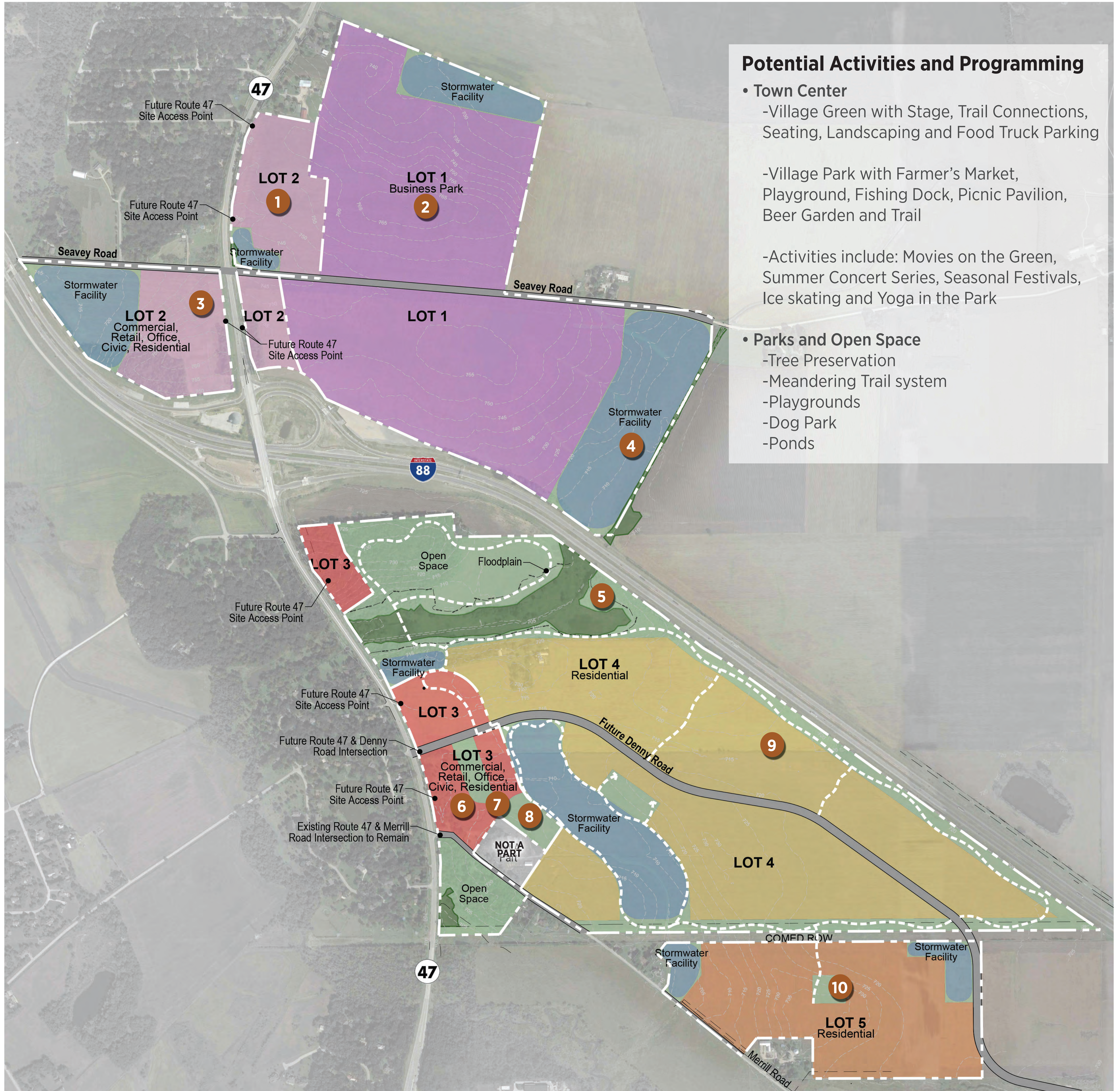


OVERVIEW



- ### Potential Activities and Programming
- **Town Center**
 - Village Green with Stage, Trail Connections, Seating, Landscaping and Food Truck Parking
 - Village Park with Farmer's Market, Playground, Fishing Dock, Picnic Pavilion, Beer Garden and Trail
 - Activities include: Movies on the Green, Summer Concert Series, Seasonal Festivals, Ice skating and Yoga in the Park
 - **Parks and Open Space**
 - Tree Preservation
 - Meandering Trail system
 - Playgrounds
 - Dog Park
 - Ponds

