IMPACT STUDY

NVA Transportation
7013 Sands Road
Crystal Lake, IL

POLACH APPRAISAL GROUP, INC.

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January 23, 2023

Mr. Ivan Nartsev
NVA Transportation
7013 Sands Road
Crystal Lake, IL 60014

Mark W. Daniel
Daniel Law Office, P.C.
17W733 Butterfield Road, Unit F
Oakbrook Terrace, Illinois 60181

Re: NVA Transportation Facility
7013 Sands Road
Crystal Lake, IL
File #24-0107

Dear Mr. Nartsev:

Pursuant to your request, we have reviewed the City of Crystal Lake Development Application for a proposed trucking facility expansion on the property adjacent to 7013 Sands Road. The applicant has submitted an application for a planned development with a single exception or planned development variation. This variation is to allow a portion of fence along the north lot line with a height of twelve (12) feet. The applicant's proposal has been reviewed and a market impact analysis has been prepared.

The purpose of this appraisal assignment is to analyze the potential impact, if any, on the value of the surrounding properties as a result of the approval of a planned unit development.

The applicant requests that the Planning and Zoning Commission recommend and the City Council approve the following relief for the Subject Property, which is a single zoning lot as the term is defined in Section 10-200(A):

1. An amendment to classify the Subject Property as entirely within the M manufacturing district;

2. A preliminary and final planned unit development for a truck terminal under Section 9-100(C)(6)(a), Section 9-100(C)(6)(b)(ii) and Section 9-100(D)(E) to allow:

a. A truck terminal—an undefined use viewed by staff as encompassing several of the following uses identified within the M and M-L districts (use authorization noted for M/M-L in parentheses):

   i. Warehousing and transportation (permitted/limited);
   ii. Office headquarters and logistics (permitted/permitted);
   iii. Truck leasing (limited/not permitted);
   iv. Automotive repair (minor) (permitted/permitted)
   v. Automotive repair (major) (limited/special);
   vi. Automotive Oil/Lube (permitted/permitted);
   vii. Automotive Parts, Accessories and Tire Stores (not permitted/permitted);
   viii. Private parking with vehicle service plan (special/special); and
   ix. Outdoor storage (limited/limited);

   The use does not include overnight or long-term lounging accommodation or general activities that one would find in what is commonly known as a truck stop. The addition of a fueling area would be the subject of an amendment if one is added. Installation of plug-ins or EV charging stations accessory to parking spaces would not be viewed as “fueling” and it is possible that these would be added now or later as technology allows.

3. Conditions and adjustments as deemed necessary, including:

   a. As may be deemed necessary by the City, designation of a height of twelve (12) feet for the north fence line;

   b. A Council-granted exception from engineering requirements related to the technical design of detention and retention areas that arises solely in relation to the topography of the site and does not affect off-site stormwater flow;

   c. Approval of the screening and landscape plan with the requirement that Applicant maintain and replace screening and landscaping;

   d. Deferral of burial of utility lines and a waiver of sidewalks;

   e. Allowance of the use subject to the following conditions:

      i. Installation of a water main to serve the building on the Subject Property subject to a reasonable recapture agreement and provided that the water main be extended to the north line of the Subject Property at Sands Road;

      ii. Construction of a dedicated left turn lane for northbound Sands Road south of the driveway entrance;

iii. Installation of signs and entryway to restrict vehicular access to those entering from, and exiting to, the south;

iv. No overnight accommodations;

v. Substantial compliance with the plans and drawings on file, including the landscape plan, grading plan, lighting plan and the orientation and placement of the building as shown in these plans;

vi. Installation of shields for the north row of pole lighting sufficient to prevent glare in a northerly direction towards the north lot line;

vii. No outdoor operations other than parking of vehicles and outdoor storage (i.e., no assembly, no vehicle repair) and no outdoor speakers except for emergencies;

viii. Loading to or from vehicles shall occur only within the building or south of the building using the bays in the building;

ix. No storage of inoperable or unlicensed vehicles, except to the extent required for ongoing service, maintenance or repair of the vehicles;

x. Control of records of individuals entering or exiting the Subject Property whether by an employee or electronically;

xi. Maintenance of gated access at least during those periods after the general office headquarters use or the repair bay operation has closed during the day;

xii. Repair operations that include any pneumatic tools (not including air compressors for tire inflation) shall occur in bays with their doors closed;

xiii. Use of any vehicles or equipment with flashing, spotlighting or beeping warning devices shall not occur at all north of the building and shall not occur otherwise after 7:00 PM or before 7:00 AM;

xiv. The use shall comply with all of the measures noted in the Applicant's environmental impact assessment as well as all applicable federal and state laws and regulations.

This report is intended specifically to be utilized by our client and Attorney Mark W. Daniel of the Daniel Law Office, P.C. in connection with a pending zoning hearing within the City of Crystal Lake. Any other use or user of this report is not intended.

We have conducted a study to determine whether the proposed use of the subject property and the granted use of a Planned Unit Development would diminish or impair the value of property within the vicinity of the subject property. We have considered the surrounding land uses with respect to any impact as a result of the proposed use.

Definition of Market Value

The following definition of Market Value has been used in this analysis:

Market Value definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994. This definition is as follows:

Market value means the most probable price which 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:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. 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.

Scope of Work

The steps taken in our analysis included:

- Inspection of the subject property
- Inspection of the adjoining properties
- Inspection of the surrounding area
- Review of data regarding the subject community
- Review of the City of Crystal Lake Zoning Ordinance and Zoning Map
- Review of the 2030 Land Use Plan for the City of Crystal Lake
- Review of the proposed facility & site plans
- Review of the requested zoning request
- Research of market data within the subject area and similar areas
- Analysis of the data to arrive at an opinion of the impact on property values

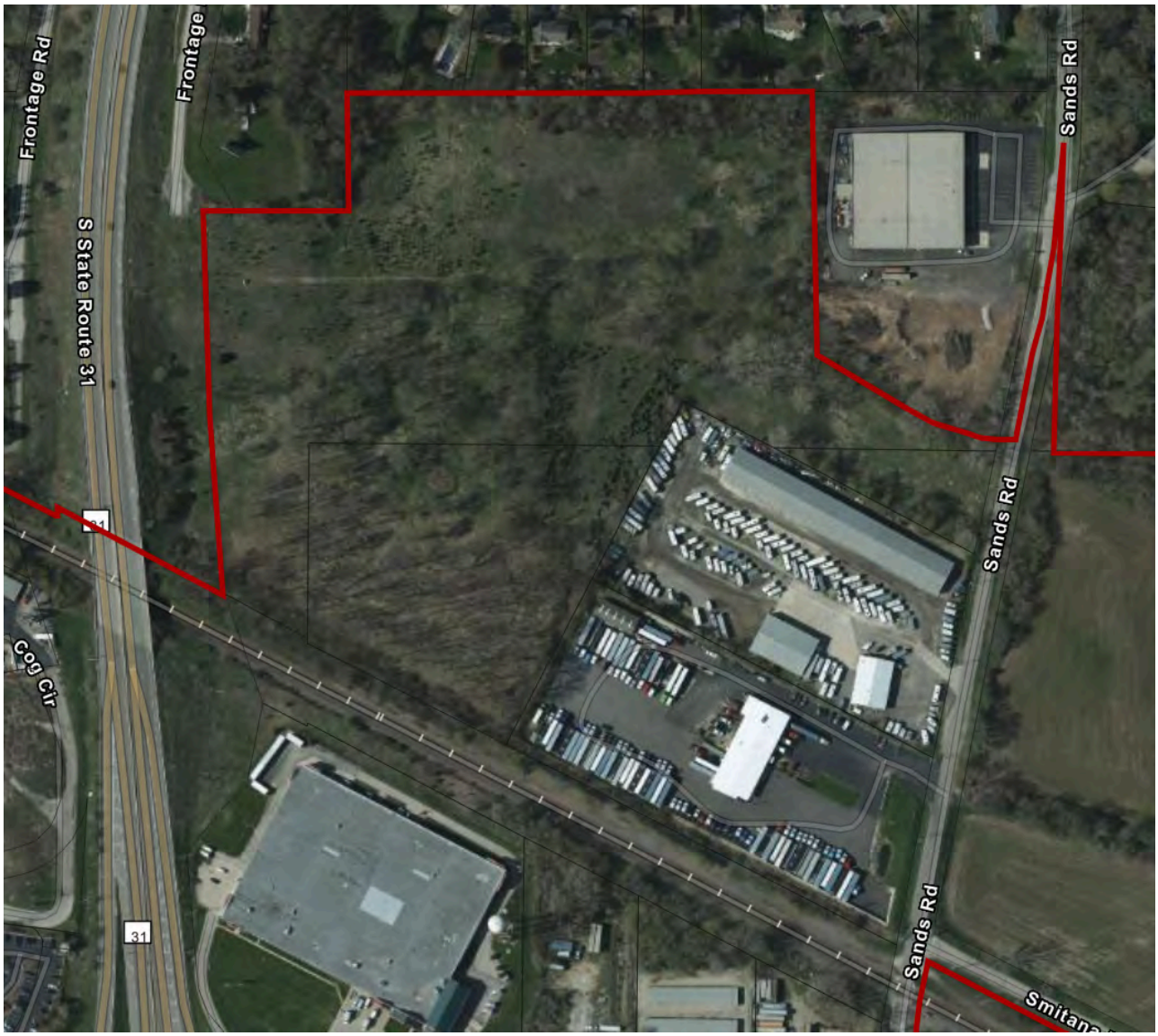
- Preparation of a report

The subject property consists of a site to be developed with a trucking facility to the west of 7013 Sands Road within the City of Crystal Lake in McHenry County. The property is located on the west side of Sands Road, north of Smitana Road and north of US Route 14. The subject property is located within the M, Manufacturing district and the M-L, Manufacturing Limited district within the City of Crystal Lake.

