36-45	2
2:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	31-40	1
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
3:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	26-35	1
3:15 AM	0	0	0	0	1	1	0	1	0	0	0	0	0	0	3	31-40	2
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
3:45 AM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2	31-40	1
4:00 AM	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2	36-45	2
4:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2	21-30	1
4:30 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	41-50	1
4:45 AM	0	0	1	0	0	3	6	0	0	0	0	0	0	0	10	37-46	8
5:00 AM	0	0	0	0	0	4	2	1	0	0	0	0	0	0	7	36-45	6
5:15 AM	0	0	0	0	1	1	4	4	0	0	0	0	0	0	10	41-50	8
5:30 AM	0	0	0	1	2	5	9	3	0	0	0	0	0	0	20	36-45	14
5:45 AM	0	0	0	0	0	3	9	1	2	0	0	0	0	0	15	36-45	12
Day Total																	
Percent																	
AM Peak																	
Volume																	
PM Peak																	
Volume																	
Comments:																	

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL															QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015		
Start Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Pace Speed	Number in Pace
6:00 AM	0	0	0	2	3	13	7	3	1	0	0	0	0	0	29	36-45	19
6:15 AM	2	0	0	0	2	8	13	3	2	0	0	0	0	0	30	36-45	21
6:30 AM	0	0	0	1	2	11	18	3	1	0	0	0	0	0	36	36-45	29
6:45 AM	1	0	0	0	0	12	13	10	0	0	0	0	0	0	36	36-45	25
7:00 AM	0	0	0	0	0	21	11	8	0	0	0	0	0	0	40	36-45	32
7:15 AM	0	0	0	0	2	14	23	5	0	0	0	0	0	0	44	36-45	37
7:30 AM	0	0	0	1	6	16	21	10	1	0	0	0	0	0	55	36-45	37
7:45 AM	0	0	1	0	3	10	14	4	0	0	0	0	0	0	32	36-45	23
8:00 AM	1	0	0	0	2	19	7	6	1	0	0	0	0	0	36	36-45	25
8:15 AM	1	0	0	0	1	9	11	6	0	0	0	0	0	0	28	36-45	20
8:30 AM	0	0	0	0	3	13	14	2	0	1	0	0	0	0	33	36-45	26
8:45 AM	1	0	0	1	2	16	9	5	0	0	0	0	0	0	34	36-45	24
9:00 AM	1	0	0	1	1	7	8	3	0	0	0	0	0	0	21	36-45	15
9:15 AM	0	0	0	0	1	10	7	4	1	0	0	0	0	0	23	36-45	16
9:30 AM	0	0	0	0	0	8	9	3	1	0	0	0	0	0	21	36-45	17
9:45 AM	1	0	0	0	3	7	9	1	0	0	0	0	0	0	21	36-45	16
10:00 AM	0	0	0	3	4	13	12	1	0	0	0	0	0	0	33	36-45	24
10:15 AM	0	0	0	0	3	10	9	1	0	0	0	0	0	0	23	36-45	19
10:30 AM	0	0	0	0	3	8	10	4	1	0	0	0	0	0	26	36-45	18
10:45 AM	0	0	0	0	1	6	14	2	0	0	0	0	0	0	23	36-45	20
11:00 AM	1	0	0	0	0	11	7	5	0	0	0	0	0	0	24	36-45	17
11:15 AM	0	0	0	0	2	8	11	2	1	0	0	0	0	0	24	36-45	19
11:30 AM	1	0	0	0	0	4	12	2	0	1	0	0	0	0	20	36-45	16
11:45 AM	1	0	0	0	3	8	11	2	1	0	0	0	0	0	26	36-45	19
Day Total																	
Percent																	
AM Peak Volume																	
PM Peak Volume																	
Comments:																	

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL															QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015		
Start Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Pace Speed	Number in Pace
12:00 PM	0	0	0	0	2	19	6	2	0	0	0	0	0	0	29	36-45	25
12:15 PM	1	0	0	0	5	11	8	1	0	0	0	0	0	0	26	36-45	19
12:30 PM	1	0	0	1	1	7	11	2	0	0	0	0	0	0	23	36-45	18
12:45 PM	2	0	0	0	3	9	10	2	0	0	0	0	0	0	26	36-45	19
1:00 PM	0	0	0	0	3	10	9	3	1	0	0	0	0	0	26	36-45	19
1:15 PM	0	0	0	1	0	7	12	5	0	0	0	0	0	0	25	38-47	18
1:30 PM	2	0	0	2	2	12	12	1	1	0	0	0	0	0	32	36-45	23
1:45 PM	2	0	0	0	0	14	6	1	2	0	0	0	0	0	25	36-45	20
2:00 PM	1	0	0	0	2	11	8	0	0	0	0	0	0	0	22	36-45	19
2:15 PM	2	0	0	1	3	9	11	1	0	0	0	0	0	0	27	36-45	20
2:30 PM	2	0	0	1	3	12	10	2	0	0	0	0	0	0	30	36-45	22
2:45 PM	2	0	0	0	2	16	13	3	0	0	0	0	0	0	36	36-45	29
3:00 PM	0	0	0	1	3	11	20	4	1	0	0	0	0	0	40	36-45	31
3:15 PM	1	0	1	0	5	22	12	1	1	0	0	0	0	0	43	36-45	34
3:30 PM	0	0	0	0	3	15	15	4	0	0	0	0	0	0	37	36-45	30
3:45 PM	0	0	0	1	2	15	21	9	1	0	0	0	0	0	49	36-45	36
4:00 PM	1	0	0	0	6	23	16	4	0	0	0	0	0	0	50	36-45	39
4:15 PM	1	0	0	2	2	26	11	1	0	0	0	0	0	0	43	36-45	37
4:30 PM	4	0	0	1	5	25	16	3	0	0	0	0	0	0	54	36-45	41
4:45 PM	1	0	0	2	4	28	11	3	1	0	0	0	0	0	50	36-45	39
5:00 PM	0	0	0	0	3	19	20	8	1	0	0	0	0	0	51	36-45	39
5:15 PM	0	0	0	0	4	19	30	10	0	0	0	0	0	0	63	36-45	49
5:30 PM	1	0	0	1	3	20	15	4	1	0	0	0	0	0	45	36-45	35
5:45 PM	0	0	0	0	6	24	17	5	0	0	0	0	0	0	52	36-45	41
Day Total																	
Percent																	
AM Peak Volume																	
PM Peak Volume																	
Comments:																	

