Wauconda

WATER • SPIRIT • WONDER

Redevelopment Project Area 1: Triangle Area

ELIGIBILITY STUDY

Date: 11/01/13

Technical Assistance Provided By:

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I. INTRODUCTION AND BACKGROUND

The purpose of this Eligibility Study (Study) is to review the proposed Redevelopment Project Area 1: Triangle Area (RPA) for compliance with the eligibility requirements of a Tax Increment Finance (TIF) District as set forth in the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) (the Act). Rolf C. Campbell & Associates (RCCA) has completed this Study in coordination with the Village of Wauconda staff and consultants.

In general, this Study documents the existing conditions within the RPA which may be sufficient to designate the area as a blighted or a conservation area in order to qualify for designation as a TIF District. RCCA staff surveyed and reviewed the existing conditions in the RPA to determine whether it qualified as a blighted or a conservation area and documented the qualifying conditions for eligibility. The improved and unimproved areas were surveyed and analyzed separately with different criteria as stipulated by the Act. The qualification criteria discussed within this report are defined pursuant to the Tax Increment Allocation Redevelopment Act.

The proposed RPA is located toward the south central area of the Village, with its northern portions forming part of the Village's primary commercial corridor. Figure 1 illustrates the boundaries and the location of the RPA within the Village. Figure 2 exhibits the current Property Index Numbers (PINs) as of tax year 2012, parcels, and boundaries of the RPA.

The RPA is approximately 225 acres in area that is a roughly triangular shaped area generally centered around U.S. Highway 12 with the following boundaries:

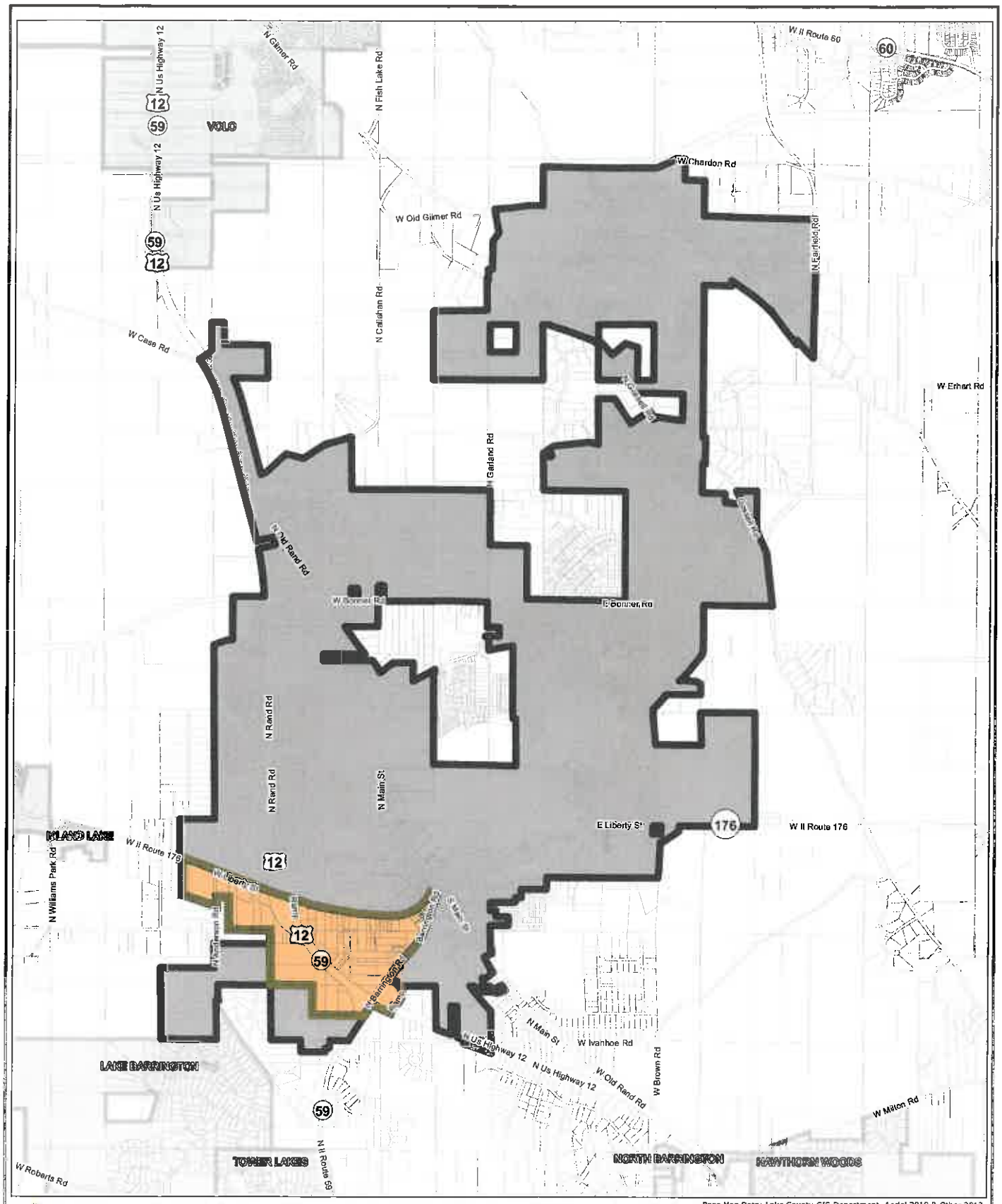
- North: The RPA's northern boundary is formed by Illinois Route 176 running approximately one and a quarter miles between the east right-of-way (R.O.W.) line of Maple Avenue on the east to the approximately 850 feet west of the west R.O.W. line of Anderson Road.

- Southeast: The RPA's southeastern boundary is formed by Barrington Road running just over half of a mile between east R.O.W. line of Maple Avenue on the northeast to west R.O.W. line of U.S. Highway 12 on the southwest.

- Southwest: The RPA's southwestern boundary is formed by the northern boundary line of the Oak Grove subdivision, the east boundary line of the Aspen Grove subdivision, and the Village's western boundary line south of IL Route 176 (Liberty Street).

The area contains both improved and unimproved properties with the distribution of these states of development unevenly spread throughout the RPA due to staggered timing of development and removal of prior rundown structures. The improved portions of the RPA are occupied by various land uses, including commercial, industrial/employment, public/quasi-public, and residential uses. In general, the commercial uses are located along the IL Route 176 and U.S. Hwy. 12 frontages. Two nodes of industrial/employment uses are also located in the eastern and western portions of the RPA.

This Study used various sources of data to examine the area. The main source of information used for this Study includes field surveys and inventories of the RPA conducted in February and June of 2013. Other sources include information gathered from Village, Wauconda Township and Lake County, such as the 2012 Comprehensive Plan, Police Department records, Building Department records, Assessor records, aerial photographic inventories, and various other similar sources.



Base Map Data: Lake County GIS Department, Aerial 2010 & Other 2012.

Wauconda

Legend

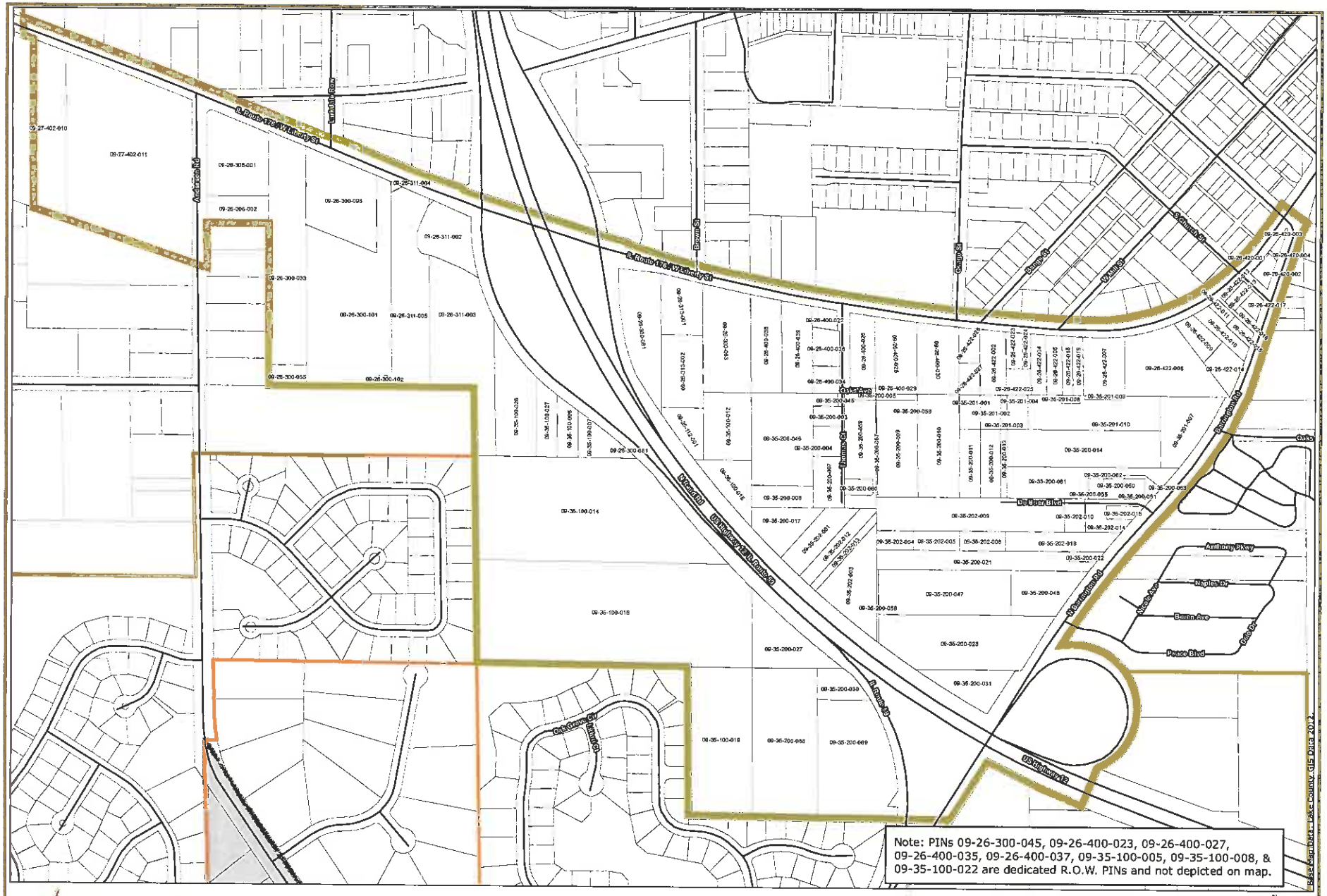
- Village Boundary
- Redevelopment Project Area Boundary
- Parcel (PIN) Boundary

Date: 11/01/13 1":3,000'

0 1,500 3,000 Feet

Eligibility Study - RPA 1: Triangle Area

Figure 1: LOCATION MAP



Wauconda

Eligibility Study - RPA 1: Triangle Area

Figure 2: PIN MAP

Legend

- Village Boundary
- Redevelopment Project Area Boundary
- Parcel (PIN) Boundary

Date: 11/01/13

1":600'