The following have been considered in our analysis:

- Visual observation of the subject property
- Aerial photos
- Tax Maps
- NVA Preliminary Landscape Plans—NVA Trucking Facility Expansion dated 10/20/23
- Mass Grading Plans for NVA Trucking Facility Expansion dated 10/20/23
- Site Plan & Aerials
- Stormwater Management Report prepared by Jacob Hefner Associates Inc. dated 10/20/23
- Water main Extension Exhibit
- Response Letter to Crystal Lake from Jacob and Hefner Associates dated 10/23/23
- Site Plan-SP1 Aerial
- Site Plan Sp-1
- NVA Transportation and Northwest Truck and Trailer Repair Service
- Letter from Illinois Department of Natural Resources (Adam Rawe) regarding Sands Road Property, Site Improvement dated 8/15/22
- Letter from Jacob and Hefner Associates (Ryan Blocker) regarding NVA Trucking Facility Permit Resubmittal 1, dated 12/20/23
- Mass Grading Plans dated 12/20/23
- Sands Road Widening Exhibit SRWE-1 by Jacob and Hefner Associates
- Sands Road Widening Exhibit SRWE-2 by Jacob and Hefner Associates
- Water Main Extension Exhibit Aerial by Jacob and Hefner Associates
- Environmental Impact Plan dated 10/23/23
- Preliminary Landscape Plan for NVA Trucking Facility Expansion dated 10/20/23
- NVA Entrance Counts
- City of Crystal Lake Zoning Map
- City of Crystal Lake Zoning Ordinance
- Topography of the subject property and the surrounding areas
- Traffic patterns within the area.
- Present zoning of the subject property and the surrounding areas.
- Data sources providing information on subject property and adjacent properties.
- Development trends within the area.

Subject Aerial



Area/Neighborhood

The subject is located on the west side of Sands Road, generally north of the intersection with Smitana Road and north of US Route 14. The property is located within the corporate limits of Crystal Lake.

According to the US Census Population Estimate as of July 1, 2022, the City of Crystal Lake has a population of 40,661 persons within 14,774 households. The median household income within the City is estimated to be $103,018.

It is reported by the Census that the median home value of owner occupied housing units within the City was $271,100 in 2022. Housing values within the area will be discussed later within this report.

Demographics within a one-, three-, and five-mile radius of the subject property are summarized within the following tables:

Population

	1 mile	3 mile	5 mile
2010 Population	3,437	45,022	122,250
2023 Population	3,858	44,877	121,226
2028 Population Projection	3,965	45,165	121,889
Annual Growth 2010-2023	0.9%	0%	-0.1%
Annual Growth 2023-2028	0.6%	0.1%	0.1%
Median Age	41.3	40.8	41.4

Households

	1 mile	3 mile	5 mile
2010 Households	1,273	15,809	43,023
2023 Households	1,431	15,761	42,649
2028 Household Projection	1,472	15,870	42,896
Annual Growth 2010-2023	0.8%	0.2%	0.1%
Annual Growth 2023-2028	0.6%	0.1%	0.1%
Owner Occupied Households	1,243	13,043	36,784
Renter Occupied Households	229	2,827	6,112
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending ($)	$46.6M	$585.2M	$1.6B

Housing

	1 mile	3 mile	5 mile
Median Home Value	$209,831	$242,453	$246,573
Median Year Built	1989	1977	1984

Income

	1 mile	3 mile	5 mile
Avg Household Income	$88,528	$112,361	$118,313
Median Household Income	$70,957	$92,489	$96,379

We have considered the surrounding area and surrounding uses to the subject property. Properties within the area of the subject property generally consist of industrial, commercial and residential uses. The topography of the property is varied and discussed later within this report.

Located north of the subject property is the Lor-El subdivision that contains single family residences within Unincorporated McHenry County as well as residences on larger holdings located within Unincorporated McHenry County zoned agricultural. Northeast of the subject property is an industrial zoned property used for industrial purposes. To the northwest is vacant land used as a billboard site which is zoned for commercial use.

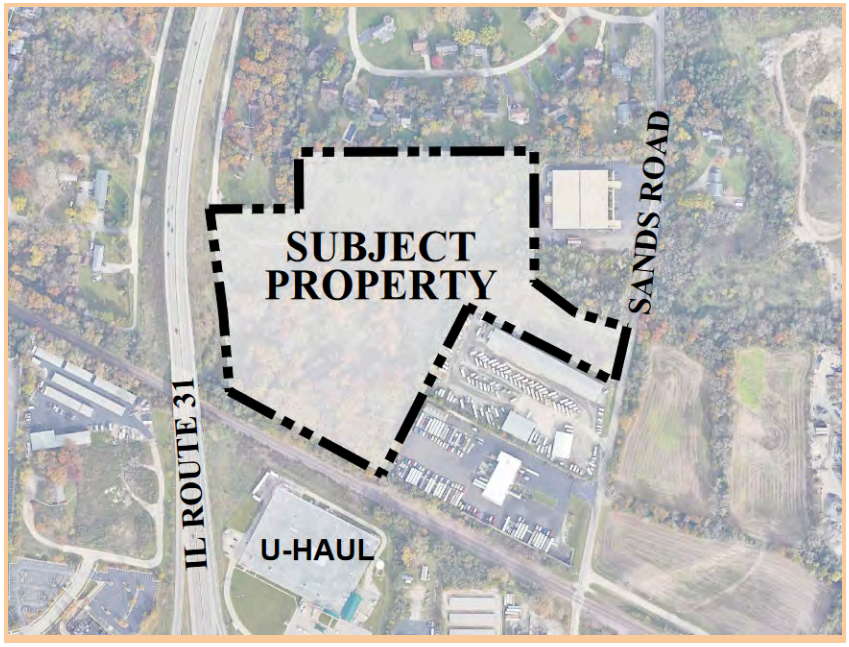
Located immediately south of the subject is the railroad right of way for Chicago and North Western Railroad. This railroad extends in a northwest to southeast direction.

South of the railroad right-of-way are properties located at the northwest corner of Sands Road and Northwest Highway that are industrial and commercial uses. These vary in age and type of structure. These uses include a U-Haul Moving & Storage of Crystal Lake facility and additional industrial type uses that are zoned M PUD, Manufacturing Planned Unit Development. East of these uses is Crystal Lake Storage and two one story commercial buildings located at the corner. These uses are zoned, B-2 PUD General Commercial Planned Unit Development. Located north along Sands Road is a manufacturing facility which is used as a facility for All American Wood Register Co. This facility is used for the manufacturing of wood products including heating air registers and vent covers. This property is zoned M, Manufacturing within Crystal Lake.