LOCATION: Silver Glen Rd btw Carron & Burlington SPECIFIC LOCATION: 0 ft from CITY/STATE: Campton Hills, IL															QC JOB #: 13357401 DIRECTION: EB/WB DATE: Apr 14 2015					
Start Time	15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace			
6:00 PM	1	0	0	0	6	17	15	4	0	0	0	0	0	0	43	36-45	32			
6:15 PM	0	0	0	0	6	15	21	4	0	0	0	0	0	0	46	36-45	36			
6:30 PM	0	0	0	0	2	23	15	3	2	0	0	0	0	0	45	36-45	38			
6:45 PM	2	0	1	1	1	12	17	5	0	0	0	0	0	0	39	36-45	28			
7:00 PM	1	0	0	0	0	18	21	4	0	0	0	0	0	0	44	36-45	39			
7:15 PM	0	0	0	0	3	14	11	1	1	0	0	0	0	0	30	36-45	25			
7:30 PM	0	0	0	0	7	24	9	4	0	0	0	0	0	0	44	36-45	32			
7:45 PM	0	0	0	1	1	15	8	2	0	0	0	0	0	0	27	36-45	23			
8:00 PM	0	0	0	1	9	10	7	5	0	0	0	0	0	0	32	31-40	19			
8:15 PM	1	0	0	0	1	5	8	2	0	0	0	0	0	0	17	36-45	13			
8:30 PM	0	0	0	0	3	8	3	1	0	0	0	0	0	0	15	36-45	11			
8:45 PM	0	0	0	0	3	11	6	0	0	0	0	0	0	0	20	36-45	17			
9:00 PM	1	0	0	0	0	8	7	1	0	0	0	0	0	0	17	36-45	14			
9:15 PM	0	1	0	1	1	3	2	0	1	0	0	0	0	0	9	36-45	5			
9:30 PM	0	0	0	0	1	7	3	0	0	0	0	0	0	0	11	36-45	10			
9:45 PM	1	0	0	0	2	5	4	1	0	0	0	0	0	0	13	36-45	9			
10:00 PM	0	0	0	0	2	5	6	2	0	0	0	0	0	0	15	37-46	10			
10:15 PM	0	0	0	0	2	6	2	1	0	0	0	0	0	0	11	31-40	8			
10:30 PM	0	0	0	0	2	2	1	3	0	0	0	0	0	0	8	31-40	4			
10:45 PM	1	0	0	0	0	4	2	1	0	0	0	0	0	0	8	36-45	6			
11:00 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2	36-45	2			
11:15 PM	0	0	0	0	1	1	0	1	0	0	0	0	0	0	3	31-40	2			
11:30 PM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	31-40	2			
11:45 PM	0	0	0	0	0	0	2	1	0	0	0	0	0	0	3	41-50	3			
Day Total	43	1	4	29	180	887	807	233	28	2	0	0	0	0	2214	36-45	1694			
Percent	1.9%	0.0%	0.2%	1.3%	8.1%	40.1%	36.4%	10.5%	1.3%	0.1%	0.0%	0.0%	0.0%	0.0%						
ADT 2214																				
AM Peak Volume	6:15 AM	4:45 AM		10:00 AM	7:30 AM	7:00 AM	7:15 AM	6:45 AM	5:45 AM	8:30 AM						7:30 AM				
	2	1		3	6	21	23	10	2	1						55				
PM Peak Volume	4:30 PM	9:15 PM	3:15 PM	1:30 PM	8:00 PM	4:45 PM	5:15 PM	5:15 PM	1:45 PM									5:15 PM		
	4	1	1	2	9	28	30	10	2									63		
<i>Comments:</i>																				

LOCATION: Silver Glen Rd btw Carron & Burlington														QC JOB #: 13357401			
SPECIFIC LOCATION: 0 ft from														DIRECTION: EB/WB			
CITY/STATE: Campton Hills, IL														DATE: Apr 14 2015 - Apr 14 2015			
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total	43	1	4	29	180	887	807	233	28	2	0	0	0	0	2214	36-45	1694
Percent	1.9%	0.0%	0.2%	1.3%	8.1%	40.1%	36.4%	10.5%	1.3%	0.1%	0.0%	0.0%	0.0%	0.0%			
Cumulative Percent	1.9%	2.0%	2.2%	3.5%	11.6%	51.7%	88.1%	98.6%	99.9%	100.0%	100.0%	100.0%	100.0%	100.0%			
ADT 2214															85th Percentile 44 MPH Mean Speed(Average) 39 MPH Median 39 MPH Mode: 38 MPH		
<i>Comments:</i>																	



Timberline Knolls Traffic Count Data

6/30/15

Dear Kane County,

This letter is to serve as my expert opinion related to the possible concerns that the Kane County Board may have in regards to the Special Use application for the proposed alcoholism and substance abuse treatment facility at the former Glenwood School for Boys property, located in unincorporated Kane County. I have included my bio as a point of reference to you and the community as to my experience in the addiction treatment field.

I think it is important to state up front that I have no personal interest, financial or otherwise, in the proposed project. I do however, have 38 years of professional experience operating and helping others operate treatment facilities throughout the United States and abroad.

The following are my responses to the possible concerns that may be raised by your Board and or neighbors in the surrounding area:

I. Based upon your experience, to what extent is it likely that patients at this facility will leave the facility, or "escape", and go into the neighborhood in the vicinity?

In my experience, incomplete stays and more specifically AWOL discharges are very rare in programs such as this. Treatment providers that deal primarily with self-pay or insurance pay clients, particularly in the mid-to-high end market serve a population that tends to be very motivated for help and therefore are very likely to complete the program successfully. If a patient does choose to leave the program prematurely they tend to call a family member or cab to take them home. It is my understanding that the proposed project will be providing a private car service to all patients who voluntarily or involuntarily discharged from the facility in order to further mitigate this concern.

A. What steps should be undertaken by the developer and/or the County, to prevent such "escapes"?

The treatment facility should conduct a pre-admission screening on all prospective clients prior to them coming to the facility to ensure that all participants meet their admissions criteria. This bio-psychosocial screening/gate-keeping interview generally is conducted by phone with the client and/or their family member prior to them being accepted into the program. There would be another line of screening that occurs when the Individual arrives to ensure that they are in fact medically and psychologically stable and able to meet the program requirements.

The program will have conflict resolution processes in place to address issues long before they occur and will, I'm sure, have strict policies prohibiting patients from leaving the facility unaccompanied by a staff member. In addition, Maxxam Partners has informed me that they will be integrating thermal cameras around the property and create a virtual fence that will be monitored constantly by a third party off site. This far exceeds security measures I have seen in any other privately funded treatment facility in the country.

