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John S. Orin, MAI, AI-GRS

Clarence A. Bruckner, MAI, CRE
1931-1992

March 2, 2020

John A. Thornhill, IPLS
Land Development Consultant
44 White Oak Circle
St. Charles, IL 60174-4165

Dear Mr. Thornhill,

This report provides my opinion of the potential value impact to the homes in the County Line Subdivision due to the proposed dog kennel to be located in unincorporated Kane County on a property with a common address of 2N152 Kautz Rd., St. Charles, IL also known as Tax Parcel 09-36-476-016. The subject parcel is L shaped currently containing a single-family residence and a small barn on what is currently a 3-acre site zoned F Farming. An additional portion of the site is to be dedicated for the widening of Kautz Road. Following is an aerial of the property as it exists.

Aerial of Subject – Current Conditions



Following are extraordinary assumptions and hypothetical conditions of this report

EXTRAORDINARY ASSUMPTION: If found to be false an extra-ordinary assumption may alter the opinion and conclusions of this report.

1. This report is based upon decibel levels provided by various sources including OSHA, NIOSH, CDC, as well as companies including Tonechnik-Rechner-senpielaudio and Pulsar Instruments. It is an extraordinary assumption this information is correct. This information includes decibel change calculation due to distance from an internet-based source.
2. Information concerning the sound deadening specification of the proposed building and the exterior exercise area is supplied by the developer and is assumed to be correct indicating a decrease of 26 to 28 decibels due to the sound barrier to be installed around the exercise area.

HYPOTHETICAL CONDITION: If found to be false hypothetical condition may alter the opinion and conclusions of this report.

1. This analysis assumes the subject kennel is completed based upon the information provided by the developer which information includes a site plan prepared by ASM Consultants, Inc. dated December 17, 2019.

Proposed Development Overview

The proposed development consists of changing a currently residential property into a commercial entity consisting of a dog kennel operation. The existing single-family residence will be adapted to an office with a new building planned for indoor confinement of dogs with the exception of an outdoor exercise area. The new dog confinement building will be 40 x 50 feet, of insulated wood frame construction. The building will be climate controlled with heat and cooling and have interior soundproofing. The west, north and east sides of the outdoor exercise area is to have a fence with sound attenuating construction. An additional 6-foot-high wood fence will be located along the northern boundary of the subject property eliminating the line of site between the new construction and neighboring properties. The distance from the proposed outdoor exercise area and the nearest lot line in the County Line Subdivision is approximately 222 feet or 67.67 meters.

Dog waste will be handled by a pet waste management system to eliminate smells caused by feces. The operation will have no open garbage cans with feces and plastic bags will not be used to clean up feces. The operation will utilize EPA and CDC recommended flushing to manage dog waste and no waste management companies are needed to service the area to empty and haul waste from feces containing dumpsters. The operation will have a maximum of 40 boarding dogs and 20 for daycare.

Description of Surrounding Neighborhood Property

The property is currently in a neighborhood of mixed uses along Kautz Road from Main Street or Route 64 to the north in St. Charles and Route 38 to the south in Geneva . The DuPage County Airport and rail spur are located on the opposite or east side of Kautz Road with the

west side of Kautz Road originally farmland and residential uses. The development trend within the past several years being a combination of industrial, office, and recreational uses. Kane County's long-range plan is to develop the area for commerce employment and the comprehensive plan for the City of St. Charles identifies the property as a future use of industrial. Industrial zoning for the subject conforms to uses to the south in Geneva which are industrial and uses to the north with the exception of a residential development known as County Line Subdivision consisting of approximately 37 homesites bounded by the East Side Sports Complex to the west, Kautz Road and a rail road as well as the DuPage County Airport on the east, and industrial/office/warehouse to the north. The County Line Subdivision is separated from the subject by another residential parcel containing approximately 7 acres with another 3 parcels of residential or farmland located between the subject and the Geneva Corporate Line where additional industrial buildings are located.