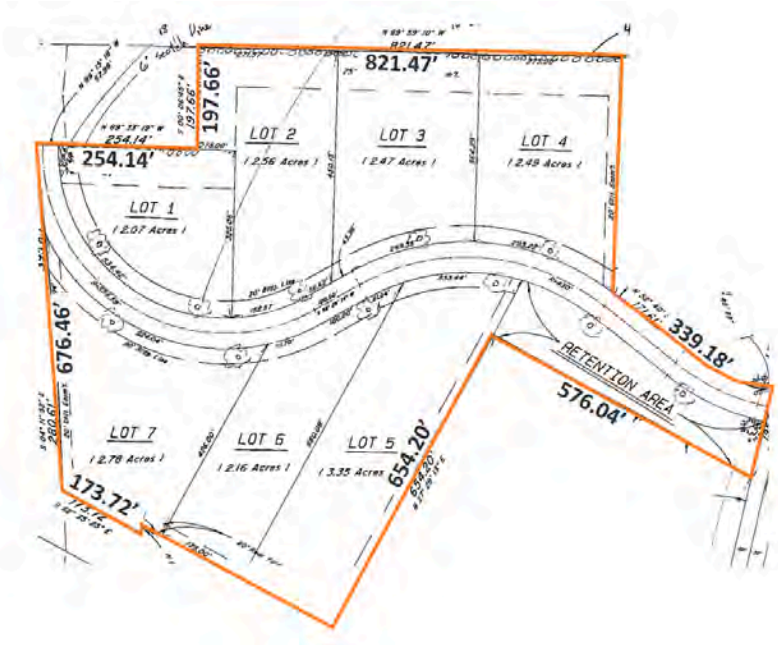
A Casey's automotive service station and convenience store is being developed at the northeast corner of the intersection of Sands Road and U.S. Route 14. This property has a reported address of 4220 Northwest Highway. Located east of this site on the north side of Northwest Highway are industrial uses that include concrete operations, asphalt operations, landscape businesses, contractors, iron works, electrical fabricators, etc. The Sands Dump site is also located in this area that is an abandoned sanitary landfill and Superfund site. The site is currently registered as an Archived superfund site by the EPA.

Subject Property

The subject property is vacant land zoned for industrial use and consists of two tax parcels of land. The tax parcels are 19-03-401-021 and 19-03-453-003.



According to the assessor's records the subject property contains a land area of approximately 21.09 acres or 918,680 square feet. The following drawing was located on the property listing from the prior sale.



The subject property has two tax parcel identification numbers. These are 19-03-401-021 and 19-03-453-003.

Parcel	Area in Square Feet	Area in Acres
19-03-401-021	675,180	15.5
19-03-453-003	243,500	5.59
Total	**918,680**	**21.09**

The taxpayer of record for Tax Year 2022 according to the McHenry County Treasurer is as follows:

NVA Property of IL, LLC
7013 Sands Road
Crystal Lake, IL 60014

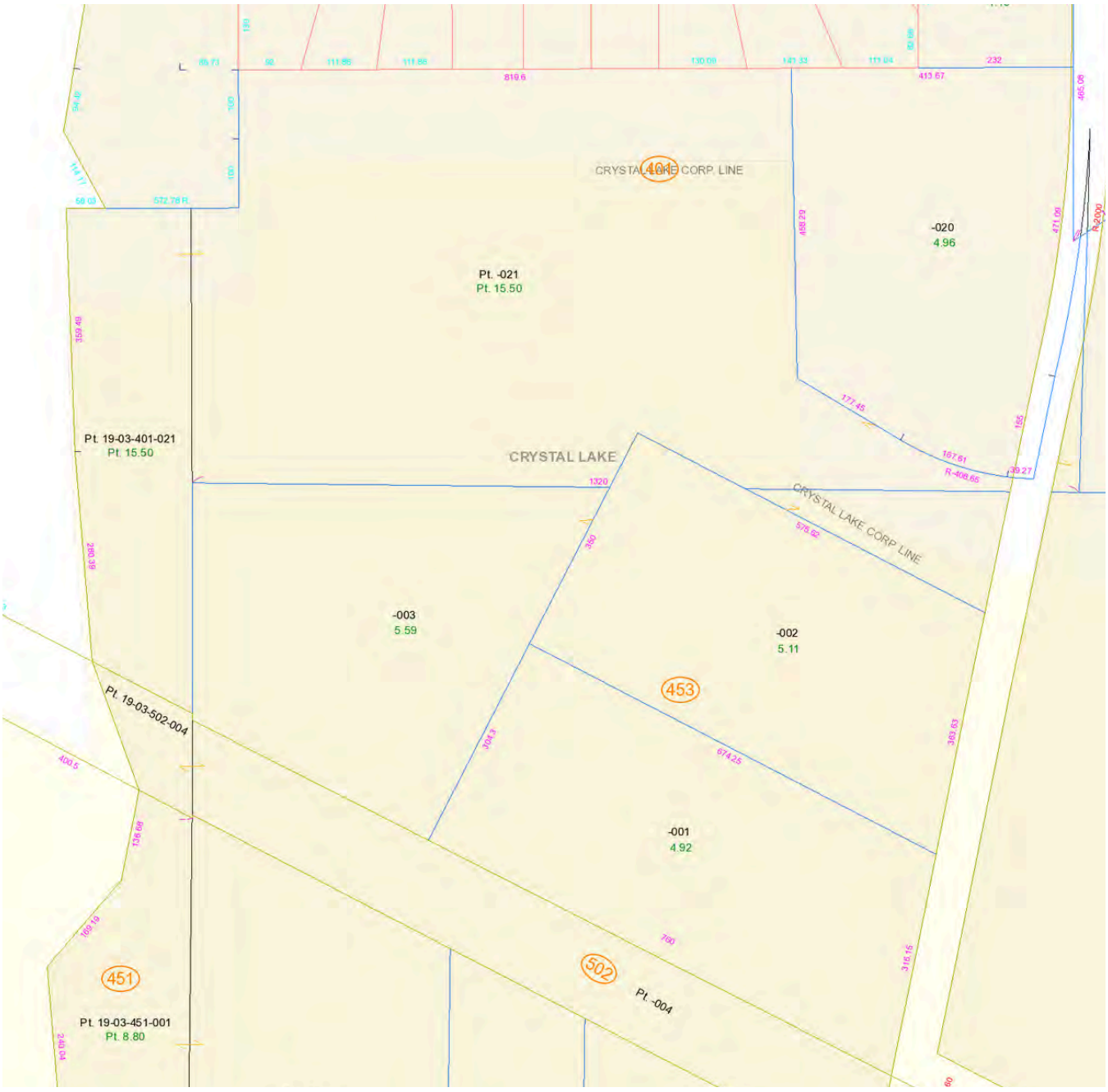
According to the McHenry County Tax Portal, the assessed value and taxes for the subject property are as follows:

Parcel	Assessor Size	Assessed Value (2022)	Taxes 2022
19-03-401-021	15.5 acres	$22,586	$2,139.42
19-03-453-003	5.59 acres	$2,397	$227.06
Total	**21.09**	**$24,983**	**2,366.48**

The subject has transferred within the past three years. The property transferred from John H. Fuhler Family Trust dated January 19, 1993 to NVA Properties of IL LLC transferred in October 20 of 2021 for a reported sale price of $450,000.

The subject property is not currently listed for sale.

TAX MAP


CRYSTAL LAKE CORP. LINE
401
Pt. -021
Pt. 15.50
-020
4.96
Pt. 19-03-401-021
Pt. 15.50
CRYSTAL LAKE
CRYSTAL LAKE CORP. LINE
-003
5.59
-002
5.11
453
Pt. 19-03-502-004
-001
4.92
451
502
Pt. -004
Pt. 19-03-451-001
Pt. 8.80

We have reviewed the Federal Emergency Management Agency floodplain maps and according to map number 17111C0335J, dated November 16, 2006, the subject property does not appear to contain any areas of mapped flood hazard or floodway.



Furthermore, according to the U.S. Fish and Wildlife Service's National Wetlands Inventory Map, there are no mapped wetlands present on the subject site.



We have reviewed the report prepared by Jacob & Hefner Associates, Inc. dated December 20, 2023. According to this report, the subject property does not contain any mapped flood hazard areas; however there is one small wetland area. This report states, “Per the enclosed maps there are no documented special flood hazard areas. There is one wetland located along the western boundary line of the site. This wetland was reported to be 0.07 acres in size. There is a portion of offsite drainage area tributary to the site from the west and south.”