POTENTIAL LAND USES								
LOCATION	RETAIL	COMMERCIAL	MULTI-FAMILY UNITS	OFFICE, MEDICAL OFFICE, HEALTHCARE	DISTRIBUTION, DATA CENTER, BUSINESS PARK	SENIOR RESIDENTIAL	TOWNHOMES, COTTAGES, CONDOS, BUILT FOR RENT	SINGLE FAMILY RESIDENTIAL
LOT 1	Y	Y	Y	Y	Y	Y	N	N
LOT 2	Y	Y	Y	Y	N	Y	N	N
LOT 3	Y	Y	Y	Y	N	Y	Y	N
LOT 4	N	N	N	N	N	Y	Y	Y
LOT 5	N	N	N	N	N	N	N	Y



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TOWN CENTER



FOOD TRUCK PARKING - BLACK DIAMOND, WA



COMMUNITY TRAIL



BEER GARDEN



TOWNHOME CONCEPT - WESTFIELD, IN



OUTDOOR DINING



COMMUNITY EVENT - BLACK DIAMOND, WA



GATHERING SPACE - WESTFIELD, IN



OUTDOOR VENUE - BLACK DIAMOND, WA



PICKLEBALL COURTS - GETTYSBURG, PA



FARMERS MARKET STRUCTURE - BLAKSBURG, VA

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TOWN CENTER



HOUSING

SINGLE FAMILY CONCEPTS



ACTIVE ADULT ATTACHED AND DETACHED CONCEPTS



TOWNHOUSE CONCEPTS

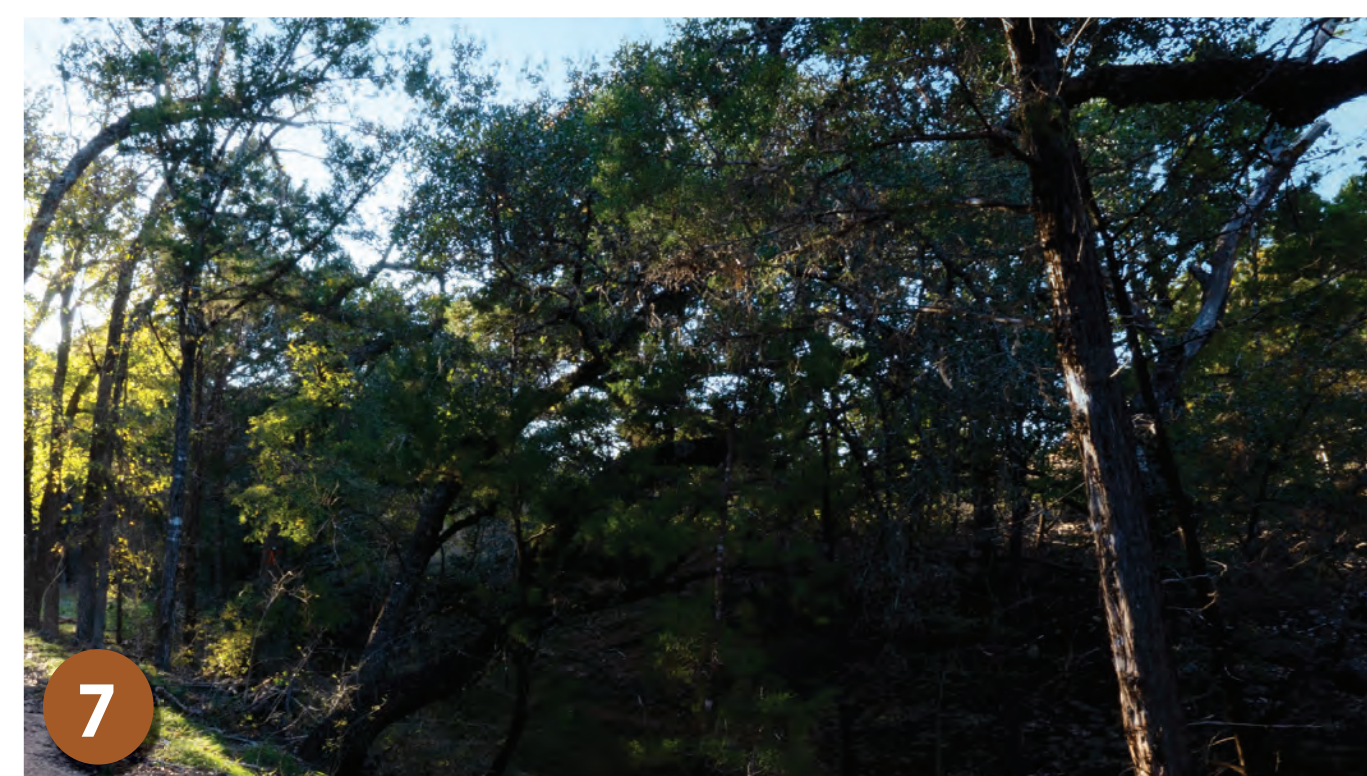
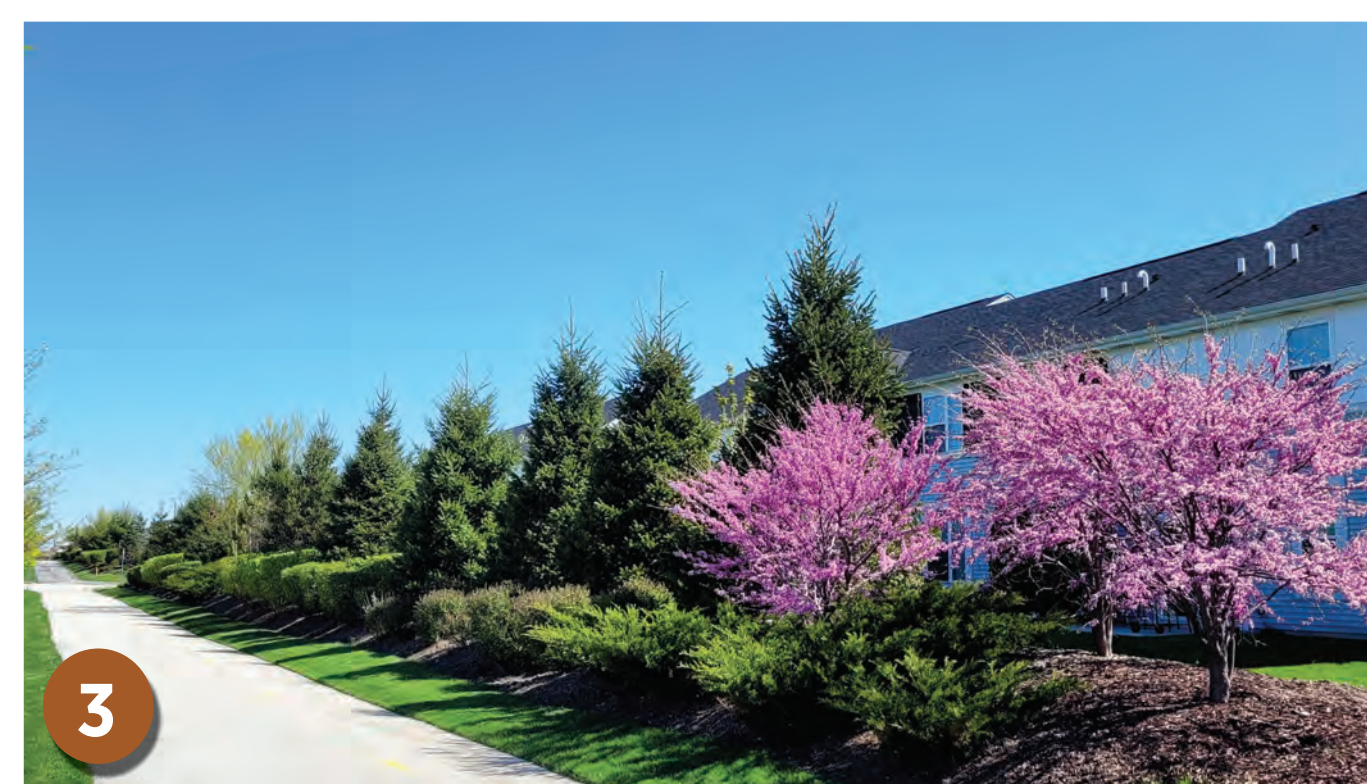


