Wauconda

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**Redevelopment Project Area 1: Triangle Area**

# REDEVELOPMENT PLAN

**Date: 09/03/13**

**Technical Assistance Provided By:**

ROLF C. CAMPBELL & ASSOCIATES
A MANHARD CONSULTING DIVISION

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# I. INTRODUCTION

The purpose of document is to meet the statutory requirements set forth in the Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) (the Act) for a Redevelopment Plan for the Village of Wauconda's Redevelopment Project Area #1 (RPA): Triangle Area. This Plan outlines items for the RPA concerning a summary of current conditions, development/redevelopment goals, expected tax increment growth, generalized expected expenditures over the TIF's stated lifetime, and other items stipulated by the Act. Ultimately, this Plan is meant to act as an overall general guide for the implementation and direction of the RPA.

## *A. CURRENT CONDITIONS OF THE RPA*

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. Figures 2 exhibit the current Property Identification Numbers (PINs), 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).

Figures 3 provide an illustration of the current land use pattern of the RPA which consists of both improved and unimproved properties with the distribution of development being unevenly spread 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 a small portion in

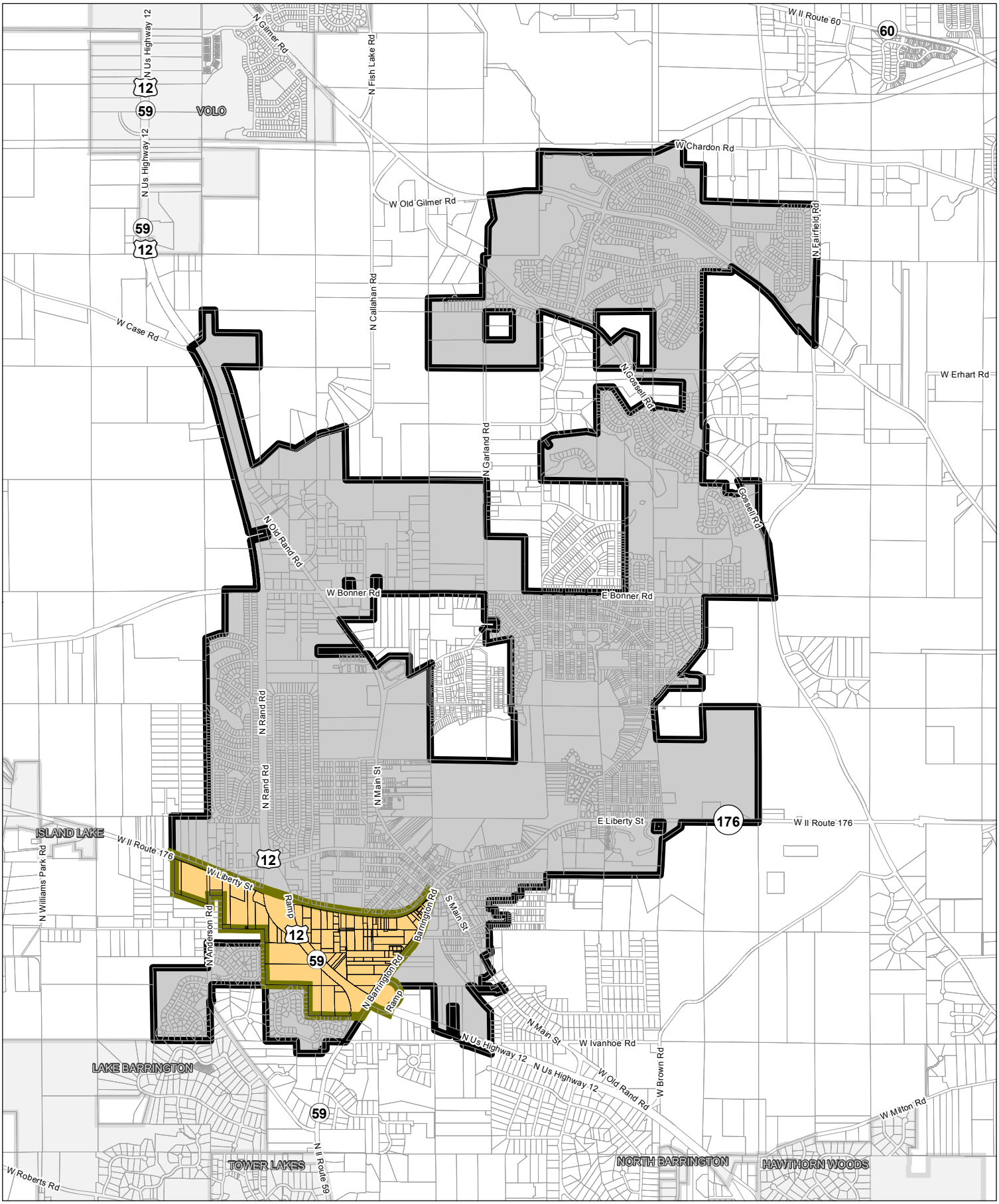
the southwest central area along the U.S. Hwy. 12 frontage. The industrial/employment uses are concentrated in the east central portion of the RPA. The residential uses are primarily located in the north east corner of the RPA and along the Barrington Road frontage. These residential uses primarily consist of the single family detached homes, but also include a few apartments and accessory dwelling units. Due to the staggered timing of the RPA's development, a number of the residential uses now have incompatible land use arrangements with adjacent more intensive commercial and industrial/employment uses due to lack of separation and/or screening buffering techniques and improvements common with contemporary development patterns.