Topography

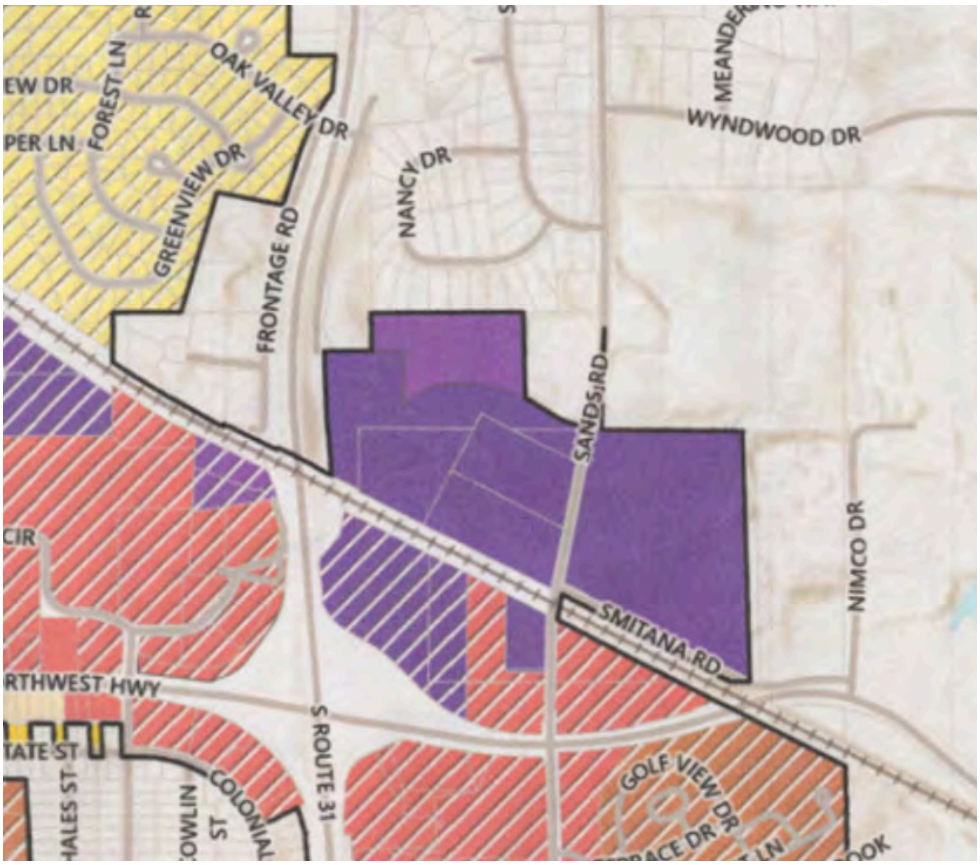


Zoning

According to information provided on the City of Crystal Lake site, “The property was zoned Industry in McHenry County until it was incorporated into City limits in 1985. The property was zoned Manufacturing and Manufacturing Limited after entering the City. At the time of incorporation, a proposal to divide the property into multiple industrial lots was approved, but not completed.”

The subject property has a dual zoning of M, Manufacturing and M-L, Limited Manufacturing zoning classification. The majority of the land which consists of an area of approximately 15 acres is zoned within the M, Manufacturing zoning classification while the northern 6 acres is located within the City’s M-L Limited Manufacturing zoning classification.

ZONING MAP


OAK VALLEY DR
FOREST LN
GREENVIEW DR
FRONTAGE RD
NANCY DR
WYNDWOOD DR
SANDS RD
NIMCO DR
SMITANA RD
S ROUTE 31
GOLF VIEW DR


Frontage Rd
Wallens Dr
S State Route 31
Sands Rd
Coal Ct
Smitana Rd

The Manufacturing District of the subject property is identified as the lower portion of the subject property which is a darker purple color.

According to the Section 1-700 District Purposes section of the City of Crystal Lake, the purpose of the Manufacturing District is stated as follows:

Manufacturing (M) District.

1. General: This district is the primary heavy industrial district, serving uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.
2. Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. Landscape buffers, architectural and design controls are required to mitigate impacts on the City's visual character.
3. Uses: This district is intended to provide for heavy industrial uses with high nuisance potential.

The Manufacturing Limited District of the subject property is identified as the northern portion of the subject property which is a lighter purple color.

According to the Section 1-700 District Purposes section of the City of Crystal Lake, the purpose of the Manufacturing Limited District is stated as follows:

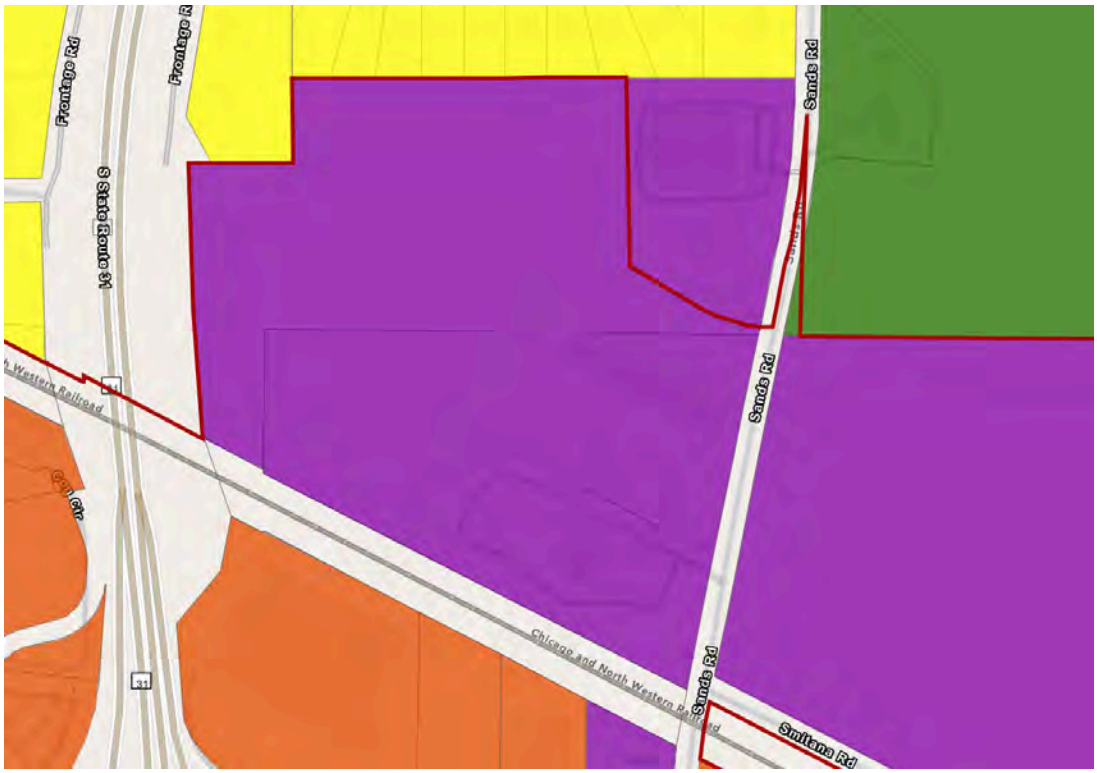
Limited Manufacturing (M-L) District.

1. General: This district is for "clean" (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.
2. Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City's visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
3. Uses: This district is intended for industrial uses such as commercial light fabrication, assembly, warehouse, distribution and storage activities as well as associated office uses and certain other uses that are incidental to the principal ones.

The subject property is indicated to have been zoned for industrial use for many years with the M-L zoned portion being zoned for industrial use for nearly 40 years. It has been reported that an attempt was made to develop industrial lots in 1985 but failed.

Comprehensive Plan

The City's Comprehensive Plan -2030 indicates the subject property as "Industry." The map is indicated as follows:



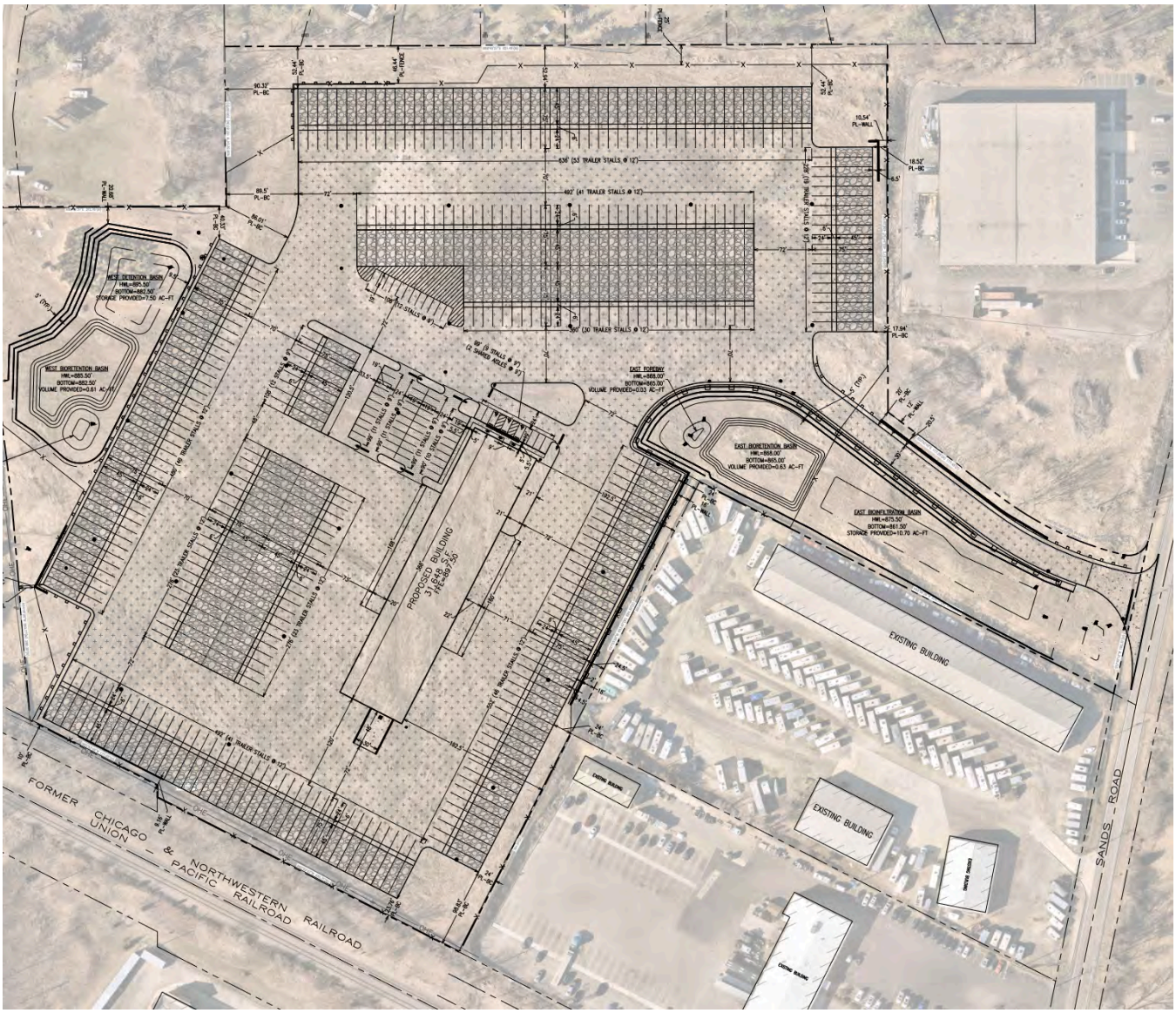
It has been reported within the Project Narrative that "Ordinance Nos. 7087 and 7088 (Smith Cartage, January 6, 2015) provided for the annexation of territory east-southeast of the Subject Property where NVA Transportation currently has operations. Ordinance No. 7089 approved an M Manufacturing zoning classification for this land, with a planned unit development special use permit for outdoor storage and certain variations to which NVA Transportation succeeded. The site includes outdoor storage and gravel parking by ordinance. There are several similarities between the proposed use of the Subject Property and the existing use of the property to the east-southeast, but the two sites will remain distinct and governed by different ordinances. One site will not be accessory to the other."

Proposed Use

The subject property is an approximately 21 acres parcel of land of varying topography with access to Sands Road. The applicant is proposing a 35,538 square foot building with a footprint of 31,648 square feet situated amid parking with outdoor storage with 64 employee and client parking spaces and 328 trailer parking spaces that each have a depth of 69 feet. The site access will be via a restricted access driveway that permits left turns from Sands Road and right turns to Sands Road. It has been reported that the design of this intersection has been completed to physically prohibit a tractor and trailer from making either a right turn in from Sands Road or a left turn out onto Sands Road.

It is stated within the Application that, “Applicant proposes a 28-foot tall building with approximately 36,200 square feet, seven repair and service bays, storage areas and a warehouse area with an interior loading dock. The 86’ x 369’ building has been relocated and reoriented since the July 2023 hearing. The exterior north corner of the office portion of the building will be more than 600 feet from the nearest residence. The repair area will be over 700 feet from the nearest residence. Wall lighting on the building will be directed LED lighting. During permitting, Applicant will modify elevations and parapets to satisfy the City’s design regulations. This may lead to an increase in height or total building coverage.”

Proposed Development Plan



In our analysis we have considered the items within Section 4-500(C) of the City's PUD ordinance including Item C.(2.).

Item C.(2.) of the Development Standards states:

The proposed PUD shall not result in a substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matters affecting public health, safety or general welfare, as they exist at the time of application or as they may exist in the future.

We have also considered the items within Section 9-200(B) Specific standards and other requirements for applications for development approval of the City's PUD ordinance including Item B.(3.) Amendments.

Item B.(3.)(b.) Standards. In recommending approval or conditional approval of an amendment, the Planning and Zoning Commission shall transmit to the City Council written findings of fact that all of the conditions below apply to the application:

b. The extent to which property values are diminished by a particular zoning classification or restriction;

In our analysis we have considered the items within Section 2-400 Limited and special use criteria of the City's PUD ordinance including Item B.(2.).

Item B.(2.) General standards for all special uses states:

That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Market Data

We have considered the properties located surrounding the property and more specifically the residences to the north located within the Lor-el Estates Subdivision. While we have considered all of the surrounding properties we have concentrated on the residential properties since they would be more likely to be impacted than commercial or industrial properties.

Located to the north of the subject property are eight residential lots that are touching the northern line of the subject property within the Lor-el Estates neighborhood. These are identified as 4409 S. Nancy Drive, 4413 S. Nancy Drive, 4417 S. Nancy Drive, 4419 S. Nancy Drive, 4501 S. Nancy Drive, 4509S. Nancy Drive, 4511 S. Nancy Drive and 4532 S. Nancy Drive. There are only six of these lots that share the entire lot line with the subject.



The residences within this subdivision were developed within the 1970s and 1980's and are on lots that are approximately a half acre in size. These residences are reported to be on private wells and septic systems.

Industrial uses adjoining residential uses are found throughout the area. We have searched within the community for areas where residential uses are adjoining industrial uses similar to that found in the subject area. As is the case with the subject property, there are locations within the City of Crystal Lake where industrial and residential zones are adjoining or located directly across the street from one another.

The following figure shows a portion of Tek Drive east-west between Pingree Road and Route 31. The north side of the Tek Drive is improved with numerous industrial uses while immediately north are single family residences along Claire Street.



Another example of an industrial zone adjacent to a residential zone within Crystal Lake is shown in the following map. Industrial zoned uses are located along the east side of Erick Street and are immediately adjoining residential uses along the southern and eastern portions of the industrial use. The adjoining residential uses have R-1 & R-2 zoning and are located along Blackthorn Drive, Primrose Lane and Talcott Avenue as well as to the south along Erick Street.



Industrial uses are located along the south side of Prairie Street and west side of East Street. There are adjoining residential uses along Poplar Street and on the east Side of East Street. In addition, there is a ML zoned site that is located along E. Crystal Lake Avenue that is entirely surrounded by residential uses.



Another example of an industrial zone adjacent to a residential zone within Crystal Lake is shown in the following map that shows industrial zoned uses located along the west side of Pyott Road that are immediately adjoining residential uses along the western property line of the industrial use. The adjoining residential uses are located along Cardiff Drive.



There are several examples of an industrial zone adjacent to a residential zone shown in the following maps. There are industrial zoned properties located along Park Boulevard and Industrial Road and there are immediately adjoining residential uses along View Street, Park Boulevard and East Terra Cotta Avenue.



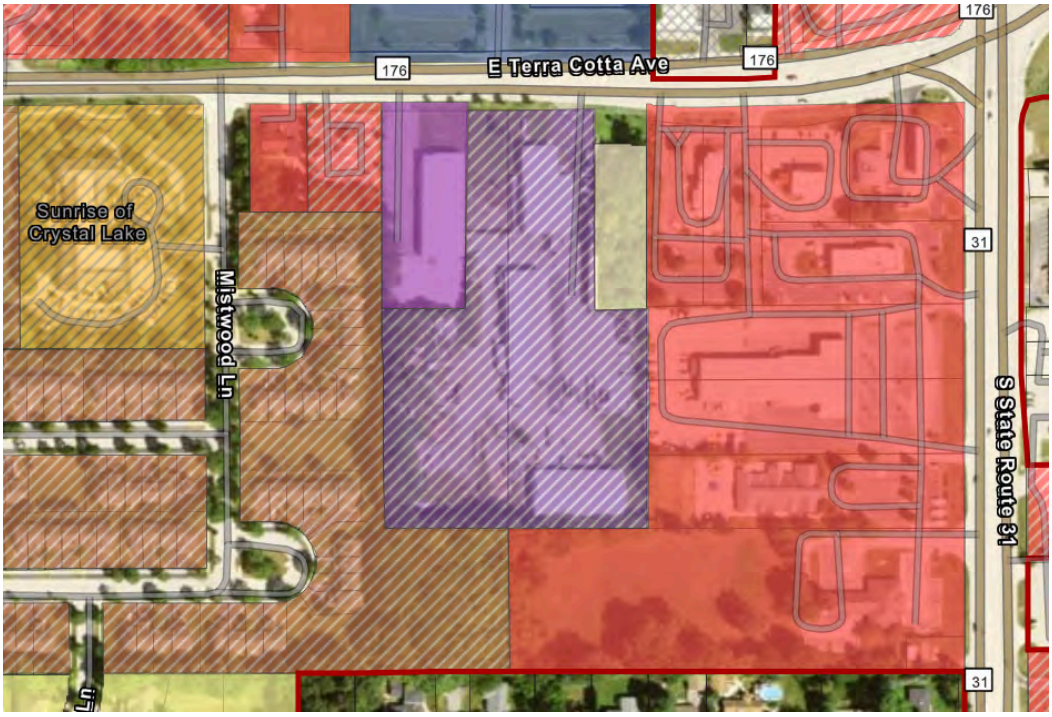
The following example of an industrial zone adjacent to a residential zone shows that there are industrial zoned properties located along Teckler Boulevard and Virginia Road while there are residential uses to the immediate west zoned R-2 PUD, Single-Family Residential Planned Unit Development.