0 300 600 Feet

N W E S

Rolf C. Campbell & Associates

DESCRIPTION OF THE RPA

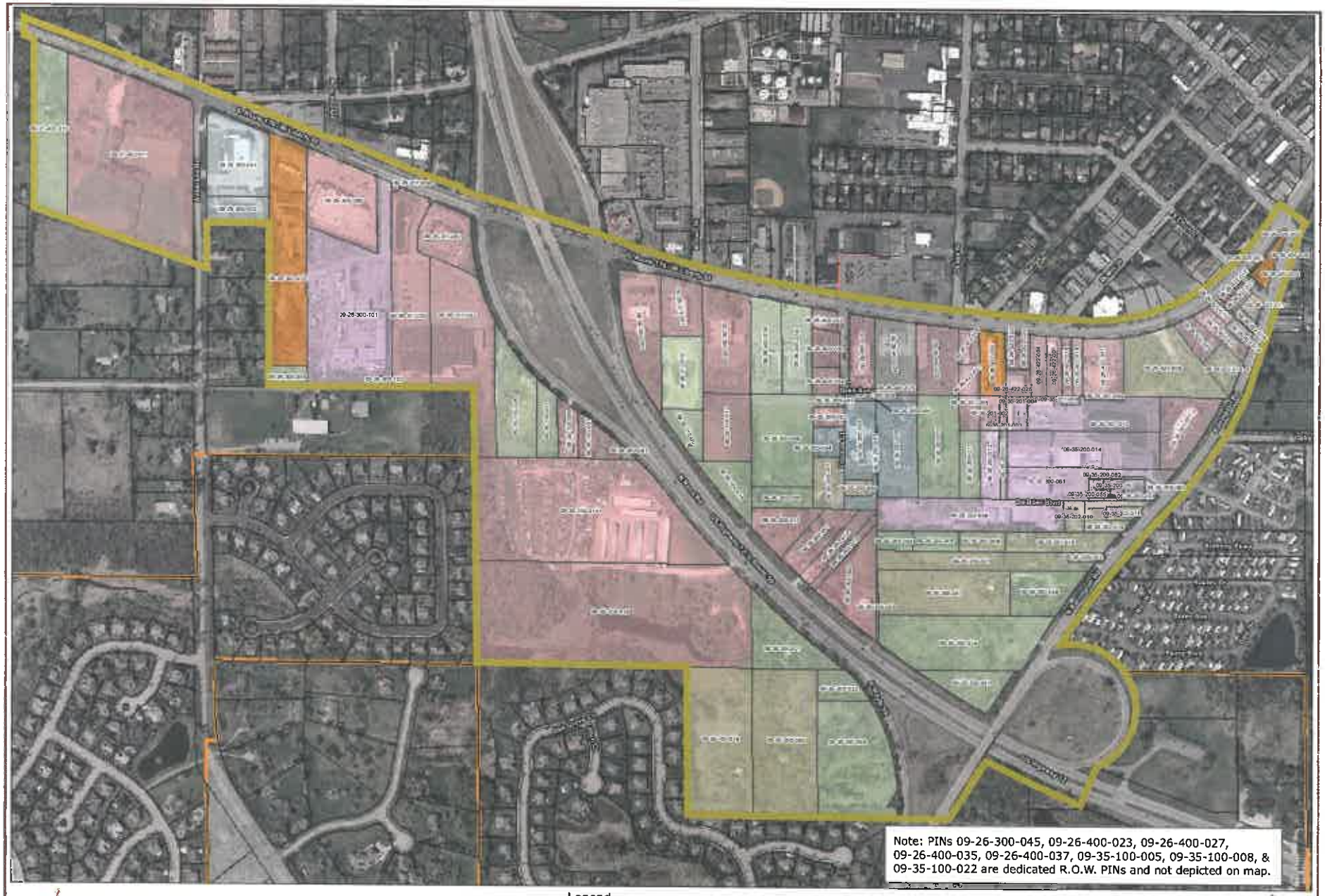
The Village was incorporated in 1877 based on an original settlement started in the 1830s by Justus and Mark Bangs. The Village did not begin to undergo significant development until after WWII. As the Village has grown, it has incorporated portions of the RPA over time with a number of the parcels just recently incorporated in the past year with all areas of the RPA now fully incorporated. The main impetus for growth in the RPA occurred with the development of U.S. Hwy. 12 and the development of its interchange with IL Route 176.

The Village adopted its first Comprehensive Plan in 1967 and the most recent adopted amendment to this plan occurred in 2012. Additionally, the Village did not adopt its first zoning ordinance until 1967. Much of the development in the RPA in the past occurred incremental and in a piecemeal pattern under various development regimes without strict adherence to planning and development ordinances or standards. Indicative of these conditions is the over parcelization of the RPA to point that forty-two (42) parcels do not have direct frontage on a dedicated public road right-of-way. This arrangement has created a system of substandard access drives and complete lack of pedestrian sidewalk access to the interior portions of the RPA. Without dedicated rights-of-way, the provision of public storm sewer, sanitary sewer, and water has been significantly limited to be provided in an efficient and sound manner that meets contemporary standards for development. Many lots have also been overdeveloped in terms of not meeting contemporary standards for minimum setbacks, appropriate transition areas between varying intensity of uses, excessive impervious surface coverage of lots, and developments that are below minimum standards per the Lake County Watershed Development Ordinance.

Figure 3: Existing Land Use Map outlines the current existing land uses in the RPA. In terms of commercial uses, the uses consist of a variety of retail uses, such as restaurants and a gas station mini-mart, and personal service uses, such as banks and a hair salon. The majority of the commercial uses are located on parcels directly fronting IL Route 176 as well as few fronting directly onto U.S. Hwy. 12 and Barrington Road. The industrial/employment uses consist of a roofing supply yard and other materials storage and supply uses. These uses are primarily concentrated in the east central portion of the RPA.

The residential uses consist of single family homes scattered throughout the RPA creating incompatible land use relationships as the more intensive land uses have developed around them. The institutional/governmental uses are a senior residential care facility and located in the east central portion of the RPA and a church located in the northwest portion of the RPA. The RPA also contains small parcels of unimproved R.O.W., a telephone relay station, and electric utility facility substation.

As noted above the existing utility and roadway infrastructure improvements are limited, particularly with respect to the interior portions the RPA. In general, most of the existing improvements within the RPA are original and have not been rehabilitated, renovated, or replaced in recent years. As such, they show signs of disrepair, deterioration, and obsolescence. Furthermore, they lack the ability to service future redevelopment in a manner envisioned in the Village's current Comprehensive Plan.



Wauconda

Eligiblity Study - RPA 1: Triangle Area

FIGURE 3: EXISTING LAND USE MAP

Legend

- Village Boundary
- Redevelopment Project Area Boundary
- Single Family Dwelling
- Mixed Use
- Commercial
- Industrial/Employment
- Institutional/Governmental
- Utility/Easement
- Vacant Land

Date: 11/01/13

1"=600'

0 300 600 Feet

Rolf C. Campbell & Associates

OBJECTIVES OF REDEVELOPMENT AND TAX INCREMENT FINANCE DISTRICT (TIF) DESIGNATION

The potential for TIF designation is being reviewed in order to assist the Village's pursuit of an economic development strategy that is able to address comprehensively area-wide conditions of blight. The designation would allow for coordinated redevelopment of the RFP area in a manner envisioned in the Village's Comprehensive Plan. The redevelopment would also provide new jobs, increase the tax base of the Village and other local taxing bodies, and provide an alternative mechanism for financing infrastructure improvements which is currently not available to the Village.

The Village has determined that redevelopment within the RFP may only be feasible through the establishment of a TIF District. Any potential creation and utilization of a TIF District is intended by the Village to ameliorate or remove blighting conditions and to help provide the assistance required for successful redevelopment of the RPA.

II. TIF QUALIFICATION CRITERIA

The qualifications for determining whether an area can be established as a Redevelopment Project Area are specifically outlined in the Act. If the area qualifies for a Redevelopment Project Area, the Village is then allowed to establish it as a TIF District.

Areas eligible to qualify for a TIF District must meet certain criteria of blight and must be at least one and a half (1 ½) acres in size. A "blighted area" means any improved area, vacant area, or a combination of both within the boundaries of a redevelopment project area located within the territorial limits of the municipality meeting the criteria as described in the Act that are related in this section. Furthermore, improved areas may qualify for being a "conservation area" by meeting other criteria of the Act that are also detailed in this section.

IMPROVED LAND

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following criteria, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the criterion is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

(D) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

(I) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

(J) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings, occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental clean-up needs. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This criterion must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

(M) Lag in EAV. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last calendar years prior to the year in which the redevelopment project area is designated.

UNIMPROVED LAND

Unimproved land has two sets of potential criteria.

Multiple Requirement Criteria

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following criteria, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the criterion is clearly present within the intent to the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership. Diversity of ownership of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of Adjacent Structures or Site Improvements. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) Environmental Hazard Costs. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) Lag in EAV. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Single Requirement Criteria

If vacant, the sound growth of the redevelopment project area is impaired by one (1) of the following criteria that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the criteria is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Unused Quarries and mines. The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) Unused rail structures. The area consists of unused railyards, rail tracks, or railroad rights-of-way.

(C) Flooding. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

(D) Disposal sites. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Town or village center designation. Prior to November 1, 1999, the area is not less than fifty (50) nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), the area meets at least one (1) of the Multiple Requirement Criteria, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) Previously qualifying as blighted improved. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

CONSERVATION AREA (IMPROVED LAND)

For any redevelopment project area that has been designated pursuant to this Section by an ordinance adopted prior to November 1, 1999 (the effective date of Public Act 91-478), conservation area shall have the meaning set forth in this Section prior to that date.

On and after November 1, 1999, a "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more of the following criteria is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural component of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

(4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and mounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

(9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

(10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(11) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This criterion must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

(12) Environmental Clean-up. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(13) Lag in EAV. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five(5) calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

III. METHODOLGY OF EVALUTION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

1. Site surveys and exterior evaluations of the area for qualifying criteria were completed for each parcel, zoning lot, and adjacent R.O.W. within the area by RCCA during March and June 2013.

2. RCCA reviewed various resources for qualifying criteria. Resources included tax information from the Lake County Assessor Office, tax information from the Wauconda Township Assessor, tax parcel maps, Village documents and studies, Village records from the Police, Building, Code Enforcement, and Environmental Quality Departments, and an evaluation of region-wide factors that have affected the area's development. Village redevelopment goals and objectives for the area were also reviewed with Village officials and staff. A historical aerial photography analysis of the area was conducted and used to aid this evaluation.

3. Based on the sum of this analysis, the area was examined to assess the applicability for the different criteria required for qualification and how each parcel, structure, and/or improvement measures as to the presence and extent of the criteria. Improved land within the area was examined to determine the applicability of the thirteen (13) different blighting and conservation area criteria for qualification. Unimproved land was reviewed in relation to the six (6) multiple requirement criteria and the six (6) single requirement criteria. The RPA was analyzed for these various criteria by examining it as thirteen (13) study area sections (*See Figure 3: Study Area Sections Map*) to review the overall distribution of blighting and conservation area criteria for improved and unimproved land. Sections 1 through 9 were evaluated for qualifications of blighted improved land. Sections 10 and 13 were evaluated for qualifications of blighted unimproved land.

4. With the extent and location of the criteria determined, the Study made a final determination of eligibility as to whether the proposed RPA qualifies for TIF District designation.

IV. STUDY AREA

The entire RPA is approximately 225 acres in size, including rights-of-way, with 116 individual tax parcel numbers[1] (Treated as 117 individual tax parcels for this study; See footnote), and eighty-six (86) individual zoning lots[2]. The following are thirteen (13) different study area sections used to evaluate the distribution of eligibility criteria. While separate improved and vacant criteria are used to evaluate areas for eligibility, the RPA still forms a whole unit with interdependence between each part by which exhibited blighting conditions affect to some extent every other part of the RPA. Therefore, the findings with respect to each of these thirteen (13) different sections combine to form a method for evaluating the RPA as a whole.

Figure 4: Study Area Sections Map on the next page exhibits the location of the sections with respect to the PINs listed below.

IMPROVED SECTIONS (1 - 9)

(94 Tax Parcels & 63 Zoning Lots)

Section 1 is located in the northwest corner of the RPA and consists of eleven (11) tax parcels and nine (9) zoning lots.

Section 2 is located in the southwest corner of the RPA along the west side of the U.S. Hwy. 12 frontage consists of six (6) tax parcels and five (5) zoning lots.

Section 3 is located in the north central portion of the RPA at the southeast corner of the U.S. Hwy. 12 and IL Route 176 intersection and consists of four (4) tax parcels and three (3) zoning lots. Part of parcel 08-26-100-081 is considered a separate tax parcel and a separate zoning lot for this area.

Section 4 is located in the central portion of the RPA along the IL Route 176 frontage consists of twenty (20) tax parcels and fifteen (15) zoning lots.

Section 5 is located in the northeast corner of the RPA consists of fourteen (14) tax parcels and eleven (11) zoning lots.

Section 6 is located in the central portion of the RPA and consists of eleven (11) tax parcels and six (6) zoning lots.

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[1] Note, the RPA contains 124 PINs: 116 assigned to tax parcels and 8 assigned for portions of dedicated R.O.W. areas. PIN 09-26-300-081 is partially split by U.S. Hwy. 12 and is treated as a separate tax parcel and lot for this Study.

[2] *LOT, ZONING.* A parcel of land, composed of 1 or more recorded lots, occupied or to be occupied by a principal building or buildings or principal use or uses along with permitted accessory buildings or uses, meeting all the requirements for area, buildable area, frontage, width, yards, setbacks and any other requirements set forth in the Zoning Code. (Village of Wauconda Zoning Ordinance)

Section 7 is located in the southeast portion of the RPA with frontage on Barrington Road and consists of twelve (12) tax parcels and three (3) zoning lots.

Section 8 is located in the southwest central portion of the RPA with frontage on U.S. Hwy. 12 and consists of five (5) tax parcels and three (3) zoning lots.

Section 9 is located in the southeast corner and the central portion of the RPA with frontage along Barrington Road and consists of eleven (11) tax parcels and eight (8) zoning lots.