The most recent significant residential development along Kautz Road is the County Line development which appears to have been built out primarily in the 1960's and 1970's and extending into the 1980's. The remaining vacant parcels between the subject and the County Line Subdivision, as well as land to the south, will likely become industrial or some commercial venture. This opinion is not only based upon the current neighborhood trend to the north and south but the extension and expansion of Kautz Road beyond its current terminus at Route 38 to Fabyan Parkway. Some of the preliminary work on this project has been completed with a proposed timetable for final completion in mid-2023. The Kautz Road Extension project brings together three independent projects including Fermi Lab, the DuPage Airport and 1,100 acres of industrial property between Route 38 and Fabyan Parkway. The result will be a widening and upgrading Kautz Road with increased truck traffic along Kautz Road which already has a traffic count of 7,550 vehicles per day.

Assignment Problem Identification of Potential Property Value Impact

This report provides an opinion of potential value impact to property near the proposed kennel operation, in particular, to measure the impact to the nearest home sites in the County Line Subdivision. Homeowners in this subdivision have expressed concerns over property value impact due to proximity to the dog kennels and it is this area which will be used to develop an opinion of potential value impact.

An article by Ryan Lundquist published August 2012 provided realtor interviews concerning how barking dogs impact real estate transactions. The reaction was mixed with some realtors indicating a barking dog from a next-door neighbor will make many potential buyers leave without making an offer. Other brokers said they have not experienced such a reaction. All homeowners anticipate being able to enjoy outdoor experiences without incessant loud nuisance noise from a barking dog. This matter was address by one kennel operator by soundproofing their kennel. A second frequent concern is the potential odor migration from feces storage. This report addresses these two potential value impact issues.

Analysis of Sound Impact

Noise levels are measured by decibels with the following chart providing decibel levels of common sounds included later in this report. Topping the list of indicated decibel level of common sounds is a rocket launch at 180 db. A rock band and jack hammer set the upper end of pain at 130 db with heavy traffic and noisy restaurant at 80 db. Normal conversation is at 60 db, a quiet office at 50 db, light rain at 40 db, whisper at 25 db, and rustling leaves at 10 db. According to the National Institute of Health, sounds at or below 70 decibels, even after long exposure, are unlikely to cause hearing loss. However, long or repeated exposure to sounds at or above 85 dBA can cause hearing loss. The louder the sound, the shorter the amount of time it takes for hearing loss to occur. According to the book Civic Sense by Prakash Pillappa, noise above 45 db inhibits sleep and noise levels above 50 db can make conversation difficult.

An important factor in determining potential sound impact of the proposed kennel is where the potential sound lies in the decibel rating chart. All neighborhoods are subject to sound including lawnmowers, chain saws, and airplanes taking off and landing for those homes near the DuPage Airport. Properties near the subject are also subject to noise from trains and from vehicular traffic. The reported noise level of a lawn mower is 90 db at 1 meter and a jet is between 120 and 140 db at 100 feet. According to the web site Healthyhearing.com, a dog bark can reach the 80 to 90 db level at 1 meter. The subject is to have an acoustiblok product with a reported minimum transmission loss of 26 to 28 loss reducing the db level of a dog bark range to 52 and 64 at the line of the exterior exercise area.

Every area has background noise levels and it is important to understand causes for background noise within the County Line Subdivision. The subject subdivision is approximately 3,200 feet from the DuPage Airport runway. The sound level of a jet taking off at 130 db decreases over distance and the measured difference of jet noise at 130 db measured at 100 feet is 99.9 db (see calculation below) at the nearest lot within the subdivision. Using the upper end of the decibel level for dogs at 90 db at a distance of 1 meter the sound level is decreased to 53.39 db without any sound attenuation at the nearest lot line of the County Line Subdivision. The db level after the sound attenuating fence of 64 db (90 db dog bark – 26 db transmission loss) and decreased to 27.39 db over 67.67 meters to the nearest back yard to the open dog exercise area.