B. What kinds of negative behavior could the County expect to occur from patients leaving AWOL from the facility?

Although this issue comes up frequently when communities are voicing their concerns about a treatment facility coming to their neighborhood, in all my years of experience in the treatment field I have found that this is not an issue that ever plays out in reality. Most treatment facilities have strict policies prohibiting patients from leaving the facility without staff supervision while they are enrolled in their program. If someone does choose to leave the program, staff should and would make every effort to help the individual get to the next appropriate level of care or help them get home if they chose not to go to another program. As mentioned, the proposed facility will be providing a private car service to all patients voluntarily and involuntarily discharged from the facility in order to further mitigate this concern.



the retreat

II. *To what extent will the presence of the facility as described affect the reputation of the neighborhood and the municipality as a whole in the vicinity of the facility?*

A quality treatment facility will enhance the reputation of a community. The Retreat has an 80-bed campus located on a 22-acre Big Woods parcel of land in the midst of the Wayzata community and has been since 2004 embraced with pride by our local community members. We have become a primary resource for community members needing help with addiction related matters. It didn't hurt to be featured on the Oprah Winfrey Show years ago as a place she chose to send someone who needed help.

III. *What concerns should the County have relative to this facility, which has not been mentioned above?*

Although I empathize with the concerns most communities raise about having treatment facilities in their neighborhoods, I can say with some authority that their fears will not play out in reality. A well-run treatment program is committed to raising the social norms on their campus to ensure that all participants are behaving in a sober, responsible and dignified manner. They are the solution to one of our countries most difficult and costly problems. At least half of all members of your community know someone intimately who suffers from addiction. This project, like The Retreat in Minnesota, and Hazelden Foundation in Chicago and Minnesota experienced, will ultimately become the first call for help by your community members when one of their family members needs help.

Sincerely,

John H. Curtiss
President/CEO
The Retreat
1221 Wayzata Blvd. East
Wayzata, MN 55391

The Retreat

John H. Curtiss, MA, LADC, NCRS

John is President of the Community of Recovering People board of directors and of The Retreat. He has been a member of the CORP board since its inception in 1991, and is one of the principle designers of The Retreat model of care. Prior to beginning his employment with CORP in April 1998, John was employed by the Hazelden Foundation for over 19 years. In his years at Hazelden, John served in a variety of roles, including; Vice President of Hazelden's National Continuum, Executive Director of Hazelden's Outreach Services, Executive Director of Fellowship Club, Hazelden's intermediate care facility in St. Paul, MN, Unit Supervisor of two of Hazelden's primary treatment units and as a chemical dependency counselor. John was also an instructor in Hazelden's professional education program, teaching group therapy, advanced counseling skills and the treatment of special populations.

John has a Masters Degree in Human and Health Services Administration from the College of Saint Mary's, he's a graduate of Hazelden's Counselor Training Program. He is a licensed counselor in the State of Minnesota and is a Nationally Certified Recovery Specialist.

John has served on numerous boards, including; Community of Recovering People, Sobriety High School, he is the past President of the Association of Halfway House Alcoholism Programs of North America (AHHAP) and is the founder of the Minnesota Association of Sober Homes (MASH) Opportunity Neighborhood Development Corporation. He has served as a guest faculty for Rutgers Summer School for Advanced Addiction Studies and is the author of a Hazelden publication titled "Letting Go". He is co-author of "A Caring Community, The Story of The Retreat", to be published December 2013.

John has dedicated his life to the creation of affordable accessible recovery communities throughout the United States and many other countries. He led the efforts to set up Hazelden's treatment continuum in New York City, Chicago and their Intermediate care program in West Palm Beach Florida.

The Retreat model of recovery is rapidly becoming a national standard for a non-clinical, spiritually-grounded, affordable approach to helping people access recovery from alcohol and drug dependency. The Retreat has captured the hearts of recovering alcoholics and professionals throughout the country. It has gained a reputation, not only as an affordable, effective approach to helping people recover, but as a great place for alcoholics in recovery to be of service to others. John has consulted with many individuals (in Hong Kong, Beijing, Russia, Ireland, England, New Zealand, Brazil and in many cities in the US) interested in replicating The Retreat and the Retreat Residence models in their community.

In his work with the Association of Halfway House Alcoholism Programs of North America John has worked tirelessly to promote the development of quality halfway house and sober-living environments in the Twin Cities, throughout the United States and in many other countries.

Experience with this Firm

- 1982 through present

Previous Experience

- SSPF, Inc. - St. Charles, Illinois
- Wm. S. Lawrence & Associates, Inc. - Chicago, Illinois
- Carl Gardner & Associates, Inc. - Chicago, Illinois

Education

- Michigan State University
B.S. Landscape Architecture/Urban and Regional Planning, 1970

License

Landscape Architect, State of Illinois #157-000886 (ASLA)
Landscape Architect, State of Indiana #AR11100042 (IPLA)

Professional Organizations

- American Planning Association (APA)
- American Society of Landscape Architects (ASLA)
- Urban Land Institute (ULI)
- Congress for the New Urbanism (CNU)
- Landscape Architecture Foundation (LAF), Past President
- Illinois Department of Professional Regulation, Past Board Member & Chair
- CLARB, Master Grader
- President Elect ILASLA

Community Consulting Commissions:

- Village of Oswego
- City of Sycamore
- City of Yorkville
- Village of Maple Park
- Village of North Aurora
- Village of New Lenox
- City of Beloit
- Village of Vernon Hills
- Village of West Dundee
- Village of Montgomery

Representative Project Experience

- **Southbury Village – Oswego, Illinois**
350 Acre Mixed-Use Residential Community – Incorporating single family and multi-family into an open space clubhouse community (Ocean Atlantic).
- **Harrison West – Valparaiso, Indiana**
50-Acre Single Family Development – The overall plan uses best management practices throughout, establishes homeowner guidelines, and tree preservation and restoration (Wagner Homes).
- **Mill Creek – Geneva, Illinois**
1,375 Acres Mixed Use – Residential/commercial/golf course community incorporating walkable neighborhoods of various housing types, recreational amenities, Mill Creek Corridor protection and a pedestrian-oriented village center (Shodeen, Inc.).
- **Prairie Crossing – Grayslake, Illinois**
668 Acres Conservation Plan/Development – Integrating existing farm fields and a natural landscape of restored prairies, wetlands, meadows and lake, with 317 homes, balancing economic, social, civic and environmental objectives (Shaw Homes, Inc., George and Victoria Ranney)

- **Danada Farms – Wheaton, Illinois**
500 Acres Mixed Use – Residential/commercial property at the intersection of Naperville and Butterfield Roads, with neighborhood pods for builder purchases, mixed uses and significant commercial corners. (Keim Land Corporation).
- **White Eagle Club – Aurora, Illinois**
640 Acres Mixed Use – Residential/commercial property with an Arnold Palmer golf course as the open space amenity (Macom Corporation).
- **The Galena Territory – Galena, Illinois**
6,500 Acres – Recreational community including three golf courses, homeowner amenity package, 210 acres lake resort facilities and trails (The Branigar Organization).

