

**Recommendation Report of the Joint Review Board
Regarding the TIF Redevelopment Plan and Project
For the Wauconda Redevelopment Project Area #1: Triangle Area**

The Joint Review Board (the "JRB") has been established to consider the Redevelopment Plan, dated September 3, 2013, (the "Plan") for the Wauconda Redevelopment Project Area #1: Triangle Area (the "RPA"). The submitted Plan also contains an Eligibility Study and Housing Impact Study that documents the conditions in the RPA that causes it to qualify under the Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) (the "Act"). On September 25, 2013 and October 9, 2013, the JRB convened at the Wauconda Village Hall to review the Plan and other documents as required under the Act.

The JRB recommends approval of the Plan with certain recommended minor revisions to the Village President and Village Board of the Village of Wauconda under the provisions of the Act. The JRB recommendation is made based on the following report findings:

1. The RPA qualifies under the definition of "blighted area" and "conservation area" for improved properties and "blighted area" for unimproved properties. As documented in the Plan, more than fifty percent of the buildings in the area are over 35 years of age in the RPA, and the improved parcels in the RPA exhibit 11 of 13 possible qualifying improved area blighting factors and conservation area blighting factors, which exceeds the minimum of 5 and 3 factors required under the Act, respectively. The unimproved parcels in the RPA exhibit 4 of 6 possible multiple requirement unimproved area blighting factors, which exceeds the minimum of 2 factors required under the Act, and 1 of a possible of 6 single requirement unimproved area blighting factors under the Act. The blighting factors for each category are found to be reasonably distributed.
2. The Plan sets forth in writing the program to be undertaken including the appropriate documentation on estimated redevelopment project costs, satisfactory evidence that the RPA, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan.
3. The implementation of the Plan will satisfy the objectives of the Act by removing the conditions of blight and conditions that may lead to blight through the implementation of the Redevelopment Plan, and thereby enhance the tax bases of the taxing districts that extend into the RPA.
4. The Village Board note all the considerations and concerns raised by the JRB during its deliberations.

MOTION MADE BY DAVE DATO AND SECONDED BY NANCY BURTON TO FORWARD THE ABOVE REPORT FINDINGS OF THE JOINT REVIEW BOARD TO THE VILLAGE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF WAUCONDA, ILLINOIS:

Taxing District:	Representative:	Yea	Nay	Abstain	Absent
Public Member	Laurel DeBoer	X			
College of Lake County #532	Not Represented				X
County of Lake	Not Represented				X
Lake County Forest Preserve District	Not Represented				X
Township of Wauconda	Stephanie Maioriello			X	
Village of Wauconda	Chris Miller	X			
Wauconda Community Unit School District # 118	Dr. Daniel Coles			X	
Wauconda Fire Protection District	Chief Dave Dato	X			
Wauconda Library District	Not Represented				X
Wauconda Park District	Nancy Burton	X			
	Vote Tally:	4	0	2	4

Motion CARRIED 4 - 0 - 2.



 Chairperson
 Chris Miller, Village of Wauconda

October 09, 2013

 Date