UNIMPROVED SECTIONS (10 - 13)

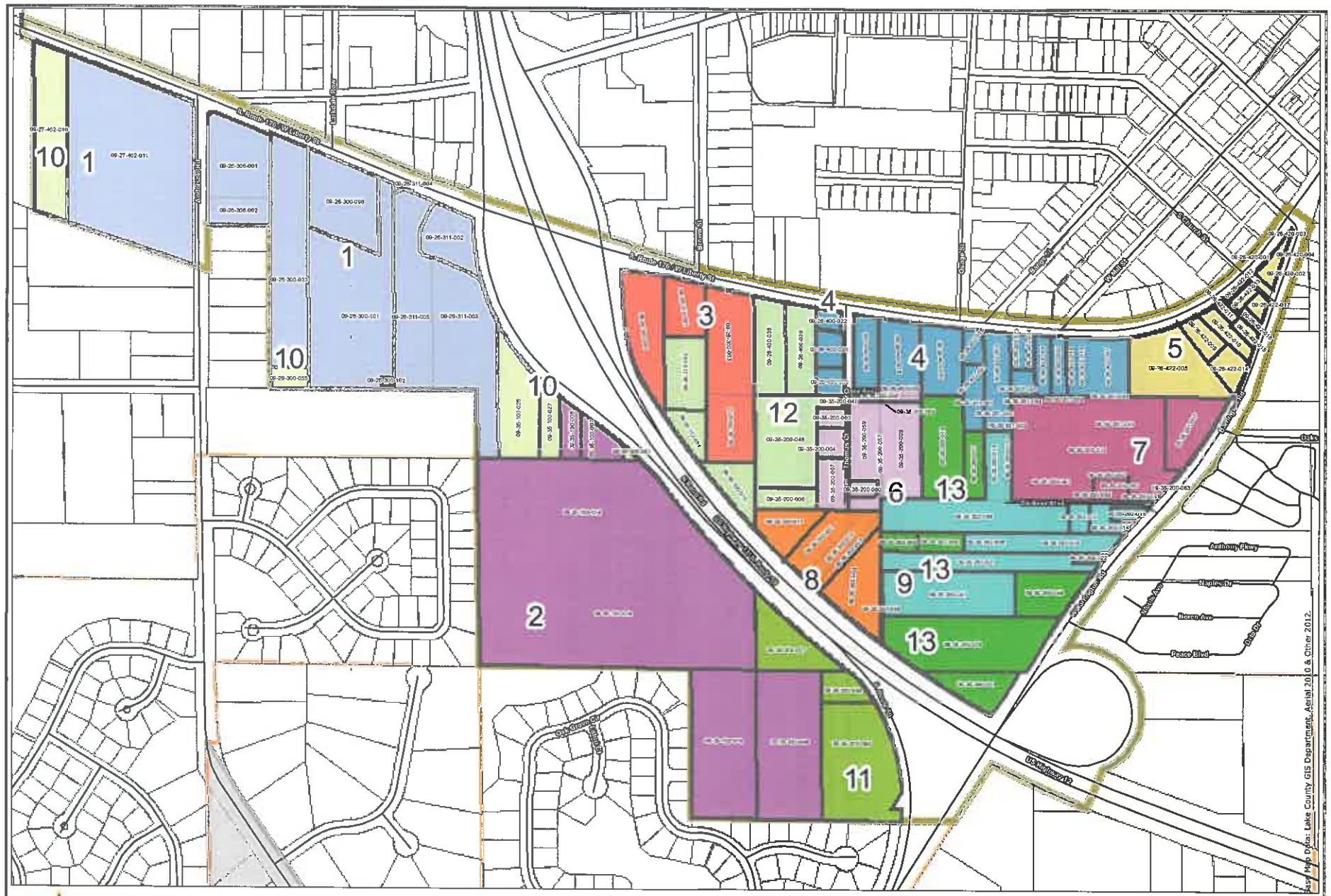
(23 Tax Parcels & 23 Zoning Lots (See Footnote 1 on Previous Page))

Section 12 consists of the vacant parcels in northwest portion of the RPA which includes five (5) tax parcels and five (5) zoning lots. Part of parcel 08-26-100-081 is considered a separate tax parcel and a separate zoning lot for this area.

Section 13 consists of the vacant parcels in the southwest portion of the RPA which includes three (3) tax parcels and three (3) zoning lots.

Section 12 consists of the vacant parcels in the west half the RPA which includes seven (7) tax parcels and seven (7) zoning lots.

Section 13 consists of the vacant parcels in the east half the RPA which includes eight (8) tax parcels and eight (8) zoning lots.



Wauconda

Eligiblity Study - RPA 1: Triangle Area

FIGURE 4: STUDY AREA SECTIONS MAP

Legend

- Village Boundary
- Redevelopment Project Area Boundary
- Study Area Section
- Zoning Lot Boundary
- Parcel (PIN) Boundary

Date: 11/01/13

1":600'

0 300 600 Feet

ROLF C. CAMPBELL & ASSOCIATES

V. QUALIFICATION OF REDEVELOPMENT AREA AND FINDINGS OF ELIGIBILITY

Through RCCA's and the Village's analysis of the eligibility criteria detailed in the TIF Qualification Criteria section, the Study determined a number of these criteria to be present within the RPA. This section details the nature, quantity, and quality of each of these criteria. To this end, each criterion that was found to be affecting the area was analyzed by section as to whether it was present to a minor or a major extent. Major and minor extents are defined as meeting one or more of the following listed conditions for each criterion.

- ☐ Major extent:
  - Over one-third (33%) of the section's area was affected by the blight criterion.
  - The presence of the blight criterion could affect health, safety, or public welfare severely.
  - The presence of the criterion impairs or detracts from the overall character of the section to a significant degree.
  - Several additional improvements or other actions would be needed to address and to remove the presence of the criterion itself.
  - The presence of the criterion is a health, safety, or economic hazard, or will soon become a hazard if it is not removed or ameliorated.
  - At least two (2) types of indicators for the blighting criterion are present.

- ☐ Minor extent:
  - Between approximately ten percent (10%) and thirty-three percent (33%) of the section's area was affected by the blighting criterion.
  - The presence of the blighting criterion could affect health, safety, or public welfare to a limited degree.
  - The presence of the criterion impairs or detracts from the overall character of the section to a minor extent.
  - The criterion is limited to such an extent that it can be improved by addressing a specific area or structure without affecting other structures or areas within an analysis section.
  - The presence of the criterion acts as a nuisance to the general area.

GENERAL AGE OF STRUCTURES WITHIN THE RPA

As described as a condition for designating a Redevelopment Project Area as a conservation area, the general improved area must meet the following requirement.

Age "Any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of thirty-five (35) years or more."

Evidence Criteria

- In order for the RPA to meet this criterion 50% of the structures must be thirty-five years (35) or older, which means they must have been built in or before 1978.

- The improved sections of the RPA contain a total of 129 structures according to Lake County GIS data records and conducted field reviews, which includes both principal and accessory structures. Per Wauconda Township records, eighty-one (81) are principal buildings for which age records have been maintained. Principal structures define the primary use of the zoning lots and therefore, define the extent of the improved nature of the RPA. In total, at least forty-two (42) out of eighty-one (81) structures within the improved portions of the RPA were built in or before 1978. Thus, at least approximately fifty-two percent (52%) of the principal structures within the RPA were at least thirty-five (35) years old or older.

Findings

In the improved sections of the RPA, sufficient evidence exists to show that over fifty percent (50%) of the principal structures were over thirty-five (35) years old. This condition qualifies all of the improved sections of the RPA as being capable of being considered for a Conservation Area.

IMPROVED AREA BLIGHTING AND CONSERVATION AREA CRITERIA

(Sections 1 - 9)

The following section provides a review of the improved blighted and conservation area criteria qualifications present in the proposed RPA.

1. **Dilapidation** "An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

   Evidence Criteria

   - As is detailed later under the Deterioration Criterion, approximately ten percent (10%) of the sixty-three (63) improved zoning lots exhibit buildings in need of at least major repair. These conditions are limited to Sections 1, 4, and 5.

   - As is detailed later under the Deterioration Criterion, approximately twenty-nine percent (29%) of the sixty-three (63) improved zoning lots have site improvements in need of at least major repairs. These conditions are limited to Sections 1, 2, 4, 5, 8, and 9.

   Findings

   As exhibited by the evidence factors, the Dilapidation criterion is present to a minor extent in Sections 1, 2, 4, 5, 8 and 9.

2. **Obsolescence** "The condition or process of falling into disuse. Structures have become ill-suited for the original use."

   Evidence Criteria

   - In Section 1, the Wauconda Crossings Shopping Center (PINs 09-26-311-005 & 09-26-311-003) sizing and layout are obsolete with respect to modern shopping center standards anchored by a grocery store. The primary condition of obsolesce include lack of visibility along the roadway frontage (IL Route 176) of the primary access drive and no access connection from the secondary roadway visibility (Access drive for U.S. Hwy. 12). The overall obsolescence of the center is evidenced by the fact the center has been largely vacant since 2006 (Approximately 7 years).

- In Section 2, Classic Look Body Works automobile shop (PIN 09-35-100-006) and Homer Tree Care, Inc. office (PIN 09-35-100-007) are both in converted single-family home buildings, which due to this conversion are now ill-suited for their original uses. Thus, these buildings now suffer from obsolescence.
- In Section 3, the 5/3rd Bank building (PINs 09-26-300-063 & 09-35-100-012) was built in 1975 and consists of approximately 25,000 square feet of building area (including basement area). Due to the growth of online banking services and the desire for banks to operate numerous smaller branch banks versus large central facilities, a bank building of this size has become obsolete for its original use. By comparison, the Chase Bank building built in 2008 on the adjacent lot to the west is only approximately 4,100 sq. ft.
- In Section 6, the Wauconda Health Care and Rehabilitation outbuilding (PIN 09-35-200-004) west of the main facility is a converted single-family home building, which due to this conversion is now ill-suited for its original use. Thus, this building now suffers from obsolescence.

Findings

The criteria indicate five (5) structures in Sections 1, 2, 3, and 6 suffer from obsolescence. Therefore, obsolescence is present to a minor extent in Sections 1, 2, 3, and 6.

3. **Deterioration** "With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."

Evidence Criteria

- As part of field reviews, a qualitative visual survey of conditions with respect to building, site, and public improvements was conducted for each of the sixty-three (63) improved zoning lots. Building improvements include principal and secondary buildings and structures. Site improvements include parking lots, access drives, free standing signage, free standing lighting and other such private site improvements. Public improvements include roadways, sidewalks, street signs, street lighting, manholes and sewer grates, curbs and gutters, and other such public improvements. The general character of the improvements were assigned one of the following ratings:

i. Excellent Condition: Improvements showed little to no signs of wear or repairs needed exhibited.

ii. Maintained Condition: Improvements showed aging but in general appeared to show little to no signs of repairs needed.

iii. Minor Repairs Needed: Improvements exhibited signs of need for minor cosmetic and functional repairs. For buildings, these conditions included wear of paint, need for tuck point, visual wear of shingled roofs, and other such conditions. For site and public improvements, these conditions include signs of need for minor cracking and seal coating repairs of paved parking and road areas, refurbishment of signage, and other such conditions.

iv. Major Repairs Needed: Improvements exhibited signs of need for major functional repairs needed and/or significant, multiple minor repairs needed. For buildings, these conditions included cracking or rotting of facade materials, cracking and/or slumping of foundation elements, bowing of roofs or other visual super structure issues, and similar such conditions. For site and public improvements, these conditions include significant buckling, cracking, and potholing of pavement, dilapidation or leaning of signage and light pole fixtures, and other such conditions.

v. Severe Condition: Improvements exhibit signs that deterioration had occurred to the extent of lack of functionality or complete dilapidation. For buildings, these conditions include collapsing of walls, visual signs of foundation or structural failure, broken windows, and other such conditions. For site and public improvements, these conditions include signs of cracking, buckling, and potholing of pavement to the extent complete replacement was necessary, lack of improved paved drives and roads, collapsed or missing signage and light poles, and other such conditions.

vi. Not Present/Not Applicable: Improvements were not present for review.

The following tables outlined the distribution of findings for the visual survey.

Table 1: Building Rating by Zoning Lot

Study Area Section	Excellent Condition	Maintained Condition	Minor Repairs Needed	Major Repairs Needed	Severe Condition	Not Present/ Not Applicable
1	1	6	0	0	1	1
2	1	1	1	0	0	2
3	2	1	0	0	0	0
4	4	7	2	1	0	1
5	0	2	4	4	0	1
6	2	3	0	0	0	1
7	2	1	0	0	0	0
8	0	2	1	0	0	0
9	0	3	5	0	0	0
Total:	12	26	13	5	1	6
Percent of Improved Area (63 Zoning Lots)	19.0%	41.3%	20.6%	7.9%	1.6%	9.5%

Sources: RCCA Field review 03/08/13 & 06/17/13.