**Calculated db of Jet at 3,200 feet to Runway
Base db Level at 100 Feet**

Calculation of the sound level L_2 , which is found at the distance r_2		
Reference distance r_1 from sound source 100 <input type="text"/> m or ft	Sound level L_1 at reference distance r_1 130 <input type="text"/> dBSPL	Search for L_2
Another distance r_2 from sound source 3200 <input type="text"/> m or ft	Sound level L_2 at another distance r_2 99.9 <input type="text"/> dBSPL	Sound level difference $\Delta L = L_1 - L_2$ 30.1 <input type="text"/> dB

**Maximum db of Dog Bark at Rear Lot Line of Nearest Lot without Sound Barrier
Base Sound Level at 1 Meter**

Calculation of the sound level L_2 , which is found at the distance r_2		
Reference distance r_1 from sound source 1 <input type="text"/> m or ft	Sound level L_1 at reference distance r_1 90 <input type="text"/> dBSPL	Search for L_2
Another distance r_2 from sound source 67.67 <input type="text"/> m or ft	Sound level L_2 at another distance r_2 53.39 <input type="text"/> dBSPL	Sound level difference $\Delta L = L_1 - L_2$ 36.61 <input type="text"/> dB

**Maximum db of Dog Bark at Rear Lot Line of Nearest Lot with Sound Barrier
Base Sound Level at 1 Meter**

Calculation of the sound level L_2 , which is found at the distance r_2		
Reference distance r_1 from sound source 1 <input type="text"/> m or ft	Sound level L_1 at reference distance r_1 64 <input type="text"/> dBSPL	Search for L_2
Another distance r_2 from sound source 67.67 <input type="text"/> m or ft	Sound level L_2 at another distance r_2 27.39 <input type="text"/> dBSPL	Sound level difference $\Delta L = L_1 - L_2$ 36.61 <input type="text"/> dB

The development is currently experiencing some high noise level with the maximum level anticipated to be from jets from the DuPage Airport having a db level of 99.9. The sound level of a dog bark to the nearest lot within the subject is 53.39 without any sound reduction and is 27.39 with the sound barrier. The sound levels generated from other sources are shown in the side illustration.



The calculated maximum noise level of the dog bark to the rear lot line of the residential subdivision with the sound fencing is 27.39 which falls into the noise level of a whisper.

Another source of common noise producers is Audicus, who provides the following db levels.

- 10 dB: Normal breathing
- 20 dB: Whispering from five feet away
- 30 dB: Whispering nearby
- 40 dB: Quiet library sounds
- 50 dB: Refrigerator
- 60 dB: Electric toothbrush
- 70 dB: Washing machine
- 80 dB: Alarm clock
- 90 dB: Subway train
- 100 dB: Factory machinery
- 110 dB: Car horn
- 120 dB: Ambulance siren

The estimated sound level of 27.39 db falls far short of most of common sounds and is reflective of the noise of a whisper.

This sound level is below the ambient sounds of this area and falls far below the occasional airport noise impacting the neighborhood.

Conclusion: Predicted noise levels emanating from the project is anticipated to be minimal based upon decibel calculation from the dog exercise portion of the proposed development.

Impact of Odors

Another potential impact is the potential of odors coming from the operation. Following is a summary of the plan for eliminating feces odor from the operation.

Waste Removal Plan

Powerloo Pet Waste Management System shall be installed on the property. This device will eliminate smells caused by feces; no open garbage cans with feces shall be present, no plastic bags shall be used to clean up feces, no waste management companies needed to service the area to pick up dumpsters containing feces. This is the number one eco way of disposing of feces. The EPA and CDC recommend flushing as the best way to manage dog waste, and it is also recommended by veterinarians to have an odor-free business or home. Waste and waste water management shall be addressed at the time of permitting by the Kane County Health Department; design work shall be undertaken immediately after zoning approval.

Conclusion: The dog waste disposal system is anticipated to eliminate odors from the operation with no value impact.

Report Conclusion

Based upon the evidence presented within the body of this report, it is my opinion there will be no value impact to property located in the County Line Subdivision due to the proposed kennel facility from either noise or odors.