Awards

- AIA Illinois 150 Great Places in Illinois for New Lenox Commons Park, New Lenox, Illinois and Prairie Crossing, Grayslake, Illinois
- ASLA President's Award for Midwest Groundcovers Virgil Headquarters, Virgil, Illinois (Commercial Design)
- Silver Key Award for Southbury Village, Oswego, Illinois (Landscape Architecture)
- Silver Key Award for Riverwoods Residence, Riverwoods, Illinois (Landscape Architecture)
- Bronze Key Award for Southbury Village, Oswego, Illinois (Land Planning)
- Best in American Living Award for Mill Creek, Geneva, Illinois
- Silver Key Award for Farmington Lakes, Oswego, Illinois (Landscape Architecture)
- Bronze Key Award for Farmington Lakes, Oswego, Illinois (Land Planning)
- Indiana Dept. of Environmental Management Award for Harrison West, Valparaiso, IN (Land Use)
- Gold Key Award for Amlis at St. Charles, Illinois (Multi-family, Land Planning)
- Gold Key Award for Amlis at St. Charles, Illinois (Multi-family, Landscape Architecture)
- Silver Key Award for Majestic Oaks, St. Charles, Illinois (Single-family, Land Planning)
- ASLA Honor Award for Harrison West, Valparaiso, Indiana
- ASLA Honor Award for New Lenox Commons, New Lenox, Illinois (Planning and Analysis)
- ASLA Honor Award for Peck Farm Park, Geneva, Illinois (Design)
- ASLA Honor Award for Peck Farm Park, Geneva, Illinois (Planning and Analysis)
- Gold Key Award for Pheasant Run Trails, St. Charles, Illinois (Multi-family, Land Planning)
- Gold Key Award for Pheasant Run Trails, St. Charles, Illinois (Multi-family, Landscape Architecture)
- American Planning Association Award for St. Charles Park District Comprehensive Master Plan, St. Charles, Illinois (Environmental protection, greenway linkages and property acquisition.)
- American Planning Association Award for Innovation in Growth Management, Village of New Lenox Comprehensive Plan, New Lenox, Illinois
- Silver Key Award for Wesmere, Joliet, Illinois (Land Planning-Mixed-use Development)
- Gold Key Award for The Oaks, Waterford Homes, Inc., (Multi-family, Landscape Architecture)
- Gold Key Award for Prairie Crossing, Grayslake, Illinois (Single-family Land Planning)
- ASLA Honor Award for Mill Creek, Kane County, Illinois with Design Workshop (Environmentally Sustainable Community and Smart Growth Example)
- Nat'l. Association of Homebuilders Certificate of Recognition for Prairie Crossing, Grayslake, IL
- ASLA Honor Award for Prairie Crossing, Grayslake, Illinois, with Peter Walker of William Johnson & Partners (Environmentally Sustainable Community)
- Bronze Key Award for The Hamlet of Season's Ridge, Montgomery, Illinois (Landscape Architecture, Single-family Development)
- Bronze Key Award for Willowgate on the River, St. Charles, Illinois (Landscape Architecture, Multi-family Planning)
- Silver Key Award for Willowgate on the River, St. Charles, Illinois (Land Planning - Multi-family)
- Silver Key Award for Eaglebrook, Geneva, Illinois (Mixed-use Planning)
- Gold Key Award for Georgetown II, Batavia, Illinois (Multi-family Planning)
- Gold Key Award for Lakeview Estates, Oswego, Illinois (Mixed-use Development)
- ILCA Silver Award, Kahn Residence
- ASLA Merit Award for Campton Hills PUD, Kane County, Illinois

- Bronze Key Award for Seasons Ridge, Montgomery, Illinois (Land Plan, Mixed-use Development)
- Bronze Key Award for The Timbers, St. Charles, Illinois (Mixed-use Development)
- Silver Key Award for Brunswick Manor Homes, St. Charles, Illinois (Attached 1,201-1,500 sq. ft.)
- Silver Key Award for Windcrest, Oswego, Illinois (Single-family Detached over 2,500 sq. ft.)
- Silver Key Award for Windcrest, Oswego, Illinois (Single-family 2,000-2,500 sq. ft.)
- Silver Key Award for Butterfield, Aurora, Illinois (PUD Mixed-use)
- Merit Award, Builders Choice for Settlers Cottage, Galena, Illinois
- Merit Award, Builders Choice for the Farmsteads, Galena, Illinois

Special Plans

- Springfield Road Corridor Study, Winnebago County/Rockford, Illinois
- Route 31/34 Corridor Study, Oswego, Illinois
- Village Station – Phase I Commuter Parking Study, Valparaiso, Indiana
- New Lenox Open Space Plan, New Lenox, Illinois
- Cedar Road Corridor Study with Metro Transportation, New Lenox, Illinois
- Orchard Road Corridor Study, Montgomery, Illinois
- Beloit Industrial Plan, Beloit, Wisconsin
- Milwaukee Avenue/Route 45 Corridor Study, Vernon Hills, Illinois

Golf Course Projects

- Eagle Brook Country Club, Geneva, Illinois
- White Eagle Club, Aurora/Naperville, Illinois
- Orchard Valley, Aurora, Illinois
- Blue Island Landfill Golf Course, Blue Island, Illinois
- Bryn Mawr Golf Club, Dowagiac, Michigan
- Sand Creek Country Club, Chesterton, Indiana
- Techny Landfill Golf Course, Lake County, Illinois
- Settlers Hill Landfill Golf Course, Geneva, Illinois
- Galena Territory, Galena, Illinois

Comprehensive Plans

- Village of Oswego, Illinois
- Village of New Lenox, Illinois
- St. Charles Park District, St. Charles, Illinois
- City of Beloit, Wisconsin
- City of Beloit Park Master Plan, Beloit, Wisconsin
- City of Sycamore, Illinois
- City of Yorkville, Illinois
- Village of Montgomery, Illinois
- Village of Maple Park, Illinois
- Village of North Aurora, Illinois

Zoning Ordinances

- Village of Montgomery, Illinois
- Village of North Aurora, Illinois
- Village of Maple Park, Illinois
- Village of East Dundee, Illinois

Traffic Experience

- Development of land use, transportation, and access improvements for the Route 21 and Route 45 corridor in Vernon Hills, Illinois
- Landscape beautification, signage, lighting and pavement for Hough Street (Route 59) through Barrington, Illinois
- Comprehensive plan and traffic thoroughfare plan for North Aurora, Illinois with special emphasis on Interstate 88 and the Orchard Road and Randall Road corridors

- Comprehensive plan and traffic thoroughfare plan for Montgomery, Illinois located in Kane and Kendall County
- Master roadway network for the 6,500 acre Galena Territory to include major arterial development access and minor subdivision roads

Seminars “Presentations/Speaking Engagements”