Prepared by Rolf C. Campbell and Associates, November 2013

Table 2: Site Improvement Ratings by Zoning Lot

Study Area Section	Excellent Condition	Maintained Condition	Minor Repairs Needed	Major Repairs Needed	Severe Condition	Not Present/ Not Applicable
1	0	4	3	0	1	1
2	0	1	0	2	2	0
3	2	0	1	0	0	0
4	0	9	2	4	0	0
5	0	2	7	1	1	0
6	1	2	2	0	0	1
7	0	1	2	0	0	0
8	0	0	0	3	0	0
9	0	3	1	1	3	0
Total:	3	22	18	11	7	2
Percent of Improved Area (63 Zoning Lots)	4.8%	34.9%	28.6%	17.5%	11.1%	3.2%

Sources: RCCA Field review 03/08/13 06/17/13.

Prepared by Rolf C. Campbell and Associates, November 2013

Table 3: Public Improvements Ratings by Zoning Lot

Public Improvement Rating by Zoning Lot

Study Area Section	Excellent Condition	Maintained Condition	Minor Repairs Needed	Major Repairs Needed	Severe Condition	Not Present/ Not Applicable
1	0	9	0	0	0	0
2	0	5	0	0	0	0
3	0	2	1	0	0	0
4	0	9	5	1	0	0
5	0	5	6	0	0	0
6	0	5	0	1	0	0
7	0	1	2	0	0	0
8	0	3	0	0	0	0
9	0	6	1	0	0	1
Total:	0	45	15	2	0	1
Percent of Improved Area (63 Zoning Lots)	0.0%	71.4%	23.8%	3.2%	0.0%	1.6%

Sources: RCCA Field review 03/08/13 & 06/17/13.

Prepared by Rolf C. Campbell and Associates, November 2013

Table 4: Zoning Lots Needing At Least Minor Repairs

Study Area Section	Improved Zoning Lots in Section	Building Rating		Site Improvement Rating		Public Improvement Rating	
		Count	Percent	Count	Percent	Count	Percent
1	9	1	11.1%	4	44.4%	0	0.0%
2	5	1	20.0%	4	80.0%	0	0.0%
3	3	0	0.0%	1	33.3%	1	33.3%
4	15	3	20.0%	6	40.0%	6	40.0%
5	11	8	72.7%	9	81.8%	6	54.5%
6	6	0	0.0%	2	33.3%	1	16.7%
7	3	0	0.0%	2	66.7%	2	66.7%
8	3	1	33.3%	3	100.0%	0	0.0%
9	8	5	62.5%	5	62.5%	1	12.5%
Percent of Improved Area (63 Zoning Lots)	63	19	30.2%	36	57.1%	17	27.0%

Sources: RCCA Field review 03/08/13 & 06/17/13.

Prepared by Rolf C. Campbell and Associates, November 2013

- For building improvements, approximately thirty percent (30%) of the lots exhibited conditions of needing at least minor repairs with the most significant instances being located in the older developed sections of the RPA along the eastern portions of IL. Route 176 and along Barrington Road.

- For site improvements, approximately fifty-seven percent (57%) of lots exhibited conditions of needing at least minor repairs and the evidence of these conditions being fairly universal present in each section of the RPA.
- For public improvements, approximately twenty-seven percent (27%) of the lots exhibited conditions of needing at least minor repairs with exhibited conditions primarily on lots in the north fronting along IL. Route 176 or Barrington Road.
- Each study area section exhibits at least thirty-three percent (33%) of its zoning lots exhibit conditions of needing at least minor repairs for at least one of the three rating categories.

Findings

The identified evidence in Table 1 and 4 displays the presence of deterioration located throughout the RPA and at least to a significant extent in each study area section. In Sections 1 through 9, Deterioration criterion is present to a major extent.

4. **Presence of Structures below Minimum Code Standards.** "All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."

Evidence Criteria

- A review of existing conditions for each of the sixty-three (63) improved zoning lots with respect to the Village of Wauconda Zoning Ordinance standards for required setbacks and lot coverage (Section 155.023 & 155.070) based on measurement with respect to the Lake County GIS data and current aerial photography to document non-conformances was conducted. Approximately forty-one percent (41%) of lots were non-conforming with respect to front yard setbacks. Approximately, nineteen percent (19%) of the lots were also non-conforming with respect to side yards, and approximately ten percent (10%) of lots were non-conforming with respect to street yard setbacks. Nearly one quarter of the lots were non-conforming with respect to lot coverage. Front yard setback non-conformances were present in all but Section 1 and 3. Side and street yard setbacks and lot coverage non-conformances were primarily located in Sections 4 and 5. The following table outlines the complete findings of this review.

Table 5: Setback & Lot Coverage Non-Conformances by Zoning Lot

Study Area Section	Improved Zoning Lots in Section	Non-Conforming Minimum Front Yard		Non-Conforming Minimum Rear Yard		Non-Conforming Minimum Side Yard		Non-Conforming Minimum Street Yard		Non-Conforming Lot Coverage	
		Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
1	9	0	0.0%	0	0.0%	1	11.1%	1	11.1%	3	33.3%
2	5	2	40.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
3	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
4	15	11	73.3%	1	6.7%	9	60.0%	2	13.3%	7	46.7%
5	11	9	81.8%	0	0.0%	1	9.1%	3	27.3%	4	36.4%
6	6	1	16.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
7	3	1	33.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
8	3	1	33.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
9	8	1	12.5%	2	25.0%	1	12.5%	0	0.0%	0	0.0%
Percent of Improved Area (63 Zoning Lots)	**63**	**26**	**41.3%**	**3**	**4.8%**	**12**	**19.0%**	**6**	**9.5%**	**14**	**22.2%**

Sources: RCCA. Measurements with respect to Lake County GIS Data and Aerial Photography, 2010.

Prepared by Rolf C. Campbell and Associates, November 2013

- A review of existing improved and marked parking spaces for each of the sixty-three (63) improved zoning lots with respect to the Village of Wauconda Zoning Ordinance standards for required total off-street parking for zoning use (Section 155.047) and to the Illinois Accessibility Code for required accessible spaces. Nearly half of the improved zoning lots have less than the required total parking spaces per the Village Zoning Ordinance requirement, and approximately forty-four percent (44%) were below the minimum number of spaces or completely lacked any dedicated accessible parking spaces per the Illinois Accessibility Code requirements. An example of the extreme lack of on-site parking is exhibited by the Acres Group Landscape Service needing to use parking spaces for employees at the Wauconda Crossings Shopping Center. The following table outlines the complete findings of this review. These conditions were primarily evident to a major extent in Sections 1, 2, 3, and 6.

Table 6: Parking Non-Conformances by Zoning Lot

Study Area Section	Improved Zoning Lots in Section	Non-Conforming Minimum Total Parking Spaces		Non-Conforming Minimum Accessible Parking Spaces	
		Count	Percent	Count	Percent
1	9	5	55.6%	5	55.6%
2	5	1	20.0%	3	60.0%
3	3	3	100.0%	2	66.7%
4	15	11	73.3%	8	53.3%
5	11	6	54.5%	6	54.5%
6	6	0	0.0%	0	0.0%
7	3	0	0.0%	0	0.0%
8	3	3	100.0%	3	100.0%
9	8	1	12.5%	1	12.5%
Percent of Improved Area (63 Zoning Lots)	**63**	**30**	**47.6%**	**28**	**44.4%**

Sources: RCCA. Measurements with respect to Lake County GIS Data and Aerial Photography, 2010.

Prepared by Rolf C. Campbell and Associates, November 2013

Findings

The identified evidence indicates that RPA as a whole and in its individual sections contains numerous developments below the minimum code requirements of the Village Zoning Ordinance. In Sections 1 through 9, the Presence of Structures Below Minimum Code criterion is present to a major extent.

5. **Excessive vacancies.** "The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies."

Evidence Criteria

- In Section 1, three (3) out of the four (4) units of the main Wauconda Crossings Shopping Center building (PINs 09-26-311-003 & 09-26-311-005) are vacant, representing approximately 75,000 sq. ft. of the approximately 76,000 sq. ft in the building. The main large former grocery store unit (approximately 72,000 sq. ft.) has been vacant since approximately 2006.

- Including the outlot commercial buildings on PINs 09-26-300-008 and 09-26-311-002, there is approximately 124,000 sq. ft. of leasable commercial area in Section 1. The 75,000 sq. ft. of vacant store space represents sixty-percent (60%) of the leasable area.

Findings

The outlined evidence indicates that the RPA is suffering from excessive vacancies to a major extent in Section 1.

6. **Inadequate Utilities.** "Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

Evidence Criteria

- Per a review by the Village Engineer (Appendix B), adverse drainage patterns exist that need to be addressed with improved storm water management facilities on the following parcels:

    i. In Section 1, four (4) parcels (PINs 09-26-300-033, 09-26-300-098, 09-26-300-101, & 09-27-402-011) of eleven (11) parcels, or thirty-seven percent (37%) of the Section;

    ii. In Section 2, four (4) parcels (PINs 09-35-100-014, 09-35-100-016, 09-35-100-019, & 09-35-200-068) of six (6) parcels, or sixty-seven percent (67%).

iii. In Section 4, one (1) parcel (PIN 09-26-422-007) of twenty (20) parcels, or five percent (5%) of the Section;

iv. In Section 5, one (1) parcel (PIN 09-26-422-008) of fourteen (14) parcels, or seven percent (7%) of the Section;

v. In Section 7, three (3) parcels (PINs 09-35-201-009, 09-35-200-014 & 09-35-201-010) of twelve (12), or twenty-five percent (25%) of the Section;

vi. In Section 8, five (5) parcels (PINs 09-35-200-017, 09-35-202-001, 09-35-202-012, 09-35-202-013, & 09-35-202-003) of five (5) parcels, or 100% of the Section; and

vii. In Section 9, two parcels (PINs 09-35-200-021 & 09-35-200-047) of eleven (11) parcels, or eighteen percent (18%) of the Section.

- Furthermore per the Village Engineer's evaluation, the RPA as a whole was developed incrementally over time on a parcel by parcel basis without any master planning for storm sewer, sanitary sewer and public water utilities or dedicated R.O.W.s with associated easements to accommodate needed utilities. This condition has created a situation where the existing utilities are below current standards and inadequate to support further development/redevelopment of the RPA. A new master plan for utilities is needed to support the sound redevelopment of the RPA.

Findings

The outline evidence indicates that the RPA is suffering from inadequate utilities to support current uses as well as future redevelopment of the area. In Sections 1 through 9, the Inadequate Utilities criterion is present to a major extent.

7. **Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** "The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service."

Evidence Criteria

- The following parcels lack proper frontage access on any publicly dedicated right-of-way conforming to the Village Subdivision Ordinance (Section 154.25):

  i. One (1) of ten (10) parcels (PIN 09-26-300-102) or ten percent (10%), in Section 1;

  ii. Two (2) of six (6) parcels (PINs 09-35-100-019 & 09-35-200-068), or thirty-three percent (33%), in Section 2;

  iii. One (1) of four (4) parcels (PIN 09-35-100-012), or twenty-five percent (25%), in Section 3;

  iv. Seven (7) of twenty of (20) parcels (PINs 09-26-400-034, 09-26-400-036, 09-26-422-025, 09-26-422-027, 09-35-201-001, 09-35-201-002, & 09-35-201-003), or thirty-five percent (35%), in Section 4;

  v. Nine (9) of eleven (11) parcels located in Section 6, or eighty-one (81%), do not have any frontage on publicly dedicated right-of-way conforming to the Village's standards;

  vi. Eight (8) of twelve (12) parcels (PINs 09-35-200-050, 09-35-200-051, 09-35-200-055, 09-35-200-014, 09-35-201-010, 09-35-201-008, 09-35-201-009, & 09-35-201-004) or sixty-six percent (66%) in Section 7;

  vii. Six (6) of eleven (11) parcels (PINs 09-35-200-047, 09-35-202-006, 09-35-202-010, 09-35-202-009, 09-35-200-012, & 09-35-200-013), fifty-five percent (55%), in Section 9.

- As outlined above for the Presence of Structures below Minimum Code, nearly half of the improved zoning lots have less than the required total parking spaces per the Village Zoning Ordinance requirement, and approximately forty-percent (40%) were either below the minimum number of spaces or completely lacked any dedicated accessible parking spaces per the Illinois Accessibility Code requirements. These conditions were primarily evident to a major extent in Sections 1,2, 3, 4, 5, and 8.