The following figure shows industrial uses located along the North Side of W. Terra Cotta Avenue and the adjoining residential uses to the immediate south across the street.



The following map shows industrial uses located along the south side of E. Terra Cotta Avenue and the adjoining residential uses to the immediate west along Mistwood Lane. These uses are multiple family residential uses.



The uses depicted above indicate that industrial zoning, including uses similar to that of the subject property, co-exist with a variety of uses, such as those that adjoin the subject property including nearby residential uses.

In considering the subject property and surrounding uses, we have researched and analyzed sales of residential property within the subject property area to determine if the proposed use will have an impact on value of the surrounding properties.

We have considered detached single-family residential properties within a half-mile of the subject property.

The following tables summarize transactions on a year-by-year basis according to data from the Northern Illinois Multiple Listing Service.

*It should be noted that the MLS includes unincorporated sales within areas of McHenry County that are indicated as being within Crystal Lake.

Single-Family Detached Sales

	Transactions within Crystal Lake*		Transactions within ½ Mile	
Year	# Transactions	Avg Sale Price	# Transactions	Avg Sale Price
2019	779	$268,181	8	$303,737
2020	883	$293,398	5	$327,260
2021	940	$338,731	13	$326,054
2022	681	$364,487	6	$342,500
2023	575	$402,289	10	$407,750

As shown in the preceding chart the average sale prices of residential properties proximate to the subject property have increased from 2019 to the current date. In comparison to the average sale prices for residential properties within Crystal Lake, the residential properties near the subject property have been either generally similar or higher than the community average. It should be noted that these are averages and have not been adjusted for varying factors including, but not limited to the condition of each property.

There are no properties currently listed for sale within the immediate subdivision to the north of the subject property. The most recent sale of each property on this block is summarized in the table below.

Address	PIN	Building Size	Year Constructed	Lot Size	2023 McHenry County Assessed Market Value
4409 S. Nancy Drive	19-03-401-014	1,736	1981	0.66 ac	$329,805
4413 S. Nancy Drive	19-03-401-013	2,453	1978	0.57 ac	$336,309
4417 S. Nancy Drive	19-03-401-012	2,190	1988	0.54	$326,733
4419 S. Nancy Drive	19-03-401-011	2,458	1978	0.54	$341,406
4501 S. Nancy Drive	19-03-401-010	1,989	1989	0.58	$327,777
4509 S. Nancy Drive	19-03-401-009	1,554	1980	0.54	$291,096
4511 S. Nancy Drive	19-03-401-008	2,830	1996	0.59	$417,588
4532 S. Nancy Drive	19-03-401-007	2,178	1978	0.83	$327,297

The property at 4417 Nancy Drive was purchased on July 12, 2023 and was recorded as a Warranty Deed for a purchase price of $435,000. The listing mentions “The backyard has a large deck with walkway to the firepit with room for lot's of chairs!!” The purchase price of $435,000 is substantially above the McHenry County Assessor’s Market Value of $326,733.

The residences to the immediate north of the subject property have assessed market values of approximately $300,000 to $400,000 which is typical for the price of single family residences within the area.



We have considered the immediate subdivision to the north and the sales that have occurred within this area. Following are sales this neighborhood:

Address	Building Size	Sale Date	Sale Price
6622 Scott Lane	2,623	October 2020	$330,500
4420 S. Nancy Drive	2,341	July 2021	$397,500
6616 Scott Lane	2,112	July 2022	$355,000
4524 S. Nancy Drive	1,732	August 2023	$400,000
4417 S. Nancy Drive	2,190	July 2023	$435,000

Following is a map using the reported County data that shows the recent sales within this area.



It should be noted that the single family residence sale that is located adjacent to the subject property is the highest sale within the neighborhood.

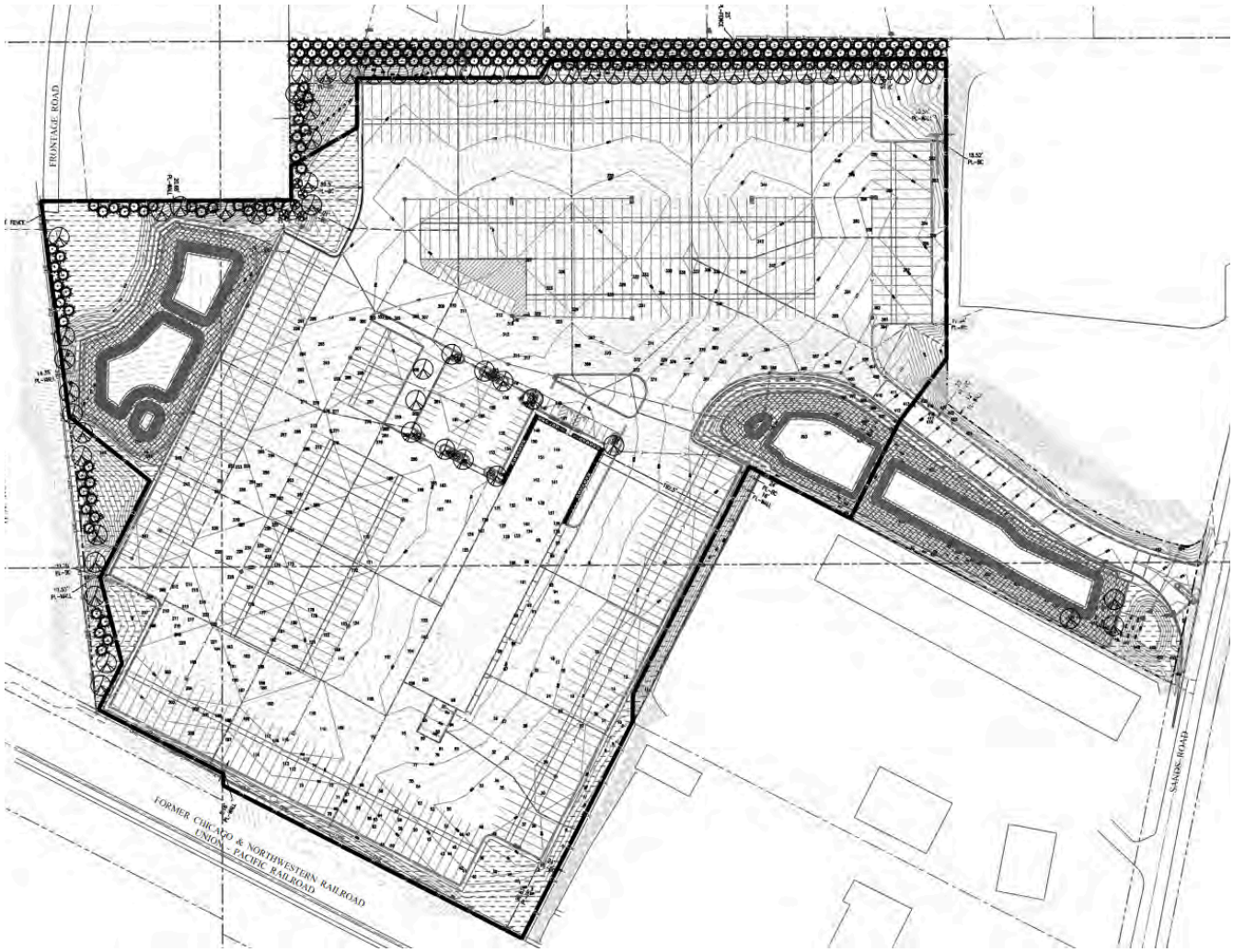
Development Plan

We have considered the proposed use and lighting. According to the provided Project Narrative, “Pole lighting will feature directed LED lights mounted on poles above a base, with a total height of 30 feet. Staff has requested shields on the north lighting and Applicant is currently consulting with its supplier on the issue. At a minimum, Applicant will provide the shield as an extension from the pole support, but the specifications for the fixtures may

change. *Without considering any of the fencing and dense tree planting* on the property, Applicant planned to reduce footcandle measurements to zero at the lot lines. The photometric review does not consider either landscaping or fencing."