- Sugar Grove Chamber of Commerce & Industry – Living Green
- W.C.R.T., Inc. (Investment Group) – “Dirt to Reality”
- Ohio-Kentucky-Indiana Regional Planning Conference
- University of Illinois Professional Development Class - I
- University of Illinois Professional Development Class - II
- Northern Indiana Planning Commission – Environmental Design Conference
- Wisconsin Community Development Institute, “Development without Sprawl”
- Kane County Bar Association’s Municipal Law Committee’s Seminar, “Stand By Your Plan”
- Iowa Chapter, ASLA Spring Conference, “Midwestern Communities”
- Graduate Builders Institute, Illinois State University
- Home Builders Association of Greater Chicago, Seminar on Land Planning: “Land Development”
- Landscape Buyer - Meet the Experts
- AIA National Housing Conference, New Towns - The Debate
- Home Builders Association of Greater Chicago, Land Development I
- Home Builders Association of Greater Chicago, Land Development II
- Home Builders Association of Greater Chicago, Land Development III
- AIA National Housing Committee Fall Conference
- Kane County Bar Association, Continuing Legal Education Program – I
- Kane County Bar Association, Continuing Legal Education Program - II

Publications

- HBAGC Building America’s Dream and APA Newsblast – “The Conservation Approach to Residential Development”
- Urban Land Institute - "Cost Effective Site Planning Commercial Investment”
- Real Estate Journal - "Practical Wetlands Planning Enhances Development”
- MSW Management – “Is Your Waste Facility a Good Neighbor”

Expert Witness Testimony

Condemnation – Highest and Best Use - Takings

- The Old Second National Bank of Aurora vs. The City of Aurora (Business Rezoning)
- Harrison Street & Chalmers Street/City of Geneva vs. Distinctive Properties (Multi-family Rezoning)
- Oliver Hoffmann Construction vs. Villa Park (Land Use after ROW Taking)
- DuPage County Forest Preserve vs. LaSalle National Bank (Butterfield) (Highest and Best Use Before Condemnation)
- Ivan Seppell & Marilee Seppell vs. The City of Aurora (Business Variation)
- IDOT vs. LaSalle National Bank & Trust, Wood Dale (Forest Creek) (Land Use After Taking)
- Guardian Pipeline, LLC vs. 976 Acres Land Owners, et al (Highest and Best Use)
- Harris Bank of Hinsdale vs. County of Kendall (Milbourne) (Residential Rezoning)
- Kane County Division of Transportation vs. Aurora Community Church (Damage to the Remainder After ROW Taking)
- IDOT vs. LaSalle National Bank (Heartland) (Highest and Best Use, Damage to the Remainder After ROW Taking)
- Deno Melchiorre vs. Village of South Elgin (Concord on the Fox) (Residential Rezoning)
- Guardian Pipeline, LLC vs. Vidican & McShane (Highest and Best Use for Pipeline)
- Kane County FPD vs. Harris Property, Nelson Lake (Highest and Best Use Before Condemnation)
- IDOT vs. Smith, Route 38 & County Line Road (Damage to the Remainder After ROW Taking)
- IDOT vs. Bartoszek, Lockport, Will County, Illinois (Land Use after ROW Taking)

- Kane County Forest Preserve District vs. Old Second National Bank of Aurora as Trustee (highest and best use testimony for condemnation)
- Blazek Special Use Zoning Case, Cook County, Illinois (the first approved zoning for an elderly day care in a residence in Cook County)
- Valley Run Stone, Kendall County, Illinois (Application for M-3 Earth Material Extraction, Processing & Site Reclamation and Proposed Special Use for Ready-Mix Cement Plant/Asphalt Plant)
- Michigan Avenue and Roosevelt Road, City of Chicago (height, character and use opinion regarding TIF District)
- Village of Lemont vs. Ganna Construction (Cook County ZBA petition to require review of permit)
- Dearborn-Buckingham Group (Cook County ZBA petition to rezone from single-family to townhomes)
- DeKalb County/Peace Road Condemnation (ROW taking and damage to remainder)
- Lincoln Inn, Batavia, Illinois (Highest and Best Use Zoning)
- Oliver Hoffman School District (Boundary change)
- Rosecranz Health Network (Annexation, Zoning and Special Use Permit)
- ISTHA vs. New Lenox State Bank (Highest and Best Use after ROW Taking)
- ISTHA Bridge Crossing, Lemont, Cook County/Will County, Illinois (Highest & Best Use)
- ISTHA vs. Handorf, Will County, Illinois (Highest & Best Use)
- IDOT vs. Ozinga, Will County, Illinois (Access and Highest and Best Use after ROW Taking)
- IDOT vs. Harris Bank Hinsdale Trust, Will County, Illinois (Access and Highest and Best Use after ROW Taking)
- ISTHA vs. McCarrin, Lemont, Illinois (Highest and Best Use damage to remainder)
- IDOT vs. LaSalle National Bank, Will County, Illinois (Access, Highest and Best Use, ROW Taking)
- IDOT vs. Heritage Trust Co., Will County, Illinois (Access, Highest and Best Use, ROW Taking)
- IDOT vs. Linkscorp, Inc., Tamarack Golf Course, Highway 59 Corridor, Naperville, Illinois (Highest and Best Use after ROW Taking)
- Burr Road/Silver Springs, Riemer, Kane County, Illinois (Rezoning)
- ISTHA vs. Chicago Title & Trust Co., Sprinkle Farm, Will County, Illinois (Highest and Best Use after ROW Taking)
- James Byrne (Walmart) vs. Village of Plainfield, Will County, Illinois (Highest and Best Use)
- IDOT vs. Sunnyside Partnership LP, Madison County, Illinois (Access and Highest and Best Use)

Wind Energy

- Midwest Wind Energy, Dodge County, Wisconsin - Wind Farm Siting "Butler Ridge"
- Midwest Wind Energy, Bureau County, Illinois - Wind Farm Siting "Walnut Ridge"
- Porter County, Indiana – Text Review for County Ordinance
- Navitas, Winnebago County, Illinois – Permitted Special Use Ordinance
- Gamesa Energy USA, LLC, Livingston County, Illinois – Wind Farm Siting Special Use

Zoning

- Testimony for all annexation or rezoning projects from 1981 through present, including large scale, mixed-use office, commercial and residential planned unit developments.