Findings

As the evidence indicates, significant portions of the RPA lack adequate access to a public right-of-way and many lots do not provide an adequate number of total and accessible parking spaces per applicable codes. In Sections 1 through 9, the Excessive Land Coverage and Overcrowding of Structures and Community Facilities criterion is present to a major extent.

8. **Deleterious Land Use or Layout.** "The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area."

Evidence Criteria

- Section 1 contains the Wauconda Shopping Center which has layout that significantly reduces the visibility of the main shopping center building from the road frontage of its primary access. This deleterious layout has made this building obsolete with modern standards and has created a long term vacancy condition.

- Section 1 lacks a central east-west access road between U.S. Hwy. 12 access frontage road on the east and Anderson Road on the west to provide for viable secondary access for customer vehicles and service trucks.

- In Section 1, the rear of the parcel (PIN 09-26-300-033) containing the Bubbles and Suds Car Wash is being employed for use by the Acres Group, Inc. Landscape Service storage yard which is industrial in nature. This area directly abuts a number of single-family residential homes to the west with limited planned screening and buffering. This condition directly subjects these residential property to visual, sound, vibration, and odor nuisances from the operations of this use

- All the improved parcels in Section 2 can only be accessed via south bound traffic on either US Hwy. 12 or its frontage access roadway, which are controlled limited access roadways. Any exiting traffic from these sites must merge perpendicularly with generally high speed traffic.

- Section 4 contains a single family home directly adjacent to commercial uses with limited buffering or screening yards (PIN 09-26-400-034).

- Section 5 contains a mixture of residential and commercial uses either located on the same lot or with limited setbacks and no buffering and/or screening yards.

- Section 6 contains a single family home bordering directly adjacent to a landscape materials storage yard (PIN 09-35-200-003). This condition directly subjects this residential property to visual, sound, vibration, and order nuisances from the operations of this use.

- Section 7 contains a single family home surrounded on three sides by a commercial parking for a wholesale lumber supply yard (PIN 09-35-200-050). This condition directly subjects this residential property to visual, sound, vibration, and order nuisances from the operations of this use as well as the cars and trucks accessing these industrial uses.

- The five (5) parcels (PINs 09-35-200-017, 09-35-202-001, 09-35-202-0012, 09-35-202-013, & 09-35-202-003) of Section 8 only have roadway frontage access to a curved section of U.S. Hwy. 12, which is a controlled limited access, high speed divided highway in this area. Access to these parcels is limited to one-way north bound traffic direction with no appropriate deceleration lanes. Any exiting traffic from these sites must merge perpendicularly with high speed traffic with limited visibility due to the roadway curve.

- Section 9 contains a single family home bordering directly adjacent to an industrial use (PIN 09-35-202-010). This condition directly subjects these residential property to visual, sound, vibration, and odor nuisances from the operations of this use

- The access drive for Section 9 onto Barrington Road to service the internal industrial uses directly abuts the adjacent residential uses and has no separation or screening. These conditions directly subject these residential properties to visual, sound, vibration, and order nuisances from cars and trucks accessing these industrial uses.

- As outlined under the Excessive Land Coverage and Overcrowding of Structures and Community Facilities criterion, Sections 1, 2, 3, 4, 6, 7, and 9 have parcels that lack adequate access to publicly dedicated R.O.W. that meets Village standards.

Findings

As the evidence indicates, the RPA contains a number of areas where an inappropriate layout of residential uses adjacent to non-residential uses which creates nuisance conditions for these residential uses. Additionally, the RPA has been subdivided without provision for appropriately designed and dedicated public roadways. In Sections 1 through 9, the Deleterious Land Use or Layout criterion is present to a major extent.

9. **Lack of Community Planning.** "the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This criterion must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning."

Evidence Criteria

- The 1967 Comprehensive Plan was the first Comprehensive Plan for the Village of Wauconda. The Plan depicted the development of a secondary thoroughfare, an extension of Oaks Avenue, through the northern half of the RPA parallel with IL Route 176 with planned intersection with an extended Brown Street south of IL Route 176. This thoroughfare was to be constructed as the area developed, but this thoroughfare was never constructed. The current Comprehensive Plan, revised 2012, calls for the development of a comprehensive public roadway system to address access to the parcels within the RPA and to facilitate redevelopment.

- The portion of IL Route 176 in the RPA west of U.S. Hwy. 12 consists of a segment that has three lighted controlled intersections within a distance of under 800 feet. Conventionally roadway planning standards for lighted controlled intersections is a minimum spacing of approximately one (1) per 1,320 feet (1/4 mile) in order maintain a regular and even flow of traffic. The present conditions hinder the flow of traffic and reduce efficient access to existing commercial developments.

- In Section 1, the commercial area fronting IL Route 176 southwest of its intersection of U.S. Hwy. 12 was developed incrementally in an uncoordinated and unplanned manner. Due to this condition, the area suffers from incompatible land use arrangements with little or no screening or buffering between uses, lack of visibility from IL Route 176 for interior parcels, below minimum code parking requirements with respect to individual uses, and lack of efficient cross access and secondary connections to Anderson Road and U.S. Hwy. 12.

- As outlined above for the Presence of Structures Below Minimum Code criterion, all sections except Section 3 had developed zoning lots that were non-conforming with respect to zoning standards for setbacks and/or lot coverage.

- As outlined above for the Presence of Structures Below Minimum Code criterion, nearly half of the improved zoning lots have less than the required total parking spaces per the Village Zoning Ordinance requirement, and approximately forty-percent (40%) were either below the minimum number of spaces or completely lacked any dedicated accessible parking spaces per the Illinois Accessibility Code requirements. These conditions were primarily evident to a major extent in Sections 3, 4, 5, and 8.

- As outlined under the Excessive Land Coverage and Overcrowding of Structures and Community Facilities criterion, Sections 1, 2, 3, 4, 5, 7, and 9 have developed parcels that lack adequate access to publicly dedicated R.O.W. that meets Village standards.

- As outlined in the Deleterious Land Use and Layout criterion, a number of incompatible residential to non-residential land use arrangements and layouts exist in the RPA.

- As outlined in the Deleterious Land Use and Layout criterion, all parcels in Sections 2 and 8 only have inefficient access via one-way traffic flow from U.S. Hwy. 12 or its frontage access road, which are controlled limited access high speed roadways. Vehicular access to these parcels is also unsafe due conditions because vehicles must enter U.S. Hwy. 12 or its frontage access road in a generally perpendicular fashion against oncoming high-speed traffic.

- As outlined under the Inadequate Utilities Criterion, the RPA was developed without a master plan for storm sewer, sanitary sewer and public water utilities that has created a condition of utilities below modern standards to serve future redevelopment of the area and lacks adequate easements or dedicated rights-of-way to provide for adequate utilities.

Findings

As outlined, the RPA exhibits a number of conditions that indicate that it was developed with a lack of planning with respect to land uses, zoning regulations, utilities, and roadways and access arrangements. As these conditions are present within each study area Section as well as exhibited in the RPA as a whole, the Lack of Community Planning criterion is present to a major extent in Sections 1 through 9.

10. **Environmental Clean-up.** "The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area."

Evidence Criteria

- Per Illinois Environmental Protection Agency records, the improved portions of the RPA contain three (3) documented Leaking Underground Storage Tanks (LUSTs):
    i. 521 W. Liberty Street in Section 3;
    ii. 398 Liberty Street in Section 4; and
    iii. 308 W. Liberty Street in Section 5.

Findings

Evidence exists for a few specific incidences of possible issues in regards to environmental clean up costs, Based on the outlined evidence, the Environmental Clean-up criterion is present to a minor extent in Sections 3, 4, and 5. This condition is only determined to be present to a minor extent at this time subject to a more detailed environmental review to determine the extent of needed remediation.

11. **Lag in EAV.** "The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment area is designated."

Evidence Criteria

- For the years 2008 to 2012, the total EAV for the improved portions of the RPA has declined for four (4) out of the five (5) years (2009, 2010, 2011, & 2012) and has lagged behind the Consumer Price Index for All Urban Consumers for four (4) out of the five (5) years (2009, 2010, 2011, & 2012).

Table 7: Comparison of Change in the Improved Portion of the RPA's Equalized Assessed Value (EAV) and the Consumer Price Index (CPI)

Year	Improved TIF EAV	Improved EAV Percent Change	CPI (Avg. Annual)	CPI (Avg. Annual) Percent Change
2007	$ 17,249,743		207.342	
2008	$ 18,486,487	7.17%	215.303	3.84%
2009	$ 18,076,202	-2.22%	214.537	-0.36%
2010	$ 17,169,714	-5.01%	218.056	1.64%
2011	$ 16,488,772	-3.97%	224.939	3.16%
2012	$ 16,239,513	-1.51%	229.594	2.07%

Sources: Wauconda Township Assessor, February & June 2013;
Consumer Price Index (CPI) for All Urban Consumers (Annual Average) U.S. Department of Labor, Bureau of Labor and Statistics.
Note: The improved portions include: 1) Eight previous PINs which were changed due to resubdivision/consolidation (09-26-300-058, 09-26-300-059, 09-35-100-003, 09-35-100-004, 09-26-422-001, 09-26-300-061, 09-26-300-062, & 09-35-100-023). 2) Four parcels which had improvements through 2012, but that will be rated as vacant in 2013 assessments (09-27-402-010, 09-26-400-038, 09-26-200-039, & 09-35-200-048). 3) One parcel that was previously improved through 2010 (09-35-200-027).
Prepared by Rolf C. Campbell and Associates, September 2013

Findings

This factor is representative of the improved portions as a whole, and thus, it is found in Sections 1 through 9. The Lag in EAV criterion is found to be present to a major extent in Sections 1 through 9.

Other Improved Area Blighting and Conservation Area Criteria Evaluated

The presence of all other blighted improved and conservation area criteria, which included:

- Illegal Use of Individual Structures
- Lack of Ventilation, Light, or Sanitary Facilities

were evaluated, but these criteria did not appear to be present within the RPA to any significant extent.

UNIMPROVED AREA CRITERIA

(Sections 10- 13)

The following section reviews the blighted unimproved criteria for Sections 4 and 5 of the RPA.

Multiple Requirement Criteria

1. **Obsolete Platting of Vacant Land.** "that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities."

   Evidence Criteria

   - In Section 10, one parcel (PIN 09-26-300-055) does not have access frontage to any publicly dedicated right-of-ways and thus, are limited from development in a manner compatible with contemporary standards and requirements. Provisions could only be provided through dedications across adjacent parcels.

   - In Section 10, three parcels (PINs 09-35-100-026, 09-35-100-027, & 09-26-300-081) are significantly limited from safe and efficient access up to contemporary standards and requirements of design for their development due to the design of U.S. Hwy. 12, a limited access, high speed divided semi-grade separated highway in this area. Presently, these lots would only be accessible by one-way south bound traffic.

   - In Section 11, three parcels (PINs 09-35-200-027, 09-35-200-030, & 09-35-200-069) are significantly limited from safe and efficient access up to contemporary standards and requirements of design for their development due to the design of U.S. Hwy. 12, a limited access, high speed divided semi-grade separated highway in this area. Presently, these lots would only be accessible by one-way south bound traffic.

   - In Section 12, three (3) parcels (PINs 09-26-313-002, 09-35-200-006 & 09-35-200-046) do not have access frontage to any publicly dedicated right-of-ways and thus, are limited from development in a manner compatible with contemporary standards and requirements. Provisions could only be provided through dedications across adjacent parcels, particularly through the two vacant lots to the north (09-26-400-038 and 09-26-400-039).

- In Section 12, two (2) parcels (PINs 09-35-100-015 & 09-35-112-001) are significantly limited from safe and efficient access up to contemporary standards and requirements of design for their development due to the design of U.S. Hwy. 12, a limited access, high speed divided semi-grade separated highway in this area. Presently, these lots would only be accessible by one-way north bound traffic

- In Section 13, four (4) parcels (PINs 09-35-200-010, 09-35-200-011, 09-35-202-004, 09-35-202-005) do not have access frontage to any publicly dedicated right-of-ways and thus, are limited from development in a manner compatible with contemporary standards and requirements. Provisions could only be provided through dedications across adjacent parcels.

- In Section 13, one parcel (PIN 09-35-200-031) is significantly limited from safe and efficient access up to contemporary standards and requirements of design for their development due to the design of U.S. Hwy. 12, a limited access, high speed divided semi-grade separated highway in this area and Barrington Road which becomes grade separated as a bridge over U.S Hwy. 12 in this area. Potential access to this parcel could potentially be provided through the adjacent lot to the north (PIN 09-35-200-031).