BUILT FOR RENT CONCEPTS



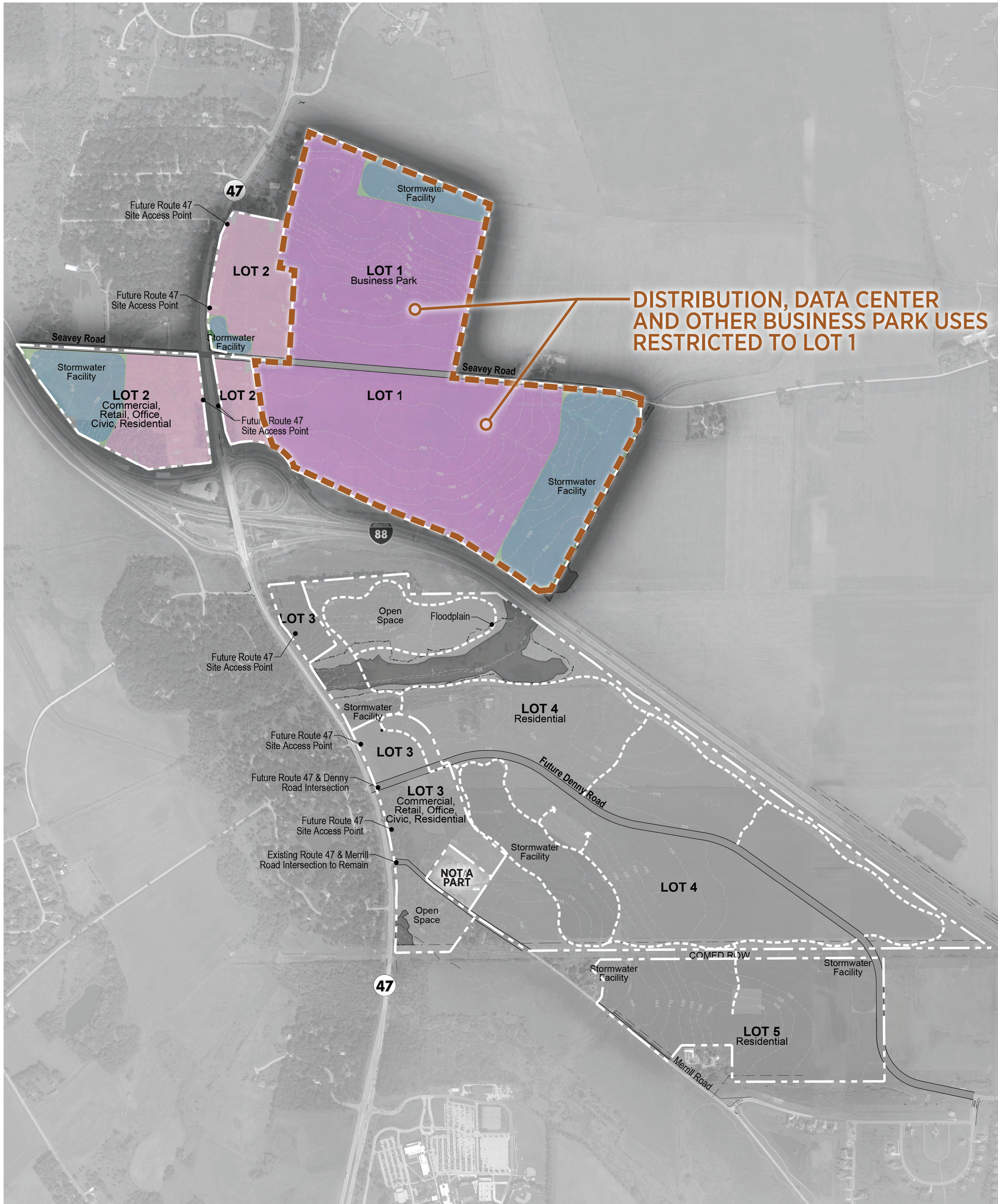
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PARKS AND OPEN SPACES



