MINUTES
JOINT REVIEW BOARD MEETING
VILLAGE OF CAMPTON HILLS, ILLINOIS
LA FOX ROAD REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT

I. Call Meeting to Order

The Joint Review Board ("JRB") for the proposed Village of Campton Hills La Fox Road Redevelopment Project Area and Redevelopment Plan and Project convened on March 9th, 2026, at 9:35 a.m. at Lord of Life Church, 40W605 Illinois Route 38, Elburn, Illinois 60119.

The meeting was convened pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"), for the purpose of reviewing the proposed designation of the La Fox Road Redevelopment Project Area and the proposed Redevelopment Plan and Project.

II. Roll Call of Joint Review Board Members

Roll call was taken. The following members of the Joint Review Board were present:

Village of Campton Hills – J. Mark Rooney, Village Administrator
Kane County – Corinne Pierog, County Board Chairwoman
Blackberry Township – Esther Steele, Township Supervisor
Waubonsee Community College District 516 – Darrin Kader, Assistant Vice President of Finance
Geneva Community Unit School District 304 – Dr. Andy Barrett, Superintendent
Geneva Park District – Nicole Vickers, Executive Director
Geneva Public Library District – Christine Lazaris, Library Director
Elburn Countryside Fire Protection District – Chief Michael Huneke

A quorum of the Joint Review Board was present.

III. Appointment of the Public Member of the Joint Review Board

Upon the motion of J. Mark Rooney and second by Esther Steele, and a unanimous roll call vote of the Joint Review Board members, Campton Hills resident Joe Garbarski was appointed as the Public Member of the Joint Review Board.

IV. Appointment of the Chairperson of the Joint Review Board

Upon the motion of Joe Garbarski and second by Esther Steele, and a unanimous roll call vote of the Joint Review Board members, Campton Hills Village Administrator J. Mark Rooney was appointed as the Chairman of the Joint Review Board.

V. Overview of Joint Review Board Statutory Duties

Campton Hills Village Attorney Carmen P. Forte, Jr. of Klein, Thorpe & Jenkins, Ltd., provided an overview of the statutory duties of the Joint Review Board under the Illinois Tax Increment Allocation Redevelopment Act. The Joint Review Board was advised that its role is to review the proposed Redevelopment Project Area, Eligibility Report, and Redevelopment Plan and Project and to provide an advisory recommendation to the Village Board regarding the proposed establishment of the La Fox Road Tax Increment Financing District. Attorney Forte also described the three draft ordinances included in the members' packets that would later be considered by the Village Board for review and approval in conjunction with the proposed Redevelopment Project Area and Redevelopment Plan and Project:

a) AN ORDINANCE OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS DESIGNATING THE VILLAGE OF CAMPTON HILLS LAFOX ROAD TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA
b) AN ORDINANCE OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS APPROVING THE LAFOX ROAD TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT
c) AN ORDINANCE OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS ADOPTING TAX INCREMENT FINANCING FOR THE LAFOX ROAD TAX INCREMENT FINANCING DISTRICT

VI. Overview of the Proposed Redevelopment Project Area and Redevelopment Plan and Project

Geoff Dickinson of SB Friedman Development Advisors, LLC presented the Eligibility Report and Redevelopment Plan and Project prepared for the proposed La Fox Road Redevelopment Project Area.

Mr. Dickinson summarized the purpose of the proposed redevelopment project area and the findings contained in the consultant report prepared for the Village. The report concludes that the proposed redevelopment project area qualifies for designation as a "blighted area" for vacant land under the Illinois Tax Increment Allocation Redevelopment Act based upon the presence of statutory eligibility factors.

Mr. Dickinson explained that the proposed redevelopment project area consists of approximately 577 acres of land within the Village and that the eligibility finding is based upon a one-factor test under the Act due to runoff from the area contributing to downstream flooding within the Johnson's Mound Run and Mill Creek watersheds.

Mr. Dickinson also summarized the goals, objectives, and redevelopment strategies contained in the Redevelopment Plan and Project, including the use of tax increment financing to facilitate infrastructure improvements, stormwater management, and private investment in residential, commercial, open space, and related development consistent with the Village's comprehensive planning objectives.

A copy of the Eligibility Report and Redevelopment Plan and Project prepared by SB Friedman Development Advisors, LLC, dated January 29th, 2026 and revised March 6th, 2026, was made available to the Joint Review Board and incorporated into the record of the meeting.

Members of the Joint Review Board were given an opportunity to review, discuss and ask questions about the proposed Redevelopment Project Area, the Eligibility Report, the Redevelopment Plan and Project, the proposed boundaries of the Redevelopment Project Area, the statutory eligibility criteria under the Illinois Tax Increment Allocation Redevelopment Act, and the types of redevelopment activities and

redevelopment project costs contemplated under the proposed Redevelopment Plan and Project, and the Village's proposed ordinances related to the Redevelopment Project Area.