- In Section 10, the following parcel is substandard with respect to their underlying zoning district standards for development:

    - PIN 09-26-300-081 is under 10,000 square feet (approximately 3,000 square feet). This lot is zoned GB which has a minimum lot area standard of 10,000 square feet for permitted uses with community sewers.

- In Section 13, the following parcels are substandard with respect to their underlying zoning district standards for development:

    - PIN 09-35-200-011 is under 40,000 square feet (approximately 33,000 square feet). This lot is zoned LI which has a minimum lot area standard of 40,000 square feet for permitted uses.

    - PINs 09-35-202-004 and 09-35-202-005 are both under 40,000 square feet in area (approximately 16,000 and 20,000 square feet, respectively). These lots are zoned R-1 which has a minimum lot area standard of 40,000 square feet for most permitted uses.

- PIN 09-35-200-058 is a long narrow parcel that is just under ten feet wide and only approximately 2,800 square feet in area. This lot is zoned R-1 which has a minimum lot width standard of 190 feet and minimum lot area standard of 40,000 square feet for most permitted uses. Thus, this lot is substandard for development.

Findings

Due to the platting conditions in Sections 10, 11, 12, and 13, seventeen (17) parcels either do not have frontage access to a publicly dedicated R.O.W. or lack the ability to have proper safe and efficient access and five (5) parcels are substandard with respect to underlying zoning requirements for development. The Obsolete Platting of Vacant Land Criterion is found to be present to a major extent.

2. **Diversity of Ownership.** "Diversity of ownership of vacant land sufficient in number to retard or impede the ability to assemble the land for development."

Evidence Criteria

- In Section 10 and 13, PINs 09-26-300-081, 09-35-200-011, 09-35-202-004, 09-35-202-005, and 09-35-200-058, which are substandard with respect to lot standards for their underlying zoning districts, each have a different owner, as well as having different owners than adjacent vacant and improved parcels. This diversity of ownership presents an impediment to lot consolidation for these lots to be developed in a conforming manner. One parcel (PIN 09-26-300-081) represents twenty percent (20%) of the parcels n Section 10. Four (4) parcels (PINs 09-35-200-011, 09-35-202-004, 09-35-202-005, and 09-35-200-058) represent fifty percent (50%) of the parcels in Section 13.

Findings

As exhibited by the evidence, the Diversity of Ownership criterion is present to a minor extent in Section 10 and to a major extent in Section 13.

3. **Deterioration of Adjacent Structures or Site Improvements.** "Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land."

Evidence Criteria

- As outlined in the Deterioration criterion for improved property, Sections 1 through 9 exhibited signs of buildings, site improvements, or public improvements suffering blighting deterioration conditions. These Sections 1 through 9 form the border areas for Sections 10, 11, 12 and 13. As such, deterioration of adjacent improvements is present.

Findings

The Deterioration of Adjacent Improvements is present to a major extent in Sections 10, 11, 12 and 13.

4. **Lag in EAV.** "The total equalized assessed value of the proposed redevelopment area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated."

Evidence Criteria

- For the years 2008 to 2012, the total EAV for the vacant portions of the RPA has declined for four (4) out the five (5) years (2008, 2010, 2011, & 2012) and has lagged behind the Consumer Price Index for All Urban Consumers for four (4) out of five (5) years (2008, 2010, 2011, & 2012).

Table 8: Comparison of Change in Unimproved Portion of the RPA's Equalized Assessed Value (EAV) and the Consumer Price Index (CPI)

Year	Unimproved EAV	Unimproved EAV Percent Change	CPI (Avg. Annual)	CPI (Avg. Annual) Percent Change
2007	$554,596		207.342	
2008	$548,416	-1.11%	215.303	3.84%
2009	$732,014	33,48%	214.537	-0.36%
2010	$672,384	-8.15%	218.056	1.64%
2011	$652,867	-2.90%	224.939	3.16%
2012	$644,136	-1.34%	229.594	2.07%

Sources: Wauconda Township Assessor, February & June 2013;
Consumer Price Index (CPI) for All Urban Consumers (Annual Average) U.S. Department of Labor, Bureau of Labor and Statistics.

Prepared by Rolf C. Campbell and Associates, September 2013

Findings

This factor is representative of the vacant portions as a whole, and thus, it is found in Sections 10, 11, 12 and 13. The Lag in EAV criterion is found to be present to a major extent.

Single Requirement Criteria

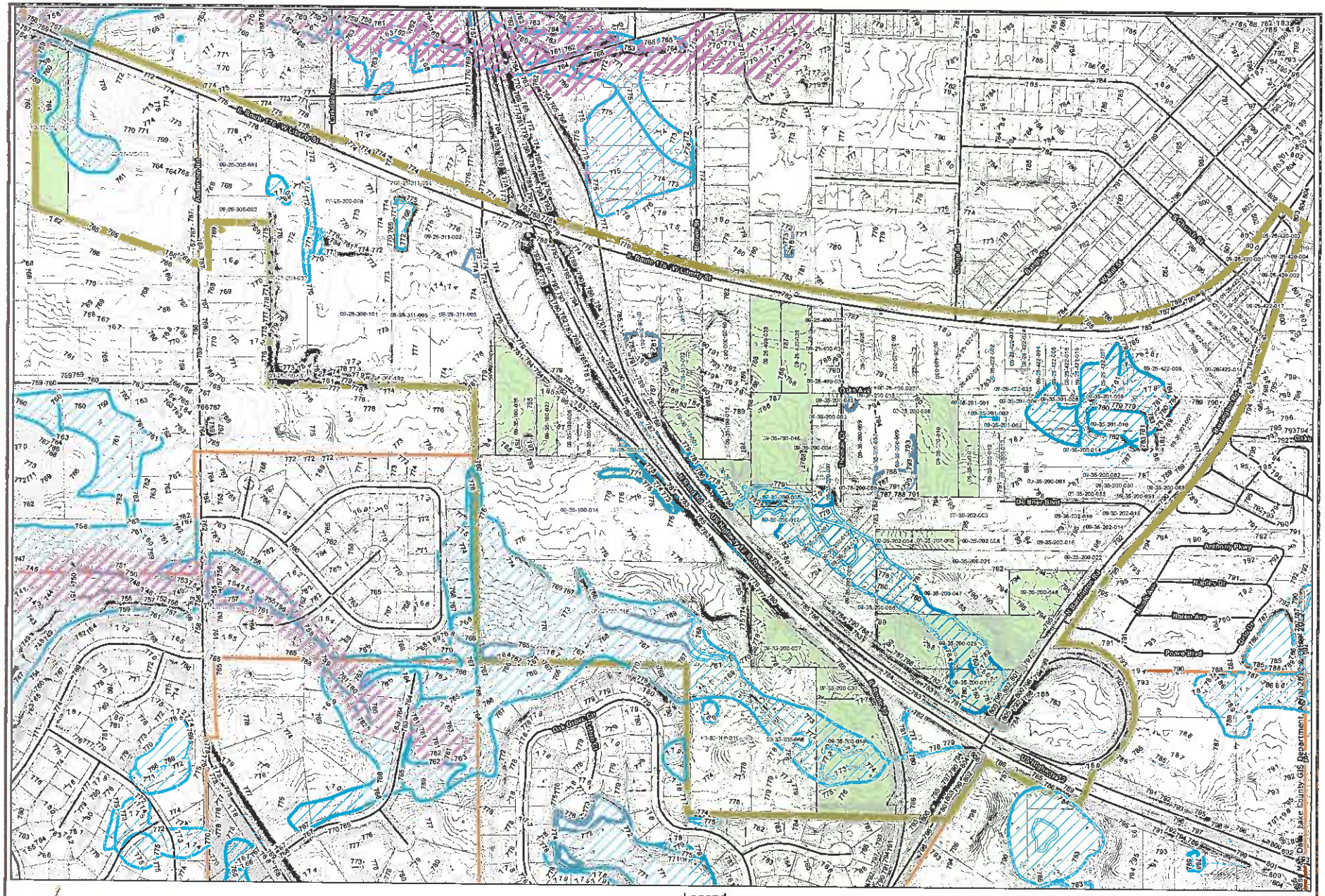
1. **Flooding.** "The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding."

   Evidence Criteria

   - As determined by a review of the Village Engineer (Appendix B), the following parcels are subject to adverse drainage patterns that need to be addressed through improvements in order to accommodate development:
     - In Section 10, PINs 09-26-300-081 & 09-27-402-010;
     - In Section 11, PINs 09-35-200-030 & 09-35-200-069;
     - In Section 12, PINs 09-35-200-006 and 09-35-100-015; and
     - In Section 13, PINs 09-35-200-028, 09-35-200-031, 09-35-200-058, and 09-35-202-004.

   Findings

   The Flooding criterion is found to be present to a major extent for the listed PINs.



Eligibility Study - RPA 1: Triangle Area

FIGURE 5: ENVIRONMENTAL CONSIDERATIONS MAP

Other Unimproved Area Blighting Criteria Evaluated

The presence of all other blighted unimproved area criteria, which included:

- Environmental Hazard Costs
- Tax Delinquencies
- Unused Quarries and Mines
- Unused Rail Structures
- Disposal Sites
- Town or Village Center Designation
- Previously Qualifying as Blighted Improved

was evaluated, but these criteria did not appear to be present within the RPA to a significant extent.

VI. DISTRIBUTION OF ELIGIBILTY CRITERIA

All of the criteria that were present were distributed reasonably throughout the RPA. Table 9 and Figure 6 on the following pages illustrate the presence and extent of each criterion.

IMPROVED SECTIONS (1 - 9):

In **Section 1**, Deterioration, Presence of Structures Below Minimum Code Standards, Excessive Vacancies, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. In addition, Dilapidation and Obsolescence were present to a minor extent.

In **Section 2**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. In addition, Dilapidation and Obsolescence were present to a minor extent.

In **Section 3**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. In addition, Obsolescence and Environmental Clean Up was present to a minor extent.

In **Section 4**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. Dilapidation and Environmental Clean Up were present to a minor extent.

In **Section 5**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. Dilapidation and Environmental Clean Up were present to a minor extent.

In **Section 6**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. Obsolescence was present to a minor extent.

In **Section 7**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent.

In **Section 8**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. Dilapidation was present to a minor extent.

In **Section 9**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. Dilapidation was present to a minor extent.

UNIMPROVED SECTIONS (10 & 13):

In **Section 10**, Obsolete Platting of Vacant Land, Deterioration of Adjacent Structures of Site Improvements, Lag in EAV, and Flooding were present to a major extent. Diversity of Ownership was present to a minor extent.

In **Section 11**, Obsolete Platting of Vacant Land, Deterioration of Adjacent Structures of Site Improvements, Lag in EAV, and Flooding were present to a major extent.

In **Section 12**, Obsolete Platting of Vacant Land, Deterioration of Adjacent Structures of Site Improvements, Lag in EAV, and Flooding were present to a major extent.