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GROVE PARK



POTENTIAL COMMERCIAL BUILDING



POTENTIAL DATA CENTER FACILITY (RESTRICTED TO LOT 1)



POTENTIAL DISTRIBUTION FACILITY (RESTRICTED TO LOT 1)



POTENTIAL SENIOR INDEPENDENT LIVING



POTENTIAL MULTI-FAMILY APARTMENTS



POTENTIAL MEDICAL OFFICE BUILDING

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What is a TIF?

- Tax Increment Financing (TIF) is a special funding tool used to spur economic growth that would not otherwise be achieved.

- At the time of TIF District creation, the property assessed value (AV) is frozen at the current amount for a period of 23 years.

- As development occurs, the property value increases, and the property taxes associated with the incremental increase in AV reimburses TIF eligible costs that were advanced by The Grove.

How does the TIF impact Village residents?

- The TIF District would be restricted to the 760-acres owned by The Grove and would not place a financial burden on Village residents.

- There are no additional taxes or special assessments associated with the proposed TIF.

- The Grove must advance all development costs and assumes all of the risk of not receiving full reimbursement for TIF eligible costs.

- The TIF increment generated within The Grove due to increased AV is the only source of reimbursement for TIF eligible costs.

- If the TIF District fails to generate enough increment to reimburse The Grove for development costs, those costs would not be reimbursed.

- **Village residents would not be obligated to reimburse The Grove.**

Why does The Grove need a TIF?

- The costs associated with required infrastructure and drainage improvements places an extraordinary financial burden on the property.

- The land would otherwise continue to be economically underutilized without a TIF.

- The TIF is essential to creating economic development and growth anticipated for this area

- Total project costs far exceed the revenues The Grove could generate.

How does the TIF impact taxing bodies within the District?

- All taxing bodies within the TIF District would continue to receive their share of the property taxes associated with the frozen AV

- Illinois TIF Statute provides criteria for evaluating the financial impact of each new student The Grove adds to the School District on an annual basis. If a shortfall is determined, the School District would receive funding out of the increment calculated in accordance with the rules in the State Statute. The goal is to ensure that School Districts remain whole over the life of the TIF.