VII. Public Comments

The Chair opened the meeting for public comment.

Jay Moffat, Geneva, Illinois, identified himself as a board member of the Illinois Association of Park Districts and President of the Geneva Park District Board. Mr. Moffat stated that tax increment financing districts can create funding challenges for park districts and expressed concern that the proposed TIF district could create an unfunded mandate for park improvements associated with development. Mr. Moffat suggested that the Village consider the use of Special Service Areas for neighborhood park improvements.

Yvonne Dinwiddie of Batavia, Illinois, expressed opposition to the creation of additional tax increment financing districts and suggested that Special Service Areas could be used to address development-related costs.

Carl Dinwiddie of Batavia, Illinois, expressed concerns regarding the impact of tax increment financing districts on property tax revenues within Kane County and questioned the long-term effects of such districts on taxing bodies and development patterns.

The public comment portion of the meeting was then closed.

Attorney Forte described the Village's inclusion of mandatory Special Service Areas for common area, street and stormwater improvements in both the Village's annexation agreement with the proposed developer, and in the recently approved preliminary planned unit development for the Redevelopment Project Area.

VIII. Joint Review Board Question and Answer Period

Members of the Joint Review Board provided comments and asked questions regarding the proposal.

The Kane County Board Chairwoman stated that she had not yet had the opportunity to discuss the proposal with all members of the Kane County Board, but noted that potential forest preserve expansion associated with the development was a positive aspect. Concerns were also expressed regarding long-term water supply and possible well capacity within the area.

The representative from Blackberry Township stated that the proposed development was expected to have limited impact on Township operations and noted that the Village would assume responsibility for roads within the development. It was also noted that the developer had agreed to an impact fee arrangement intended to cover assessment-related costs so that Township residents would not incur additional taxes.

Public Member Joe Garbarski commented that the property had been the subject of multiple development proposals over approximately the past twenty-five years.

The representative from the Elburn Countryside Fire Protection District stated that the District provides fire protection services within the area and that discussions were ongoing with the Village regarding service-related matters.

The representative from the Geneva Public Library District stated that the District had been in discussions with the Village regarding potential impact fees and expressed concern regarding the anticipated population increase associated with the development and the resulting impact on library services. Questions were also raised regarding the reassessment process for property within the redevelopment project area and the potential availability of funds. The representatives from Blackberry Township, the Village, SB Friedman and the Village Attorney addressed these questions.

The representative from the Geneva Park District expressed concern regarding the fiscal impact of the proposed TIF district and noted that the Park District had previously considered constructing parks within the development area. Questions were also raised regarding whether tax increment revenues could be used for park-related improvements. The representatives from Blackberry Township, the Village, SB Friedman and the Village Attorney addressed these questions.

The representative from Geneva Community Unit School District 304 asked questions regarding the anticipated flow of tax increment revenues and the potential financial impacts associated with the Redevelopment Project Area. The representatives from the Village, SB Friedman and the Village Attorney addressed these questions.

IX. Recommendation to the Campton Hills Village Board

Following discussion, a motion was made by Joe Garbarski and seconded by Darrin Kader that the Joint Review Board recommend approval to the Corporate Authorities of the Village of Campton Hills of:

a) The designation of the proposed La Fox Road Redevelopment Project Area as a redevelopment project area pursuant to the Illinois Tax Increment Allocation Redevelopment Act; and
b) The approval of the proposed Redevelopment Plan and Project for the La Fox Road Redevelopment Project Area.

The motion was then put to a vote of the members present. The votes were recorded as follows:

Village of Campton Hills — Yes
Kane County — Yes (with the representative noting that the vote was provided while the County Board Chair had not yet had the opportunity to discuss the proposed redevelopment project area with all members of the Kane County Board)
Blackberry Township — Yes
Waubonsee Community College District 516 — Yes
Geneva Community Unit School District 304 — Yes
Public Member Joe Garbarski — Yes
Geneva Park District — No
Geneva Public Library District — No
Elburn Countryside Fire Protection District — Abstain

A majority of the Joint Review Board members present and voting voted in favor of the motion, and the Joint Review Board therefore recommended approval of the proposed La Fox Road Redevelopment Project Area and Redevelopment Plan and Project to the Village Board.

X. Adjournment

There being no further business to come before the Joint Review Board, the meeting was adjourned at 10:50 a.m.

Submitted this ___ day of March, 2026.

J. Mark Rooney, Chairman
Joint Review Board
Village of Campton Hills
La Fox Road Redevelopment Project Area