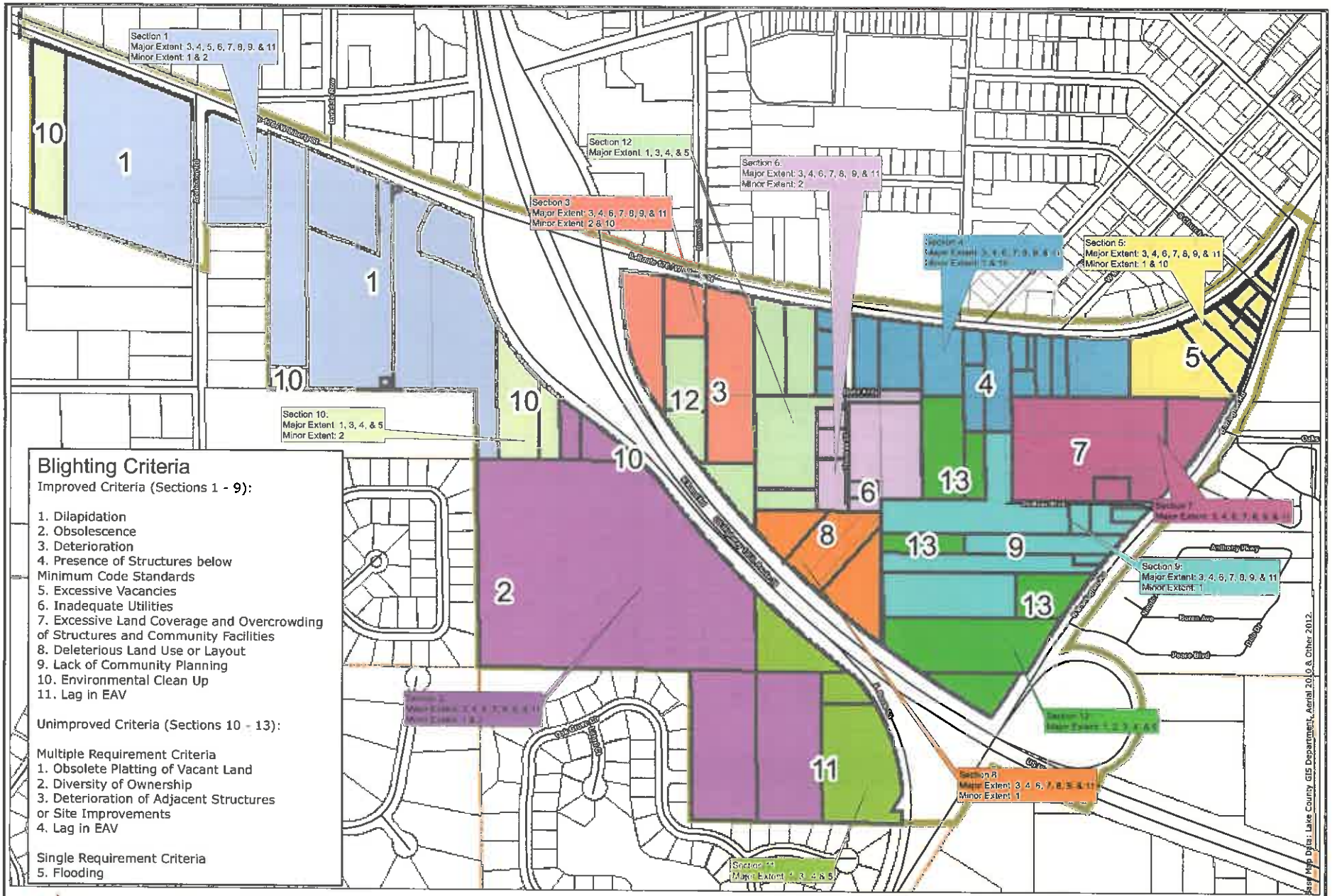
In **Section 13**, Obsolete Platting of Vacant Land, Diversity of Ownership, Deterioration of Adjacent Structures of Site Improvements, Lag in EAV, and Flooding were present to a major extent.

Table 9: Distribution of Eligibility Criteria by Study Area Sections

	Improved Sections									Unimproved Sections			
Criteria	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**
Improved Criteria													
Dilapidation	□	□		□	□			□	□				
Obsolescence	□	□	□			□							
Deterioration	■	■	■	■	■	■	■	■	■				
Presence of Structures below Minimum Code Standards	■	■	■	■	■	■	■	■	■				
Excessive Vacancies	■												
Inadequate Utilities	■	■	■	■	■	■	■	■	■				
Excessive Land Coverage and Overcrowding of Structures and Community Facilities	■	■	■	■	■	■	■	■	■				
Deleterious Land Use or Layout	■	■	■	■	■	■	■	■	■				
Lack of Community Planning	■	■	■	■	■	■	■	■	■				
Environmental Clean Up			□	□	□								
Lag in EAV	■	■	■	■	■	■	■	■	■				
Unimproved Criteria													
Obsolete Platting of Vacant Land										■	■	■	■
Diversity of Ownership										□			■
Deterioration of Adjacent Structures or Site Improvements										■	■	■	■
Lag in EAV										■	■	■	■
Flooding										■	■	■	■

□ : Present to a Minor Extent ■ : Present to a Major Extent

Prepared by Rolf C. Campbell and Associates, Inc., November 2013



Wauconda

Eligibility Study - RPA 1: Triangle Area

FIGURE 6: DISTRIBUTION OF ELIGIBILITY CRITERIA MAP

Legend
- Village Boundary
- Redevelopment Project Area Boundary
- Study Area Section
- Zoning Lot Boundary
- Parcel (PIN) Boundary

Date: 11/01/13
1":600'
0 300 600 Feet

ROLF C. CAMPBELL & ASSOCIATES

VII. SUMMARY OF ELIGIBILTY FINDINGS

For both improved and unimproved parcels, the RPA meets or exceeds the minimum requirements of blight. Since over fifty percent (50%) of the structures are thirty-five (35) years old or older, the improved portions of the RPA qualify for consideration as a conservation area. The improved parcels qualify as being blighted improved land and a conservation area by exhibiting eleven (11) out of the thirteen (13) eligibility criteria. This level meets and exceeds the minimum number of three (3) criteria for a conservation area and this level also meets and exceeds the minimum number of five (5) blighting criteria for a blighted improved redevelopment project area. The unimproved parcels evaluated qualify as being blighted by exhibiting five (5) of the twelve (12) criteria. Four (4) of the multiple requirement criteria and one (1) of the single requirement criteria were present in the unimproved parcels. This level meets and exceeds the minimum number of two (2) multiple requirement blight criteria or one (1) single requirement blight criteria. The qualifying criteria for both improved and unimproved areas of the RPA were generally found to be reasonably distributed throughout the RPA. In sum, the quantity and distribution of improved and unimproved blighting criteria qualifies the RPA as a whole as eligible for consideration for a TIF District.

The following Improved Criteria were identified as being present throughout sections of the improved land:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures below Minimum Code Standards
5. Excessive Vacancies
6. Inadequate Utilities
7. Excessive Land Coverage and Overcrowding of Structures and Community Facilities
8. Deleterious Land Use or Layout
9. Lack of Community Planning
10. Environmental Clean Up
11. Lag in EAV

The following Unimproved Criteria were identified as being present throughout some sections of the unimproved land:

Multiple Requirement Criteria

1. Obsolete Platting of Vacant Land
2. Diversity of Ownership
3. Deterioration of Adjacent Structures or Site Improvements
4. Lag in EAV

Single Requirement Criteria

1. Flooding

VIII. CONCLUSION

As exhibited by the findings of this Study, the proposed RPA meets the necessary eligibility criteria to qualify according to Illinois State Statues to be considered for designation as a TIF District. The area suffers from criteria that would significantly impede development or redevelopment from occurring. As such, the Village's contemplated TIF District designation for each Section and the RPA as a whole is consistent with the intent of the Tax Increment Allocation Redevelopment Act.

IX. Appendix C - A: Source Documents

1. Wauconda Township Assessor Records; February & June 2013 (Current).
2. Lake County Assessor Records; February & June 2013 (Current).
3. Lake County GIS/Mapping Division Data, Records, & Aerial Photography (1974 & 2010); February 2013 (Current).
4. Village of Wauconda Environmental Quality Department Records; February 2013 (Current).
5. Village of Wauconda Building Department Records ; February & June 2013 (Current).
6. Village of Wauconda Police Department Records ; February & June 2013 (Current).
7. Wauconda Fire Protection District Records; February & June 2013 (Current).
8. Village Engineer Report, Rezek, Henry, Meisenheimer, and Gende, Inc.; March 21, 2013.
9. Field Review and Visual Inspection Survey, Rolf C. Campbell & Associates; March 8, 2013 & June 17, 2013.
10. Comprehensive Plan, Village of Wauconda; 1967, 1989, 1996, 2002, 2007 & 2012.
11. Illinois Environmental Protection Agency Leaking Underground Storage Tank Incident Tracking Database (http://epadata.epa.state.il.us/land/ust/); February 2013 (Current).
12. Zoning Ordinance, Village of Wauconda, (Current).
13. Subdivision Ordinance, Village of Wauconda, (Current).
14. Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended), (Current).

X. Appendix C - B: Village Engineer Report

RHMG ENGINEERS, INC.

www.rhmg.com

975 Campus Drive, Mundelein, IL 60060
847.362.5959 | Fax 847.362.0864

535 Tollgate Road, Suite F, Elgin, IL 60123
847.742.5959 | Fax 847.742.0863

June 27, 2013

Mr. Chris Miller
Director of Planning & Zoning
Village of Wauconda
101 North Main Street
Wauconda, IL 60084

Re: Wauconda Triangle TIF District
Environmental Considerations of Parcels
Project No. 21319045

Dear Mr. Miller:

We have reviewed the parcels as identified on the revised Environmental Considerations Map prepared by Rolf C. Campbell and Associates and have identified areas of drainage and wetlands which may adversely impact development of the vacant parcels and redevelopment of the improved parcels. We have also examined the size and locations of the existing sanitary sewers, watermains and storm sewers for their capacity to provide service to the area if it were to be developed.

There is one small area of mapped FEMA floodplains at the northwest corner of the proposed TIF district on the south side of Liberty Street, which is approximately 0.13 acres. Additional study will be required in order to determine the extent to which this floodplain may impact development. However, based on a site investigation and using the latest Lake County GIS maps (see enclosed copies), two drainage swales and wetland areas were identified on portions of the parcels. These areas will adversely affect the development/redevelopment of each lot as the existing drainage patterns and wetland areas will need to be maintained.

These areas are identified on Exhibit A. Table A includes the vacant parcels and Table B includes the improved parcels, by parcel number, with the wetland and flood of record areas and percentages of each lot. Table C includes the parcel with the FEMA mapped floodplain. Exhibit B contains photographs of the above mentioned areas.

The existing sanitary sewers, watermains and storm sewers throughout the proposed TIF district were installed incrementally to serve the individual parcels as they were developed. They are currently below typical standards required to develop the entire district area. A master plan would need to be prepared to determine the location and size of the utilities required to properly serve the developed/redeveloped district area.

Please contact me if you have any questions or with to discuss this further in more detail.

Sincerely yours,

REZEK, HENRY, MEISENHEIMER AND GENDE, INC.

William R. Rickert, P.E., BCEE, CFM
President

Enclosures

WRR/DPS

cc: Jeramiah Yeksavich, Rolf C. Campbell & Associates

EXHIBIT A

Village of Wauconda
TIF District

TABLE A Vacant Parcels which contain Wetlands and Drainage concerns					
	Area	Wetland		Flood of Record	
Parcel ID	(Acre)	Acre	%	(Acre)	%
0935100015	1.02	0.08	7.8%	0.00	0.0%
0935200006	0.71	0.24	33.8%	0.39	54.9%
0935200028	4.34	1.07	24.7%	0.12	2.8%
0935200030	1.00	0.00	0.0%	0.30	30.0%
0935200031	1.14	0.90	78.9%	0.50	43.9%
0935200058	0.07	0.03	42.9%	0.02	28.6%
0935200069	4.44	1.77	39.9%	1.92	43.2%
0935202004	0.36	0.01	2.8%	0.00	0.0%
0927402010	2.78	0.56	20.4%	0.35	12.7%
0926300081	2.43	0.02	0.8%	0.00	0.0%

TABLE B Improved Parcels which contain Wetlands and Drainage concerns					
	Area	Wetland		Flood of Record	
Parcel ID	(Acre)	Acre	%	(Acre)	%
0926300033	4.05	0.06	1.5%	0.00	0.0%
0926300098	0.07	0.02	28.6%	0.00	0.0%
0926300101	7.05	0.13	1.8%	0.00	0.0%
0926422007	1.28	0.21	16.4%	0.05	3.9%
0926422008	2.75	0.56	20.4%	0.35	12.7%
0927402011	11.00	1.32	12.0%	1.27	11.5%
0935100014	11.00	1.07	9.7%	0.00	0.0%
0935100016	14.75	9.77	66.2%	4.21	28.5%
0935100019	5.00	1.22	24.4%	0.20	4.0%
0935200014	2.98	0.60	20.1%	0.20	6.7%
0935200017	1.31	0.62	47.3%	0.20	15.3%
0935200021	2.27	0.15	6.6%	0.09	4.0%
0935200047	3.16	0.90	28.5%	0.38	12.0%
0935200068	5.13	1.65	32.2%	1.74	33.9%
0935201009	0.08	0.08	100.0%	0.06	75.0%
0935201010	2.25	1.28	56.9%	0.08	3.6%
0935202001	1.08	0.61	56.5%	0.58	53.7%
0935202003	1.95	0.80	41.0%	0.89	45.6%
0935202012	0.72	0.30	41.7%	0.33	45.8%
0935202013	0.38	0.17	44.7%	0.21	55.3%

TABLE C Vacant Parcels which contain FEMA mapped floodplain			
	Area	Floodplain	
Parcel ID	(Acre)	Acre	%
0927402010	2.78	0.13	4.7%

Notes:
Wetland areas are based on the Lake County GIS data and are classified as Isolated Wetlands of Lake County.
Flood of record based on Lake County GIS and based on USGS Hydraulic Atlas HA-207

Parcel 0835200031-Storm discharge from Barrington Rd.

Parcel 0835200031-Looking north from SE corner of property across wetland area

Parcel -0935200028-Looking north across wetland area

Parcel -0935200028-Looking south from north lot line

Parcel -0935200047-Looking east from the west property line

Parcel -093510015-Looking southwest from east lot line

Parcel 0635200006-Looking west from east property line.

