

February 19, 2014



Joseph R. Korpalski, Jr., P.E.,
Director of Transportation/County Engineer
McHenry County Government Center
2200 North Seminary Ave.
Woodstock IL 60098

RE: Continuous Flow Intersection "CFI"
Randall and Algonquin Rd intersection

Dear Sir;

I am extremely disconcerted by your highway intersection proposal for the Randall Rd - Algonquin Rd intersection which you call a Continuous Flow Intersection "CFI". I cannot help but point out that this plan kills or at the minimum, severely damages over \$100 million in retail real estate values. The loss both short and long term, to the city, county, and state in real estate assessments, the associated real estate taxes, and sales tax revenues that will result from the business failures your proposed changes would impose. The changes you are proposing levy unacceptable restrictions upon the access and viability of all the retail businesses located at this intersection.

Do you realize that your plans shut down or severely restrict access into and out of each of the four corner shopping centers? Does the staff realize that there are almost one million square feet of retail shops located at this intersection that they are effectively cordoning off? Can it be possible that the traffic engineer is unaware of the nearly impossible routing that a customer would be forced to take to get out of these properties and return home? If you make ingress and egress too difficult to the regular retail customer, they will not come!

I have been in the Retail shopping center business for over 43 years and I cannot emphasize enough that:

When access is restricted, people just go elsewhere and businesses fail!

How can you route the County's Residents through back alleys, through loading/service areas filled with delivery vans, trucks, and other vehicles and then exacerbate the problem by failing to provide a reasonable return route out of the property for the trip home?

As traffic engineers, I don't doubt that your plans move traffic through this intersection, but at what cost? Your plan insures that nothing will slow or stop traffic flow, but that is a myopic view of the world. You have drastically reduced or prevented any vehicle from entering the road for almost a half mile in any direction from the intersection. Those changes also have the very negative effect of eliminating or severely damaging the accessibility to and from the Retail properties within what is effectively a 1 square mile block. Great for traffic flow, but damming to the businesses that are trying to squeak out a living.

- Do the traffic engineers have blinders on as to the needs of the customers and businesses located in the county?
- Do they not contemplate the impact their plan has on a significant number of retail establishments and their customers?

My Clients own the Former Dominick's anchored shopping center at the NEC of the intersection. We have only recently been able to interest a Major Retail Store Operator in this now vacant building. However this week, the prospective tenant received the information the county has distributed, outlining the County's "CFI" plan to devastate access to the parcel. We are now being told that they will be withdrawing their offer to lease and remove themselves from negotiations related to taking over this now abandoned location for one of their stores. When pressed to understand why, they made it eminently clear that this decision is due to your "CFI" proposal.

Your plan has had an immediate impact on this owner. We can anticipate a first year income loss of over \$1.3 million. The loss in real estate value for taxes seems to be assured, as well as future sales value which is incalculable, but could well exceed \$10,000,000.00.

The direct costs, in lost revenue both to the property owners and the County due to the proposed changes to all the properties at this intersection, and our ability to attract new tenants will be in the millions of dollars in rental revenues, millions of dollars in lost sales to existing and possible replacement tenants and from these representations it is easy to extrapolate the significant losses to the city, county and state that will result from lost Real Estate Tax Assessments, the associated Real Estate Taxes and Sales Tax Revenues.

The "CFI" proposal has already made a significant Impact. I would respectfully ask that this proposal be withdrawn immediately so as to lessen or remove its detrimental impact on our property.

Sincerely,
Edgemark Asset Management LLC



Richard M. Robey CSM
Sr. Vice President – Property Management

CC: Mc Henry Board Members, District #1

Yvonne Barnes
335 Claire Lane
Cary, IL 60013

Anna May Miller
1415 E. Main St., Rd.
Cary, IL 60013

Nick Chirikos
10075 North River Road
Algonquin, IL 60102

Robert "Bob" Nowak
7400 Nighthawk Way
Cary, IL 60013

Centre at Lake in the Hills – Owner:

LBUBS 2005-C5 Randall Road LLC
Attn: Juan G. Mira
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LNR Partners, LLC.
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