We have also considered the proposed landscaping. It has been stated within the Project Narrative that the "Applicant will maintain at least a 30-foot landscape buffer to the west commercial use with additional shrubs." It is further stated, "The substantial plantings offer a meaningful screen that will be planted at the height of the preserved evergreen trees or new trees planted at a height that will be 8-10 feet. Evergreens will reach heights of 40-60 feet. The shade trees on the interior of the fence will be planted at a likely height of 20 feet and canopy diameter of 10-12 feet. These trees will also reach a height of 40-60 feet. Applicant will use care when trimming lower limbs and branches from these trees in order to allow a better lower screen above the fenceline. Applicant will engage in safety and health trimming of all trees as is necessary."

The proposed landscaping plan is as follows:



Fencing has also been considered in our analysis. It is stated within the Project Narrative, “The fencing will be a solid fence that blends into the landscape. Applicant proposes an 8-foot fence at all locations, but it can step the fence up to 10 or 12 feet. The minimum fence height is 8 feet. Staff can insist on a taller fence without a variance. Applicant requested a variance or exception to allow the 12-foot fence on the north lot line as a protective measure. The taller fence will wind along and through the planned rows of trees north of the parking area as shown in the landscape plans.”

The noise levels have been considered with respect to the development. It is stated within the Project Narrative that, “The facility will meet all storage, disposal and other environmental regulations. The environmental consultants from Jacob & Hefner filed a complete Environmental Impact Statement which concluded that sound from operations will not have an impact on neighboring uses. Not only does the site fall well within background noise levels, but it meets applicable Illinois Environmental Protection Agency standards for noise. The facility meets and exceeds applicable regulations in the Unified Development Ordinance.”

Potential noise is discussed within the provided Jacob & Hefner Associates report. The conclusion is stated, “Based on the results of the sound level monitoring and the nature of the operations at the proposed facility, it is clear that noises from the regular movement of traffic on the two highways (Route 31 and Northwest Highway) dominate the sounds heard in the area. There are no discernible sounds coming from the facility, including other neighboring industrial facilities. Therefore, this monitoring and assessment strongly suggests that the proposed new facility will not have a significant impact on the sound levels perceived by the neighbors or the residential community to the north. It is our conclusion that the noise impact to the community from the proposed facility will be negligible and cause no change to the current background noise level in this neighborhood.”

The Jacob & Hefner Associates report references the air emissions and concludes, “An evaluation of the air emissions likely to be generated from diesel trucks and maintenance operations at the current and proposed NVA facility was completed. Based on NVA’s current and proposed operations, it was determined that NVA’s practices and maintenance schedule will be able to comply with applicable air emissions requirements including the City, county, state, and federal emission standards with their current and increase semi-trailer truck fleet.”

We have considered the Groundwater Observations as stated within the Jacob & Hefner Associates report which states, “Based on the potentiometric map, it is evident that groundwater flows to the east in the directions of both Lake West, located approximately 2,500 ft E-SE of the Site, and Lake Killarney, located approximately 6,500 ft NE of the Site. Therefore, the residential properties to the north do not receive groundwater migrating from the Site.”

The proposed traffic of the development has been considered in our analysis. It is stated within the Project Narrative “The City’s traffic consultant reported that the use will not negatively impact traffic circulation in the area. Where the consultant raised issues that have been debated, particularly the designated left turn lane and southbound right turns into the development, Applicant agreed to meet the suggestions of the consultant. Sands Road is a

minor arterial street that has been improved to serve manufacturing and industrial uses and the character of traffic on this road from the residential area south to Northwest Highway is manufacturing and industrial. In addition to the left turn lane, the site offers ample stacking for at least five trucks with trailers once they exit the public right of way."

It is further stated that "These residents have also voiced concerns over vehicles tied to the site slowing traffic along Sands Road (industrial in character in this area) or using Sands Road north of the driveway, and Applicant is now planning to install a dedicated left turn lane and entrance restriction that will avoid vehicles entering from the north or exiting to the north.

According to the Project Narrative Final 20240117, " ***The use will not negatively impact traffic circulation.*** The City's traffic consultant reported that the use will not negatively impact traffic circulation in the area.

Analysis

The purpose of this appraisal assignment is to analyze the potential impact, if any, on the value of the surrounding properties as a result of the approval of a planned unit development.

- The subject property is vacant land with varying topography.
- The subject property is located within the M, Manufacturing district and the M-L, Manufacturing Limited district within the City of Crystal Lake.
- The proposed use of the property is consistent with the historical industrial zoning of the property.
- The surrounding area is improved with a variety of industrial, commercial and residential uses.
- The improvements permitted by the PUD do not change the character of the area which is primarily industrial.
- Access to the property will be restricted with respect to truck traffic with a dedicated left turn lane and entrance restriction that will avoid vehicles entering from the north or exiting to the north.
- Traffic study indicates that there is sufficient capacity for the development. Site access will be via a restricted access driveway that affords left turns from and right turns to Sands Road.
- The proposed use does not prevent the use of the adjoining properties. The adjoining properties can continue to be used as they have been in the past. The use is compatible with other industrial and commercial uses and can coexist with a variety of residential uses.
- There is nothing unique about the proposed use of the subject property which would create impacts not found in other uses of this type. Examples of residential uses adjoining industrial uses are common throughout the area.
- The proposed main improvements will be constructed within the southern portion of the property at a significant distance from the existing residential uses to the north. There is an industrial use located along Sands Road that is located closer to the residential uses.
- The proposed use is similar to the development of the property which could occur under the current zoning of the property. A planned unit development provides greater control in the development and use of the subject property.

- The proposed use will not be detrimental to the development of other property within the area. Any development or redevelopment can occur as it could prior to the proposed use as shown by development which has occurred in the area.

- In comparison to the average sale prices for residential properties within Crystal Lake the residential properties near the subject property are generally similar in sale price to the area average.

- We have considered the proposed use of lighting and any potential impact on the adjoining properties. The foot candle measurement is planned to be zero at the lot lines. This does not consider any reduction due to the fencing and dense tree planting.

- The proposed landscaping will include dense plantings and a substantial landscape buffer as indicated on the landscaping plan. There is also substantial existing landscaping on the adjoining properties which will further buffer those properties from the proposed use.

- Fencing will be erected which will consist of a solid fence that blends into the landscape. An exception to allow a 12-foot fence on the north lot line has been requested.

- A sound study has indicated that the noise impact to the community from the proposed facility will be negligible and will not cause a change to occur to the current background noise level in the neighborhood.

- The proposed stormwater system has been designed to prevent any additional run-off from the subject property as a result of the development.

- The Jacob & Hefner Associates report references the air emissions impact and concludes that the proposed use will comply with applicable air emissions requirements.

- We have considered the effect on groundwater within the area and it has been stated that the residential properties to the north do not receive groundwater migrating from the subject property.

- We have considered the opinions of land planner Joseph Abel of Joseph H. Abel & Associates who has concluded that the proposed use is consistent with existing development and potential development within the area.

Conclusion

We have conducted a study to determine whether the proposed use will diminish or impair the value of property within the vicinity of the subject property.

The proposed use of a Planned Unit Development as described will not diminish or impair the value of property within the vicinity of the subject property.

We have considered the surrounding land uses with respect to any impact as a result of the proposed use. Properties within the area can continue to be used in a similar manner as they have in the past. The character of the area will not be changed and continues to be mixed uses.

Industrial zoning and use of the properties to the south of the residential subdivision have existed for many years. Any potential impact on the value of surrounding properties due to the presence of an industrial use would have already been accounted for in their sales prices as the zoning and potential use of the property to the south was apparent to purchasers. The industrial zoning on the subject property has existed and been known for many years. Commercial and industrial uses are typically more tolerant of other uses and therefore there will not be an impact on these types of uses.

As a result of the market impact analysis, it is our opinion that the approval of the Planned Unit Development does not have a negative impact on the character, use, development, marketing or property values of the uses within the area.

Please let us know if you have any questions.

Respectfully submitted,

POLACH APPRAISAL GROUP, INC.