Solid Waste Facility Testimony

Transfer Stations

- Atlas Transfer Station, Crestwood, Illinois
- Garden City Transfer Station, Bensenville, Illinois
- Melrose Park Transfer Station, Melrose Park, Illinois
- Westmont Transfer Station, Westmont, Illinois
- Dukane/Crown Transfer Station, West Chicago, Illinois
- Bensenville Transfer Station, DuPage County, Illinois
- Freeport Transfer Station, Freeport, Illinois
- Woodland Transfer Station, Kane County, Illinois
- West DuPage Transfer Station, West Chicago, Illinois
- Planet Recovery Transfer Station, Chicago, Illinois

- Onyx Transfer Station, Evanston, Illinois –Improvement Plan
- Spaulding Road Transfer Station, Elgin Illinois
- Greenwood Transfer Station, Maywood, Illinois
- Batavia Transfer Station, Batavia, Illinois
- Crystal Lake Transfer Station, Crystal Lake, Illinois
- Bluff City Transfer Station, Elgin, Illinois
- Northlake Transfer Station, Northlake, Illinois
- Lake Transfer Station, Village of Round Lake Park, IL

Landfills

- Settlers Hill, Geneva, Illinois – Siting, expansion (2)
- McHenry County Landfill, McHenry County, Illinois – Siting
- St. Joseph County Landfill, St. Joseph County, Indiana – Siting
- Lake County Landfill, Lake County, Illinois – Siting
- Prairie Hill, Whiteside County, Illinois – Siting
- LaSalle County Landfill, LaSalle, Illinois – Siting
- Lee County Landfill, Lee County, Illinois – Expansion
- Marseilles Landfill, Marseilles, Illinois – Siting
- Orchard Hills, Davis Junction, Illinois – Siting
- Spoon Ridge Landfill, Fairview, Illinois – Expansion
- Rochelle Landfill, Ogle County, Illinois –Expansion (2)
- Barton Landfill, Edwardsville, Illinois – Siting
- Prairie View Landfill, Joliet, Illinois – Siting
- Milam County Landfill, East St. Louis, Illinois–Expansion for Cover, Footprint & Height Expansion (2)
- CDT Landfill, Joliet, Illinois – Siting
- Envirofil of Illinois, Inc., Disposal Facility, McDonough County, Illinois – Expansion
- Streator Area Landfill, Streator, Illinois – Expansion
- C.I.D. Landfill, Chicago, Illinois – End Use Plan Alternatives
- Newton County Landfill, Newton County, Illinois –Expansion
- Woodland, South Elgin, Illinois – Expansion
- Clinton Landfill, DeWitt County, Illinois – Expansion
- Kankakee Landfill, Kankakee County, Illinois – Expansion (2)
- Livingston Landfill, Livingston County, Illinois –Expansion
- Lee County Landfill, Lee County, Illinois – Siting
- Winnebago Landfill, Winnebago County, Illinois – Expansion
- Peoria Landfill-PDC No. 1, Peoria, Illinois – Hazardous Waste Siting
- Indian Creek Landfill, Tazewell County, Illinois – Footprint and Height Expansion
- Laraway Recycling and Disposal Facility, Will County, Illinois – Footprint and Height Expansion
- Rochelle Municipal Landfill #2, Rochelle, Illinois – Footprint and Height Expansion
- Peoria City/County - Landfill Expansion
- Fox Moraine, Yorkville, Illinois - Siting
- Willow Run Landfill, Kendall County, Illinois – Siting
- Willowhill Landfill, Kendall County, Illinois – Siting
- Willow Run Landfill #2, Kendall County, Illinois – Siting Review
- Roxana Landfill, Roxana, Illinois – Footprint and Height Expansion
- Veolia E.S. Zion Landfill, Zion, Illinois – Footprint and Height Expansion
- Winnebago Landfill- Baxter Road, Winnebago County, Illinois- Expansion

MEMORANDUM

TO: Maxxam Partners, LLC

FROM: The Lannert Group, Inc.

DATE: August 12, 2015

**SUBJECT: SPECIAL USE PETITION-PROPOSED ALCOHOLISM AND
SUBSTANCE ABUSE TREATMENT FACILITY**

INTRODUCTION

The Lannert Group was retained by Maxxam Partners, LLC to undertake an independent analysis to determine if the Special Use of the proposed alcoholism and substance abuse treatment facility will “impede the normal and orderly development and improvement of surrounding property for uses permitted in the district”.

This memorandum addresses the specifics of Section 4.8-2 (C) of the Kane County Zoning Ordinance as stated above. The Subject Site is located at 41W400 Silver Glen Road in Unincorporated Kane County, formerly operated as the Glenwood Academy for Boys. The Lannert Group provided planning, landscape architecture, and expert witness testimony at the original entitlement hearings.

The methodology used to evaluate the effect of the proposed alcoholism and substance abuse treatment facility on the adjacent properties and surrounding area included the following.

1. Review of reports and documentation prepared by the other consultants.
2. Gathering and review of the jurisdictional authority’s, plans, and ordinances.
3. Obtaining an aerial photograph of the site.
4. Preparation of an exhibit reflecting the information gathered.
5. Field reconnaissance of the area to verify existing conditions.
6. Prepare a Memorandum to summarize the findings.

The Aerial Photograph Exhibit was prepared to clearly and precisely convey the context of the property within the surrounding area. The aerial photograph was obtained from Google Earth, flown April 2, 2013.

The true scale of the Exhibit is 1”=800’; and North is to the top. The Subject Site is outlined in yellow, and shaded in green, for reference. A one and one-half mile study area was determined to include sufficient area (4,523 acres) to evaluate impact. The information gathered from the jurisdictions was graphically shown. The Village of Campton Hills is outlined and shaded in orange. The City of Elgin is outlined and shaded in blue. Unincorporated Kane County retains the base aerial background. In addition to the corporate limits, major roadways and zoning district boundary lines were depicted. The purpose of the completed exhibit is to provide context and clarity in order to evaluate opportunities or constraints that exist or could occur as a result of the granting of the Special Use.

EXECUTIVE SUMMARY

Based on our analysis and findings, it is the opinion of the Lannert Group that the proposed classification (“Hospital, Nursing and Convalescent Home” and text allowing “other uses similar to those permitted herein as special uses”) satisfies the Special Use requirements and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- ❖ The existing corporate limits of the surrounding communities (the Village of Campton Hills and City of Elgin), control the future development of the area.
- ❖ Established uses in the area and permitted rights of the underlying zoning (by jurisdiction), dictate future development.
- ❖ The historical open space policies of the jurisdictions, the existing open space commitments on site, and the Forest Preserve holdings, prevent any transitional impact on adjacent properties.
- ❖ The self-contained, inward orientation of the existing facility, will not effect future development.
- ❖ “Hospital, Nursing and Convalescent Home” with the text allowing “other uses similar to those permitted herein as special uses” is an appropriate classification for the proposed Special Use in the Farming District.

DEVELOPMENT TRENDS

An analysis of the potential future development of the site and surrounding area needs to be reviewed within the context of the jurisdictional boundaries of the neighboring communities. The one and one-half mile study area (shown on Exhibit 1) provides this opportunity. The initial overview of the aerial appears to indicate that the agriculture and open space existing uses are the established trends in the area. While this fact exists presently, and could remain over time, it does not establish the character of the future trend of development in the area. The corporate limit lines shown on the plan will dictate the future uses in the area. Corporate limits shift the land use control from the County to the municipalities.