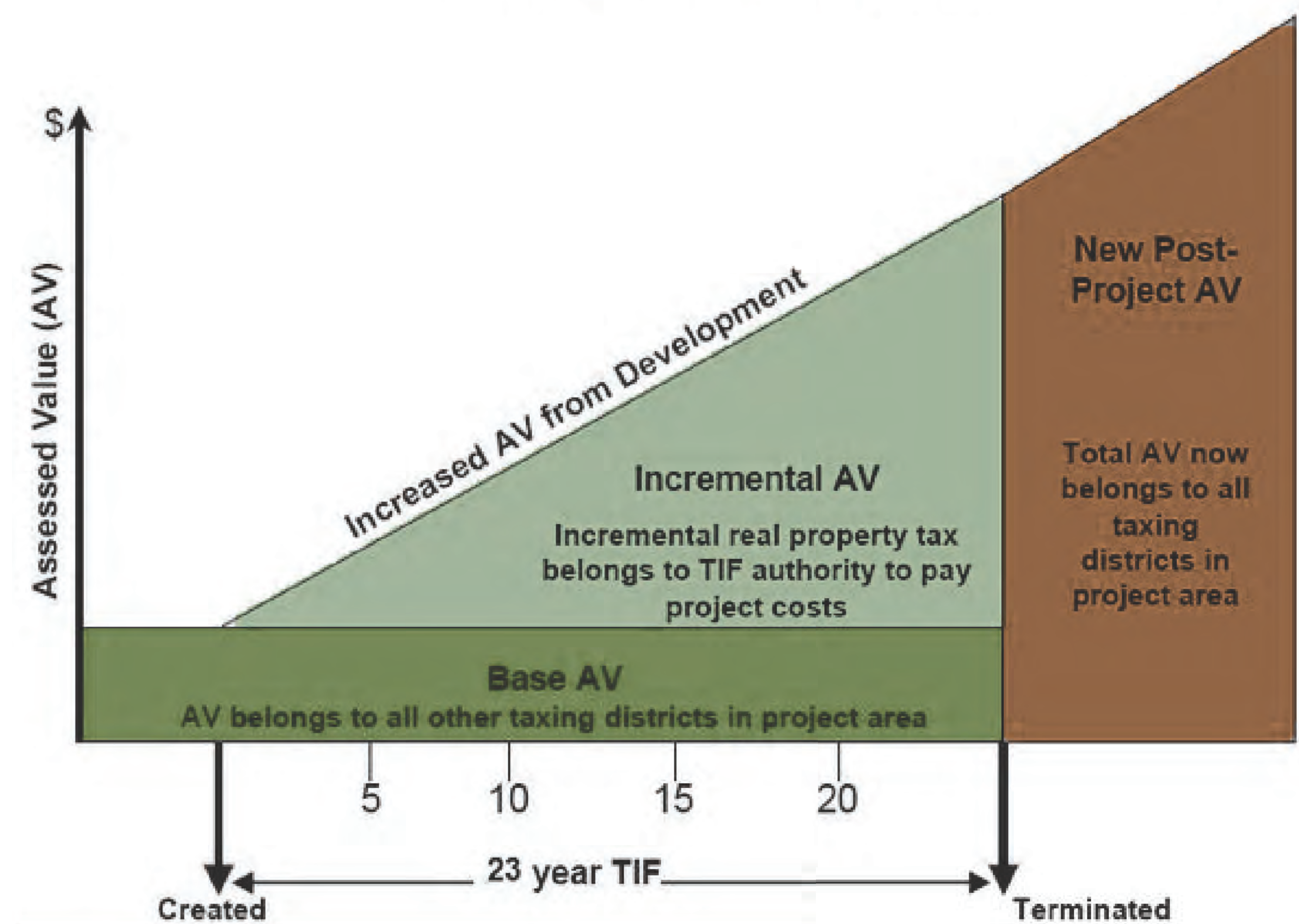
- 10% of the increment generated on an annual basis would flow to the Village of Sugar Grove, providing the Village with the opportunity to rebate those funds back to the taxing bodies on a pro rata basis or utilize the funds to make additional TIF eligible improvements.

- Once the 23-year TIF sunsets, 100% of the property taxes generated within The Grove would flow to the taxing bodies on a pro rata basis. Without a TIF, the increase in AV that benefits all taxing bodies would not occur.