Kenneth F. Polach, MAI, SRA
Illinois Certified General Appraiser
IL Cert No. 553.000340 Exp. 9/30/2025



Mark K. Polach
Illinois Certified General Appraiser
IL Cert No. 553.001545 Exp. 9/30/2025

CONTINGENT AND LIMITING CONDITIONS

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value opinion is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. We assume improvements in the area appear to be structurally sound. It, therefore, is assumed that soil and subsoil conditions are stable unless specifically outlined.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value opinion involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others are believed correct; however, no guarantee is made in that the appraiser did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.

The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of,

Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Stabilized expenses shown in the income capitalization approach, if used, are projections, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. The Appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.

A signatory of this appraisal report is a member or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as

may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

CERTIFICATE

The undersigned, representing POLACH APPRAISAL GROUP, INC., do hereby certify that, to the best of our knowledge and belief:

The statements of fact contained in this appraisal report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and represent the personal, impartial, and unbiased professional analyses, opinions, and conclusions of the undersigned.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our 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 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.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The following persons from among the undersigned have made a personal inspection of the property that is the subject of this appraisal report on the date(s) indicated:

Kenneth F. Polach and Mark K. Polach on January 23, 2024

Travis J. Fisher provided significant real property appraisal assistance to the person(s) signing this certification including research, analysis and report writing.

This appraisal report includes 42 sheets, which are made an integral part of this report.

IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to on January 23, 2024.





Kenneth F. Polach, MAI, SRA
Illinois Certified General Appraiser
IL Cert No. 553.000340 Exp. 9/30/2025

Mark K. Polach
Illinois Certified General Appraiser
IL Cert No. 553.001545 Exp. 9/30/2025

As of the date of this report, I, Kenneth F. Polach have completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I, Mark K. Polach have completed the continuing education program for Candidates of the Appraisal Institute.

We have not provided any previous services regarding the subject property, including an appraisal, within the three years prior to this assignment.

APPRAISER'S QUALIFICATION SUMMARY

* * * KENNETH F. POLACH, MAI, SRA * * *

Kenneth F. Polach, President of the Polach Appraisal Group, Inc., has been engaged in the profession of real estate appraising and consulting since 1969 in the Chicago Metropolitan Area, including Cook, DuPage, Will, Lake, McHenry, Kane and Kendall counties, and has also completed assignments in other sections of the United States. He holds the professional designations MAI and SRA from the Appraisal Institute.

His experience includes market value appraisals on varied property types for acquisition, grant application, condemnation, mortgage, estate, real estate tax, historic preservation, and other purposes. Property types appraised and studies conducted include residential, commercial, industrial and special purpose properties, as well as highest and best use studies and impact studies. He has qualified as an expert witness in the Circuit Courts of Cook, DuPage, Kane, Lake, McHenry and Will counties in Illinois as well as in Federal Court. Mr. Polach has testified at Illinois Commerce Commission as well as municipal and county zoning hearings.

From June 1974 to December 1993, Mr. Polach was associated with and was appointed Executive Vice President of William A. McCann & Associates, Inc. From July 1972 to May 1974, Mr. Polach held the position of staff appraiser for a major suburban bank. He was responsible for the appraisal of residential, commercial, industrial and special purpose properties used as security for mortgage loans, as well as being involved in loan processing and servicing.

From September 1969 through July 1972, Mr. Polach was employed by the State of Illinois, Department of Public Works and Buildings, Division of Highways, Bureau of Right-of-Way. The positions he held with the State were Engineering Technician, and Right-of-Way Agent and Appraiser. His duties as an appraiser included the review and acceptance of appraisal reports on various residential, commercial, industrial and special purpose properties for highway acquisition.

Mr. Polach's educational background includes attendance at Roosevelt University resulting in the attainment of a Bachelor of Science Degree with a major in Engineering Science. Further studies at Roosevelt University resulted in the attainment of a Masters Degree in Business Administration.

Mr. Polach's specialized education includes real estate appraisal courses and various seminars and workshops given by the Appraisal Institute and other professional organizations. These courses covered the principles of appraising residential, commercial, industrial and special purpose properties and related topics. He also attended the National School of Real Estate Finance sponsored by the American Bankers Association at Ohio State University.

Mr. Polach has been qualified and has acted as an Arbitration Judge in alternative dispute resolution.

He was a contributor and panelist for the Seminar titled Vapor Intrusion: Law, Medicine and Science at the Law offices of Barnes & Thornburg.

Mr. Polach's professional affiliations include membership in the Appraisal Institute, with the designations of MAI and SRA. He is a Senior Member of the National Association of Review Appraisers with the designation of CRA, and he is a Member of the National Association of Realtors.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Mr. Polach has completed the requirements of the continuing education program of the Appraisal Institute.

Mr. Polach is currently a State Certified General Appraiser in the State of Illinois and the State of Indiana.

Mr. Polach has been on the State of Illinois Approved Appraiser List as well as the State of Illinois Approved Review Appraiser List for approximately 50 years and has worked on State of Illinois Projects and Local Public Agency Projects during that time.

APPRAISER'S QUALIFICATION SUMMARY

* * * MARK K. POLACH * * *

Mark K. Polach joined the appraisal staff of Polach Appraisal Group, Inc. in 1996. Since joining the firm, his experience has included market value appraisals of various residential, commercial, industrial, special use, and vacant land properties. These appraisals have been used for relocation, mortgage, condemnation, acquisition, easement and tax appeal purposes. Assignments have also included appraisals and studies of real estate located in Cook, DuPage, Grundy, Lake, Kane, Kendall, McHenry and Will counties. Mr. Polach has performed special impact studies in metropolitan Chicago and surrounding communities to determine the effect of large retail stores and shopping centers on the value, marketability, and rate of appreciation of residential properties.

He has qualified as an expert witness and testified in the Circuit Court of DuPage, Cook, Kane, McHenry and Lake Counties. Mr. Polach has also presented expert testimony in cases before DuPage County, Cook County Zoning and the City of Chicago Zoning Board of Appeals.

Mr. Polach has been on the State of Illinois Approved Appraiser List as well as the State of Illinois Approved Review Appraiser List for approximately 20 years and has worked on State of Illinois Projects and Local Public Agency Projects during that time.

Mr. Polach is an alternate member of the Lake County Illinois Board of Review and has heard testimony on written appeals on real estate parcels that are claimed to be over-assessed or under-assessed. He has heard oral testimony and provided decisions involving hundreds of properties.

Mr. Polach was a contributor and panelist for the Seminar titled Vapor Intrusion: Law, Medicine and Science at the Law offices of Barnes & Thornburg. He has testified in court as to the diminution in value as a result of environmental impacts.

Assignments have included restaurants, gas stations, shopping centers, churches, agricultural use land, apartment complexes, large office buildings, schools, hotels, single-family and multi-family residences, quarry properties, zoning impact studies as well as highest and best use studies for proposed residential, office, townhouse, commercial, mixed use, and retirement developments in the Chicagoland area. He has also performed tax assessment studies for various types of commercial and special purpose property types and performed appraisals for permanent and temporary easements. Assignments have also included leasehold and leased fee interest valuations as well as retrospective values. More notable assignments have included the Willis Tower, O'Hare Airport, a UPS processing facility containing more than 2 million square feet of building area, large shopping malls and retail, trucking and distribution facilities, etc. He has written numerous Yellow Book appraisals which are completed to Federal Standards.

Mr. Polach attended the University of Dayton resulting in the attainment of a Bachelor of Arts Degree. Mr. Polach's specialized education includes the successful completion of and passing grades on examinations for all of the Appraisal Institute courses necessary towards the MAI designation. He has attended numerous Appraisal Institute's Seminars including the most recent "Conditions of the Chicago Real Estate Market."

Mr. Polach is attending the University of St. Thomas Graduate School of Business and working toward his Master of Science in Real Estate Appraisal. This includes the successful completion of the courses Legal Issues in Valuation, Effective Communication, Statistical Analysis for Real Estate Appraisal, Market Analysis and Feasibility Studies and Advanced Topics in Real Estate Appraisal which included such topics as highest and best use analysis; regional shopping centers; condemnation; environmental impact; utility easements; subdivision analysis; and business valuation.

As a representative of the Appraisal Institute Mr. Polach has also attended the Leadership Development and Advisory Council in Washington D.C. and lobbied on behalf of the Appraisal Institute. He is a Region Representative alternate as well on the Public Relations Committee for the Chicago Chapter of the Appraisal Institute. Mr. Polach is on the Illinois Department of Transportation approved appraisers and approved review appraisers lists. Mr. Polach is a Candidate for the MAI Designation of the Appraisal Institute and is currently licensed as a State Certified General Real Estate Appraiser in the State of Illinois, the State of Indiana, the State of Michigan and the State of Wisconsin.