The corporate limits of the adjacent communities control future development. As shown, the Village of Campton Hills (outlined and shaded in orange) controls the majority of land in the area (48.3%). A small portion of the proposed Special Use Petition is contiguous to the corporate limits of the Village of Campton Hills. The corporate limits of the City of Elgin are outlined and shaded in blue and account for 11.9% of the area. These corporate limits generally surround the site on the north, south, and west. The boundary of the site is surrounded by the Forest Preserve District of Kane County (shaded in green, 522 acres), 246 acres of which are part of the unincorporated land within the County that comprises 37.2% of the area studied. With the exception of the County Forest Preserve adjacent to the site, most of the unincorporated County land exists at the outer edges of the study area and will not affect the future development in proximity of the subject site. In conclusion, the effect of the County’s granting of this special use will not (cannot) limit possible future development in the area.

PERMITTED USES

The established uses in the area and the permitted underlying zoning categories have limited, to the greatest extent, any potential effect of the proposed special use on surrounding properties. Both the Marous & Company, and Poletti Associates studies evaluate, through specific analysis, the suitability of the proposed alcoholism and substance abuse treatment facility. Land use compatibility exists through adjacent zoning and reinforces the suitability of their opinions. A focused review of the underlying existing zoning within the corporate limits of Elgin identifies definitive open space buffers surrounding the site. The PCF (Public Community Facilities) District created, as part of the entitlements for the annexation buffers, this proposed special use site (north, south, and west). The result of this land use authority protects both the existing property (now vacant) and future development in the area.

The intent of the zoned buffers in the city complements the existing natural features on the periphery of the special use property. The interface between zoning classifications and the on-site protected areas (soils, drainage, and vegetation) of the proposed special use insure on and off-site transitional compatibility. Permitted rights have established the trend and character of development in the adjacent and surrounding area.

OPEN SPACE

Kane County Land Resource Management Plans have been focused on issues that address County priorities. The previous 2020 plan highlighted the value of open space and protection of agriculture. The current 2040 plan focuses on healthy living and quality of life and wellness. The existing campus environment supports these goals and objectives.

The value and protection of open space and agricultural land uses have long been, and continue to be, a guiding principal in Kane County. The previous Kane County Land Resource Management Plan specifically identified protection of open space and prime farm land. This goal was implemented through the corridor concept. The current Kane County Land Resource Management Plan focuses on healthy living as a result of protecting prime farm land and open spaces. Additionally the plan generally seeks to direct future development inwardly towards infill, rather than encouraging leap frog development scattered through the County. In addition to the County policies, the Village of Campton Hills also encourages protection of natural features (vegetation, soils, and drainage) through their policies, ordinances and regulations. As a specific example, the zoning classifications in the Village of Campton Hills promotes large lot sizes in an attempt to create open space on each home-site (lot) and perpetuate the rural atmosphere of the Village. The Meissner Prairie-Corron Forest Preserve blends successfully with the Village's goals while implementing historic County open land commitments. Finally as a commitment and protection of open space in the area, this special use site itself protects open space. The protection is achieved in large measure as a result of the non-developable area reserved for the private utility system (land application). As described in the report by Schaeffer & Roland, Inc., this fully functioning utility system relies on open space. Approximately 70% of the special use site (plus or minus 74 acres) will remain open to accommodate the utility

system, surface drainage, soil conditions, wood lots, hedge rows, and open space as an amenity feature of the proposal.

SITE FEATURES

The previous sections of this analysis have focused on the context of the proposed alcoholism and substance abuse treatment facility. The discussion of the Site Features is to depict that even though the external influences have been determined to support the proposed special use for the site, the site itself is appropriate for the intended use. The evaluation of the existing physical buildings for the intended use has been well documented in the petition. This detailed analysis establishes that “what you see is what you get” and eliminates any concerns of the unknown regarding the continued normal and orderly future development. The existing facility, in the past, has not impeded or impacted growth. Both the communities of Elgin and the Village of Campton Hills have encroached on the borders of the property subsequent to its construction and indicates the unrestricted and continuing growth and development of the area. Contributing to the successful blending of the facility with the surrounding area is its inward orientation. The residential structures, common elements, and administrative functions are grouped into an operational entity that can manage, maintain, and provide the professional service envisioned within a protected self-contained environment. The single access point on Silver Glen Road and the loop street internal access allows for controlled and supervised traffic flow internally and externally. These elements mitigate any effect on adjoining properties, while providing efficient external access to the facility and protection of internal security within the facility. The report by Kening, Lindgren, O’Hara, Aboona, Inc. (KLOA) addresses these features and supports the basis for compatibility. A final attribute of the site’s suitability rests in the natural features that are adjacent to the Elgin zoning classification (PCF). The plus or minus 74 acres of the special use site mirrors the permitted uses in the area. The special use petition will maintain the existing open space element onsite. Without any changes, the proposal perpetuates the permitted uses in the district and the surrounding area. As a physical factor of the above commitment, the open space, on site, reflects limitations additionally due to regulations, which will control development on unsuitable soils, within major drainage ways on required land application surface areas, and protection of existing vegetation. As enumerated above, the self-contained features of the site will not affect or impede the normal and orderly development or improvement of the surrounding property for the uses permitted.

TERMINOLOGY

Included in the Lannert Group’s planning analysis of the site, is the knowledge and experience of the operational aspects of the facility. As an element of the Lannert Group’s evaluation, the reports regarding terminology were reviewed. Convincing opinions have been presented by Murer Consultants, Inc., Holland & Knight and Meyers & Flowers. All consultants have properly concluded, through their detailed analysis, that the facility will function like a “Hospital, Nursing and Convalescent Home” with the text allowing “other uses similar to those permitted herein as special uses” and as such, is an appropriate use as defined by the County Ordinances.

Through years of planning experience in Kane County and its communities, and the preparation of many Zoning Ordinances and Comprehensive Plans, I can, without question, support their findings. The same end point can be a comfortable reach by working backward. The proposed

facility does not have the characteristics or the functionality of a single-family home, a multiple-family dwelling, and certainly does not appear to be a commercial or industrial use with massive parking lots and loading docks.

When the original Glenwood School was entitled, it was presented as a desirable self-contained, mixed-use concept; like a school, a camp, a resort, but mostly like a park. Over the functioning years of use, it achieved those multiple uses. This proposal seeks to re-establish the mixed-use, agreeably with a twist, that was appropriate then and is appropriate now. The determination that the proposed alcoholism and substance abuse treatment facility is properly defined as a "Hospital, Nursing and Convalescent Home" or "other uses similar to those permitted herein as special uses" is consistent with this report.

CONCLUSIONS

Based on its analysis, and shown in the following findings, the Lannert Group believes that the proposed Special Use will not affect the normal or future development of the surrounding area.