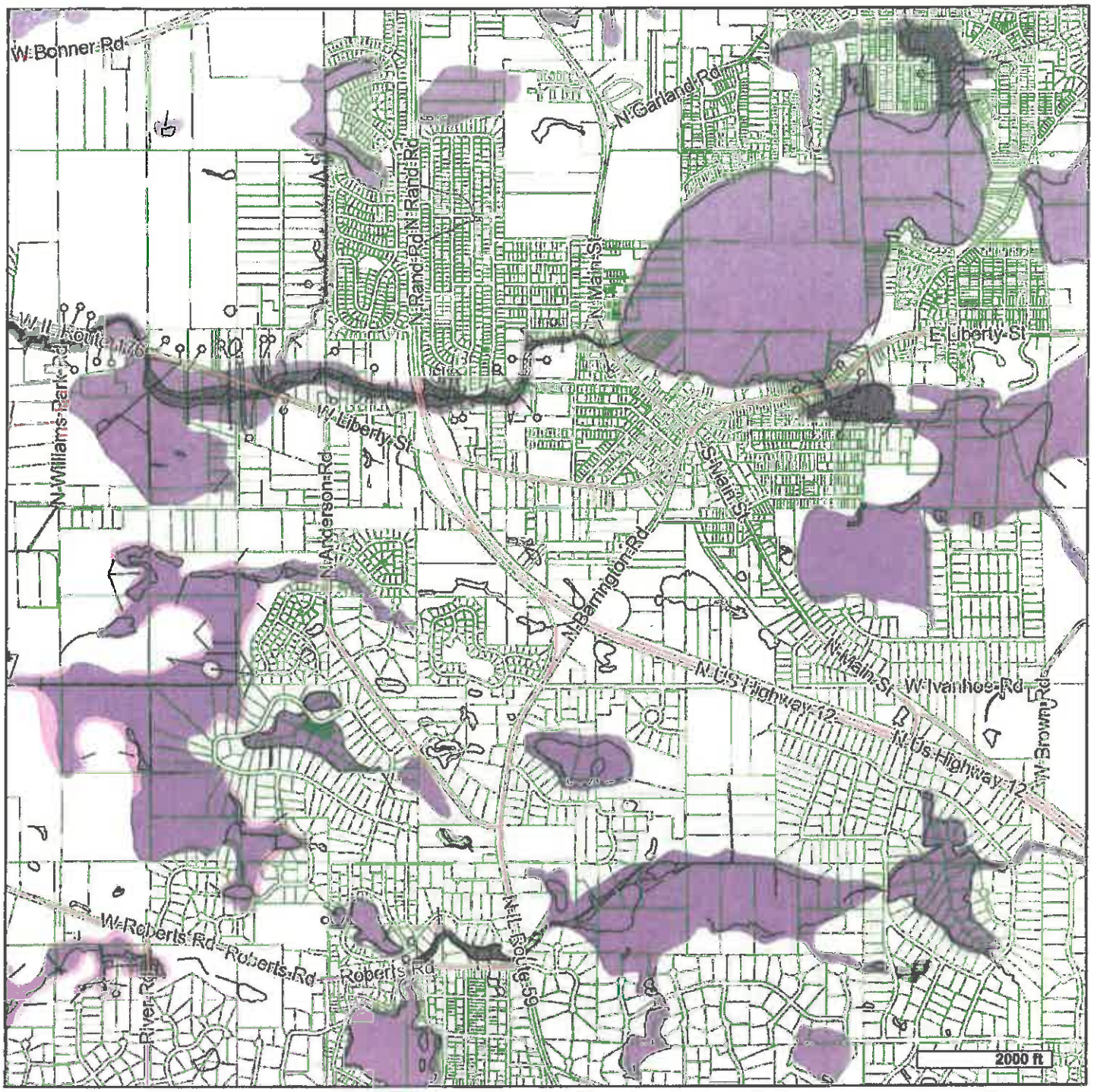
Parcel 0635200006-Looking east from west property line.

Parcel 0935200069-Looking west from east property line

Parcel 0927402011 Looking north from center of parcel

Parcel 0935200069-outlet of drainage swale onto parcel from east at IL 59 ramp

Locations of Mapped FEMA Floodplains in Lake County, Illinois



LakeCounty
Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 06/26/2013

N

FEMA FIRM Panel(s)

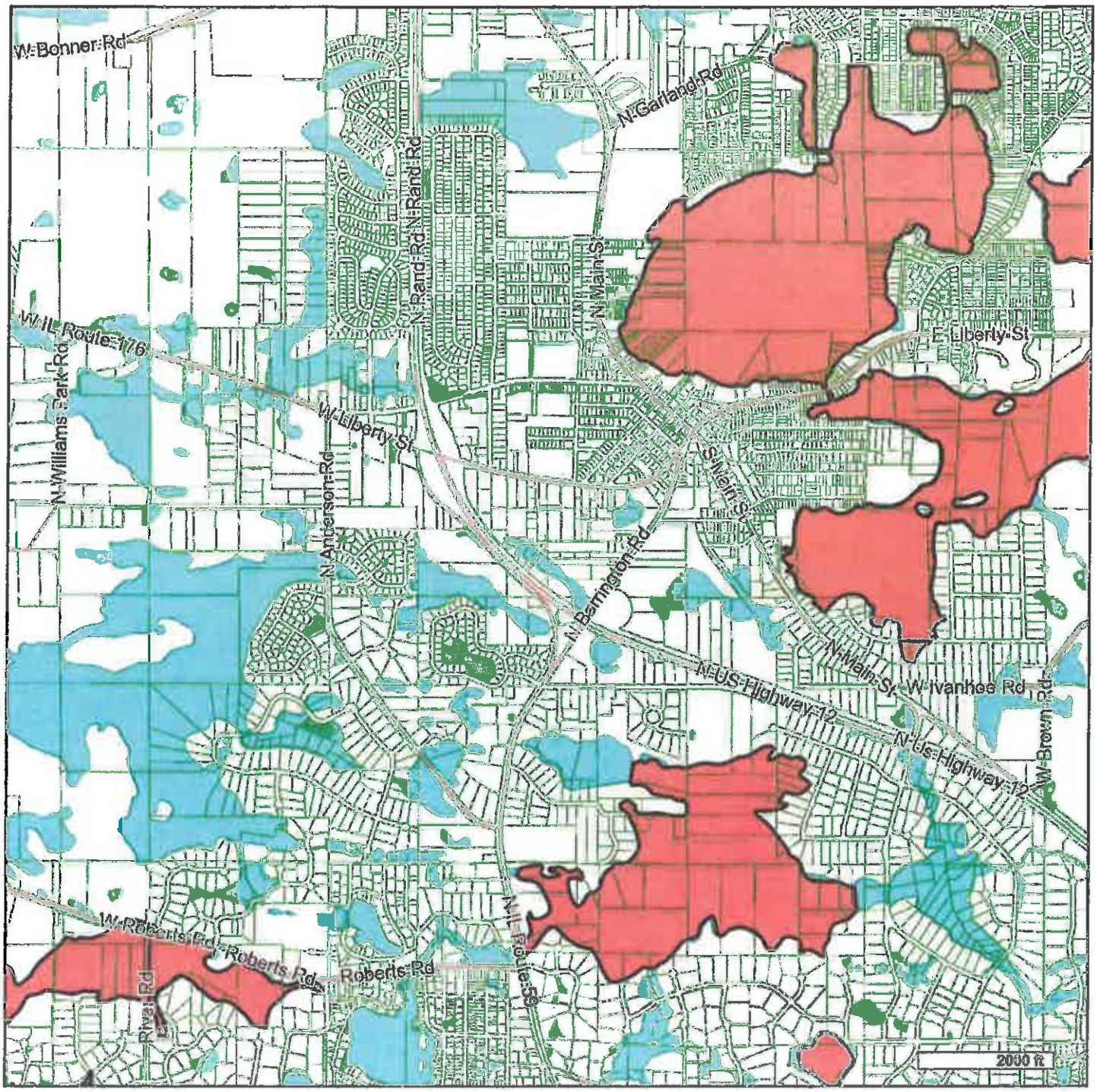
FEMA Community

- Floodway
- Zone X
- SFHA - 100 Yr Flood
- Zone X - 500 Yr Flood
- Zones A, AE and AH
- Major Roads
- Parcels
- Railroads

Disclaimer

The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color

Locations of Mapped Wetlands in Lake County, Illinois



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N

- ADID Wetlands
- Major Roads
- Parcels
- Railroads
- Wetlands

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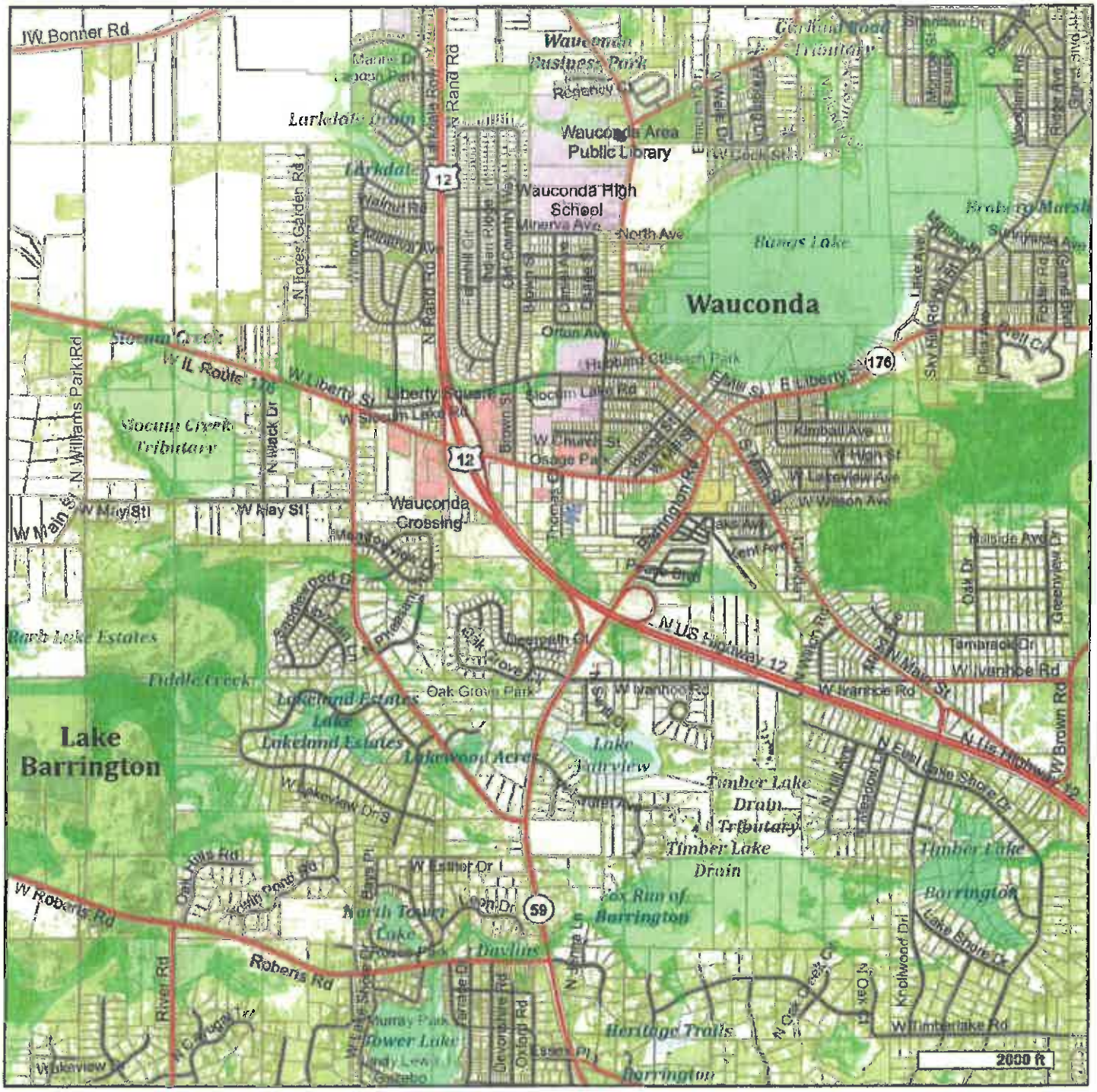
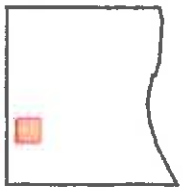
Lake County, Illinois





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N

- 2011 Buildings
- Lake County Border
- Water
- Municipalities
- Tax Parcels
- Trails
- USGS Flood of Record

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