LIMITING CONDITIONS

This report is made expressly subject to the conditions and stipulations following:

1. This report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. It is assumed that the legal description as obtained from public records, or as furnished, is correct. No responsibility is assumed for matters which are legal in nature, nor is any opinion on the title rendered, herewith. This report assumes good title, responsible ownership, and competent management. Any liens or encumbrances which may now exist have been disregarded, and the property has been analyzed as though free of indebtedness unless otherwise stated.
3. Any plot plans, sketches, drawings, or other exhibits in this report are included only to assist the reader in visualizing the property. I have made no survey for this report and assume no responsibility for same. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or other violations of any regulations affecting the subject property.
4. Except as noted, this analysis assumes the land to be free of adverse soil conditions that would prohibit development of the property to its highest and best use, including sub-surface or hazardous waste conditions.
5. This analysis is of surface rights only and no analysis has been made of the value of sub-surface rights, if any.
6. The appraiser assumes no liability for structural conditions that may or will at some point in the future; affect the building structure not visible through ordinary careful inspection.
7. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the analyst, or the firm with which he is connected, or any reference to the Appraisal Institute, or to the MAI designation) shall not be disseminated to the public through the advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of the analyst.
8. This report is subject to peer review in accordance with the Uniform Standards of Appraisal Practice of the Appraisal Institute as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

9. I suggest that my client retain the services of a professional environmental engineer in order to determine if there are any environmental concerns associated with the subject property.
10. Unless otherwise stated in this report, the existence of hazardous substances, including but without limitation to: asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions were not called to my attention, nor did I become aware of such during my inspection. I have no knowledge of the existence of such materials on or in the property unless otherwise stated. I am not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous or environmental conditions may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them.
11. This report shall be used only in its entirety and no part shall be used in conjunction with any other study and is invalid if so used.
12. Employment to make this study does not require testimony in court, unless mutual satisfactory arrangements are made in advance.
13. By acceptance of this report, you acknowledge that a value opinion is the product of a professionally trained mind, but nevertheless is an opinion only and not a provable fact.
14. C.A. Bruckner & Associates, L.L.C., Real Estate Appraisers and Consultants, and the appraisers, warrant only that the value conclusion is their best opinion estimate based on the market data and market conditions presented in the body of this report, as of the exact day of valuation.
15. This valuation estimate is based upon the purpose of the report and function of the report and is intended for the users as set forth herein. Therefore, the value reported is only applicable to the property rights appraised. This report should not be used for any other function or by others than those intended.
16. Possession of this report, or a copy thereof, does not imply right of reproduction nor use for any purpose by any other than the client to whom it is addressed, without written consent of the author.
17. The liability of C. A. Bruckner & Associates, L.L.C. and its employees is limited to the client, its legal counsels, the courts and its participants. No other third parties may rely upon this report for any purpose whatsoever, including the provision of financing for the acquisition or improvement of the subject. This report was prepared specifically for the client to whom it is addressed, its legal counsels, and the courts and its participants. Third parties who desire my services to prepare a report of the subject for their use should contact me and I

will obtain the proper permission from my client. I reserve the right to limit any and all third-party clients.

18. I have used the Kane County GIS Parcel Viewer maps and information provided by the developer to determine distances and believe this information to be correct. I reserve the right to amend this report based on more accurate information.

EXTRAORDINARY ASSUMPTION: If found to be false an extra-ordinary assumption may alter the opinion and conclusions of this report.

1. This report is based upon decibel levels provided by a number of sources and articles obtained from the internet and it is an extraordinary assumption this information is correct. This information includes decibel change calculation due to distance from an internet-based source.
2. Information concerning the sound deadening specification of the proposed building and the exterior exercise area is supplied by the developer and is assumed to be correct indicating a decrease of 26 to 28 decibels due to the sound barrier to be installed around the exercise area.

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1. This analysis assumes the subject kennel is completed based upon the information provided by the developer which information includes a site plan prepared by ASM Consultants, Inc. dated December 17, 2019.

CERTIFICATE

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analysis, 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 upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The completion of this assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
8. I do not authorize the out-of-content quoting from or partial repeating of this Report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of media for public communications without the prior written consent of the appraiser signing this report.
9. As of the date of this report, John S. Orin has completed the requirements under the continuing education program of the Appraisal Institute.
10. John S. Orin did not make a personal inspection of the property that is the subject of this report.
11. No other person has provided significant professional assistance in the preparation of this report other than those signing said report.
12. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. I certify that I have not performed an appraisal or appraisal related service on this property within the past three years.
14. Pursuant to the scope of service the purpose of this report is to provide an opinion of potential value impact to the homes in the County Line Subdivision due to the proposed dog kennel. It is my opinion that there will be no value impact to the homes in the County Line Subdivision.