- ❖ The existing corporate limits of the surrounding communities (the Village of Campton Hills and City of Elgin), control the future development of the area.
- ❖ Established uses in the area and permitted rights of the underlying zoning (by jurisdiction) dictate future development.
- ❖ The historical open space policies of the jurisdictions, the existing open space commitments on site, and the Forest Preserve holdings, prevent any transitional impact on adjacent properties.
- ❖ The self-contained, inward orientation of the existing facility, will not affect future development.
- ❖ "Hospital, Nursing and Convalescent Home" or "other uses similar to those permitted herein as special uses" is an appropriate classification of a proposed Special Use in the Farming District.

This report is based upon the normal and general planning principles that evaluate land use compatibility. The continuing development trends and local community land use decisions that have occurred over the decades serve to reinforce my professional opinion rendered years ago and restated as part of this proposal. The normal and orderly development that has occurred will continue and will not be effected as a result of this proposal.

Best Regards,

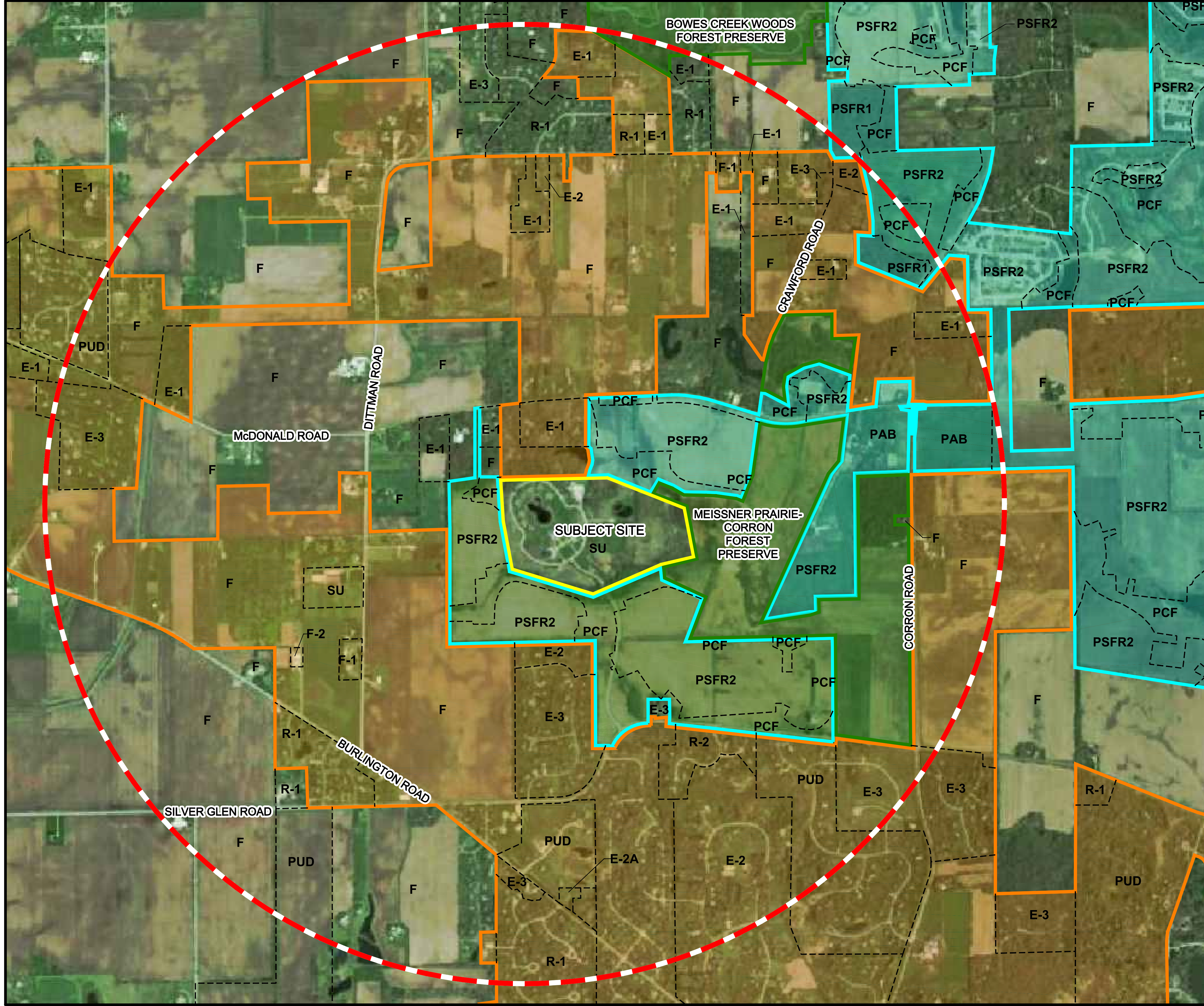
A handwritten signature in black ink, appearing to read "J. Christopher Lannert". The signature is written in a cursive, flowing style.

J. Christopher Lannert

APPENDIX

Site Data Chart

	Acres	Percent
Area of Site (\pm 34 Loop, \pm 86 Open)	120	2.6
Area in the City of Elgin	538	11.9
Area in Unincorporated Kane County	1,684	37.2
Area in the Village of Campton Hills	2,181	48.3
TOTALS	4,523	100



LEGEND

- SUBJECT SITE
- 1 1/2 MILE STUDY AREA
- ZONING BOUNDARY

ZONING CLASSIFICATIONS

KANE COUNTY

- F FARMING
- E-1 ESTATE RESIDENTIAL
- E-3 ESTATE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- SU SPECIAL USE

VILLAGE OF CAMPTON HILLS

- F FARMING
- F-1 RURAL RESIDENTIAL
- F-2 AGRICULTURAL RELATED
- E-1 ESTATE RESIDENTIAL
- E-2 ESTATE RESIDENTIAL
- E-2A ESTATE RESIDENTIAL
- E-3 ESTATE RESIDENTIAL
- R-1 ONE-FAMILY RESIDENTIAL
- PUD PLANNED UNIT DEVELOPMENT

CITY OF ELGIN

- PCF PLANNED COMMUNITY FACILITY
- PSFR1 PLANNED SINGLE FAMILY RESIDENCE 1
- PSFR2 PLANNED SINGLE FAMILY RESIDENCE 2
- PAB PLANNED AREA BUSINESS

FOREST PRESERVE DISTRICT OF KANE COUNTY

ZONING INFORMATION OBTAINED FROM:
 KANE COUNTY ZONING MAP AND ORDINANCE
 VILLAGE OF CAMPTON HILLS ZONING MAP AND ORDINANCE
 CITY OF ELGIN ZONING MAP AND ORDINANCE
 AERIAL PHOTOGRAPHY OBTAINED FROM:
 GOOGLE EARTH FLOWN APRIL 2, 2013

S:\Project Files\Active Jobs\2015 Jobs\1507 Glenwood Recovery\Drawing Data\A\Tables\2015-08-12\1507_2015-08-12\MapInfo.dwg, 11/18/2015, 3:23:09 PM

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1 1/2 MILE RADIUS

SHEET NUMBER
1 OF 1