TIF

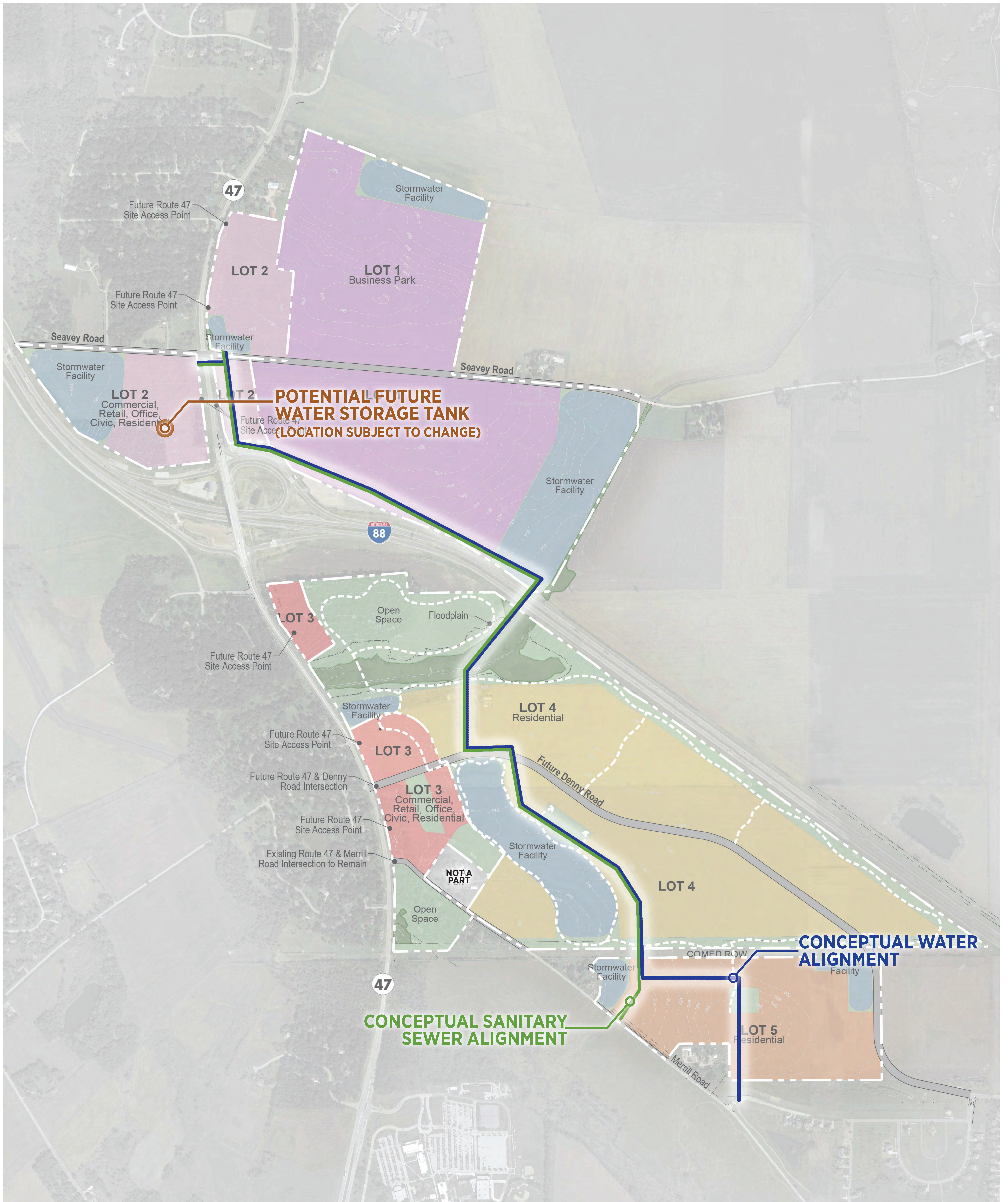


TIF Assessed Value (AV) Over Project Life



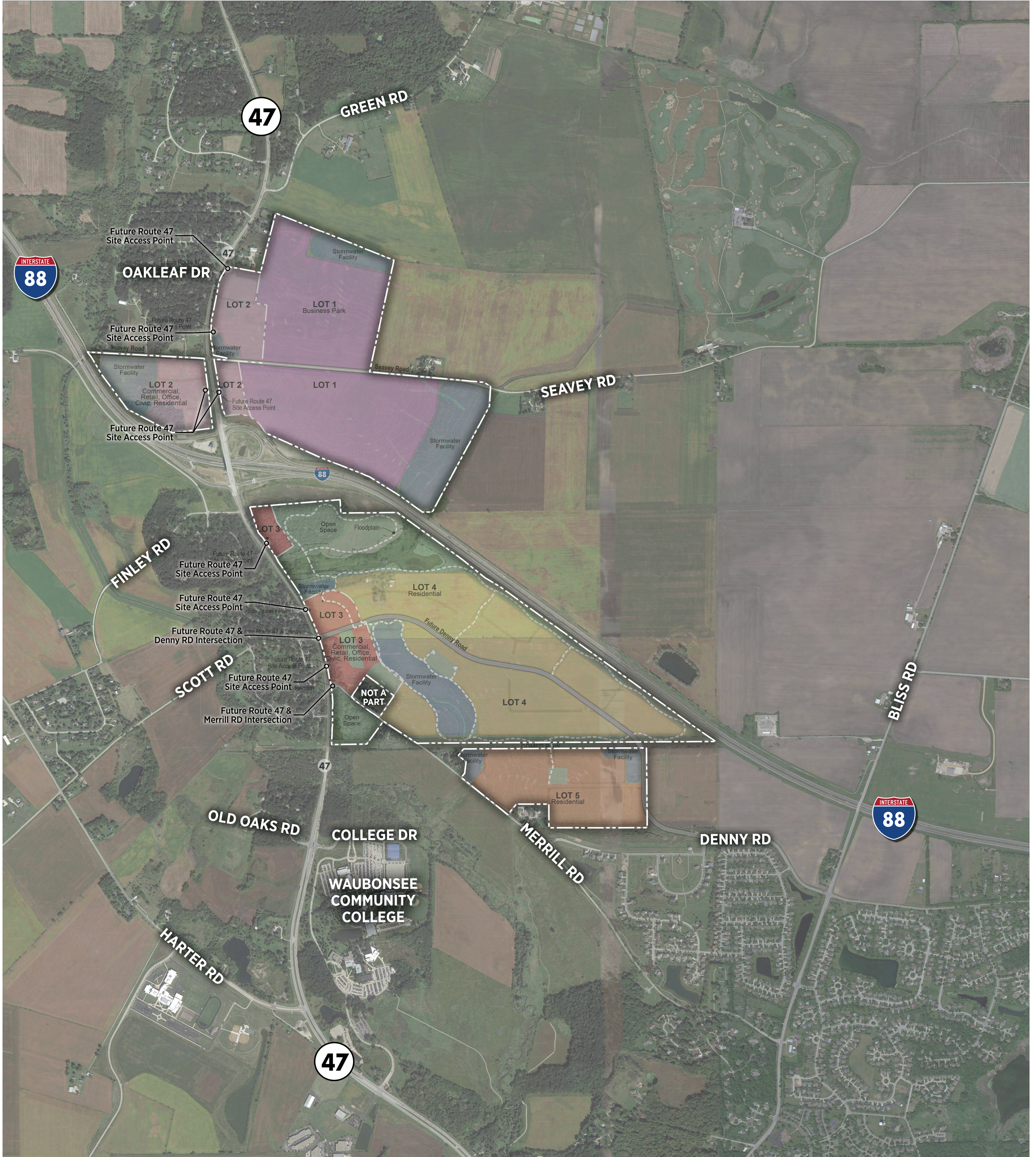
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ENGINEERING - UTILITIES



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REGIONAL ROADWAYS



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