John S. Orin, MAI, AI-GRS
State Certified Real Estate Appraiser,
License No. 553-000123

QUALIFICATIONS OF JOHN S. ORIN, MAI, AI-GRS

LICENSE:

State of Illinois State Certified Real Estate Appraiser
License Number 553.000123, expires September 30, 2021

EDUCATION:

Attended Eastern Illinois University in Charleston, receiving a Bachelor of Science Degree in Medical Technology.

Real Estate and Appraisal Courses taken:

- Course 101: An Introduction to Appraising Real Property
- Course 102: Applied Residential Appraisal
- Course 201: Principles of Income Property Appraising Given by the Society of Real Estate Appraisers.
- Course 202: Applied Income Property Appraisal

Seminars Attended Include the Following:

- Adjustments for Creative Financing
- Hazardous Materials for Appraisal Professionals
- Advanced Techniques in Investment Feasibility
- Standards of Professional Practice
- Hotel/Motel Valuation
- Advanced Topics in Project Analysis
- Condition of the Chicago Real Estate Market, 1992
- Appraisal Institute Symposium (1993)

Understanding Limited Appraisals and Reporting Options
Fair Lending and the Appraiser
Highest and Best Use Applications
Business Valuation Parts I and II
Appraising nursing/corporate care facilities
Special Purpose - The challenge of real estate appraising in limited markets
Highest and Best Uses Applications
Litigation and Valuation Overview
New Industrial Valuation
Standards of Professional Practice Part C

EXPERIENCE:

Appraiser, C. A. Bruckner & Associates, Inc., Real Estate Appraisers and Consultants,
1980 - To Present Date and which is now known as C. A. Bruckner & Associates, L.L.C.
Former Chairman - Kane County Board of Review 1995 - 2010

Types of properties appraised include - Residential, Residential Subdivisions, Commercial,
Office, Industrial, Condominiums, and Special Purpose. Special purpose properties appraised
include golf courses, health clubs, nursing homes, horse stables, mini-warehouses,
restaurants, funeral homes, medical office buildings, hospitals, medical clinics and auto
agencies. Has also counseled and performed highest and best use studies.

PROFESSIONAL MEMBERSHIP

Member, Appraisal Institute, MAI Member Number 09354

Registered Medical Technologist by the American Society of Clinical Pathologists

Major assignments recently completed include the White Oak Business Center and
Farnsworth International Business Park in Aurora, Illinois, the luxury apartment complex
known as 100 Forest Place in Oak Park, Illinois, the Chicagoland Headquarters for
Temple Steel in Niles, Illinois, Ruffled Feathers Golf Course, Hopedale Medical Center
and sixteen major industrial properties located in Logan County, Illinois, for the
Supervisor of Assessments going concern value of 13 fast food franchises.

PARTIAL LIST OF CLIENTELE

American Land Development Corporation
American National Bank
Arthur Andersen & Company
AMCORE Bank
Baird and Warner
Bank One
Benchmark Bank

Cook County State's Attorney
City of Chicago
DuPage County Board of Review
Fifth/Third Bank
First of America Bank
Federal National Mortgage Association
Federal Savings & Loan Insurance Corporation
First National Bank of Chicago
General Motors, Credit Corporation
Harris Trust and Savings Bank
Harris Bank of Naperville
Healthcorp Affiliates
LaSalle National Bank
Logan County Supervisor of Assessments
Manufacturers Hanover Trust Company
Mid America Federal Savings & Financial Services
Northern Trust Bank
Old Second National Bank of Aurora
South Shore Bank
St. Francis Bank
The Private Bank
Numerous attorneys, businesses and individuals

OTHER

Testified before the Board of Review in DuPage and Logan Counties, before the State of Illinois Property Tax Appeal Board, represented petitioners in local zoning hearings, and have counseled parties involved in condemnation, as well as possible acquisition.

Accepted as an expert witness in the Northern District of Illinois.