As an area that has developed incrementally for the last 100 years primarily after the construction of U.S. Hwy 12 and its interchange with IL Route 176, the development pattern has occurred with a lack of planning and contrary to the Village of Wauconda's first Comprehensive Plan in 1967 which sought to include a centrally located east-west dedicated roadway to provide frontage access for parcels in the interior of the RPA. This pattern has left forty-two (42) tax parcels without direct frontage onto a publicly dedicate roadway, which limits the ability to develop the parcels up to modern standards for access, utility easement locations, and public sidewalk. Similarly, the development of lots has occurred below modern standards with respect to setbacks, lot coverage, and required parking spaces.

Within the RPA's stated boundary, the area consists of 116 tax parcels[1] and eighty-six (86) individual zoning lots. These land divisions contain 129 total structures of which eighty-one (81) are principal structures. Forty-two (42) of these principal structures (approximately 52% of the principal structures) are thirty-five (35) years old or older. As with most areas older developed areas, most of the RPA buildings, site improvements (parking lots, etc.), and public improvements (roadways, etc.) exhibit noticeable signs of deterioration and/or deferred maintenance.

A more complete description of the RPA and its current conditions is provided in the Eligibility Study (Appendix C).

[1] Note, the RPA contains 124 PINs: 116 assigned to tax parcels and 8 assigned for portions of dedicated R.O.W. areas.




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

Wauconda
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Legend

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

Date: 09/03/13 1":3,000'

0 1,500 3,000 Feet

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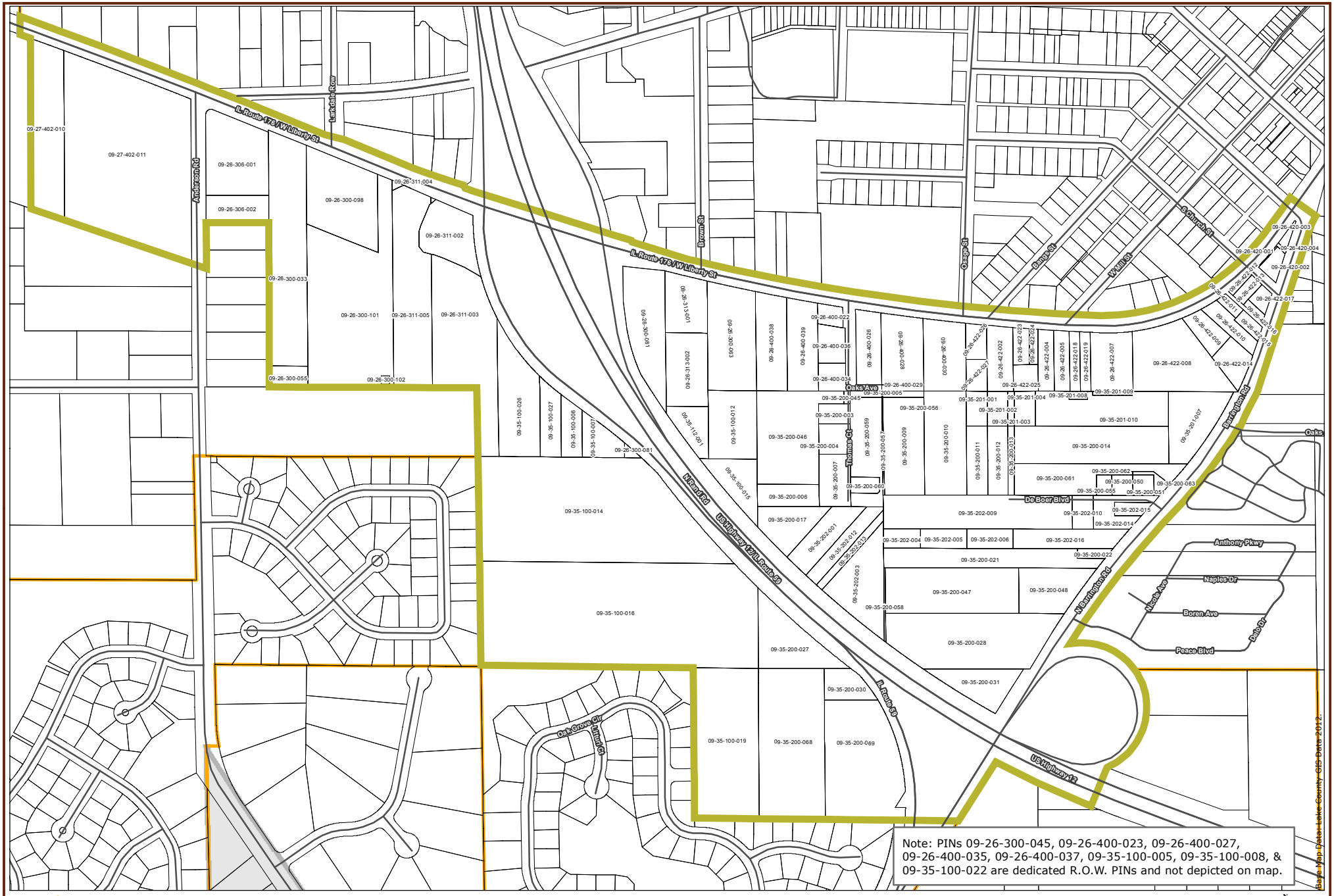
Redevelopment Study - RPA 1: Triangle Area

**Figure 1: LOCATION MAP**




Note: PINs 09-26-300-045, 09-26-400-023, 09-26-400-027, 09-26-400-035, 09-26-400-037, 09-35-100-005, 09-35-100-008, & 09-35-100-022 are dedicated R.O.W. PINs and not depicted on map.

Base Map Data: Lake County GIS Data 2012.

Wauconda
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Legend

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

Date: 09/03/13
1":600'
0 300 600 Feet

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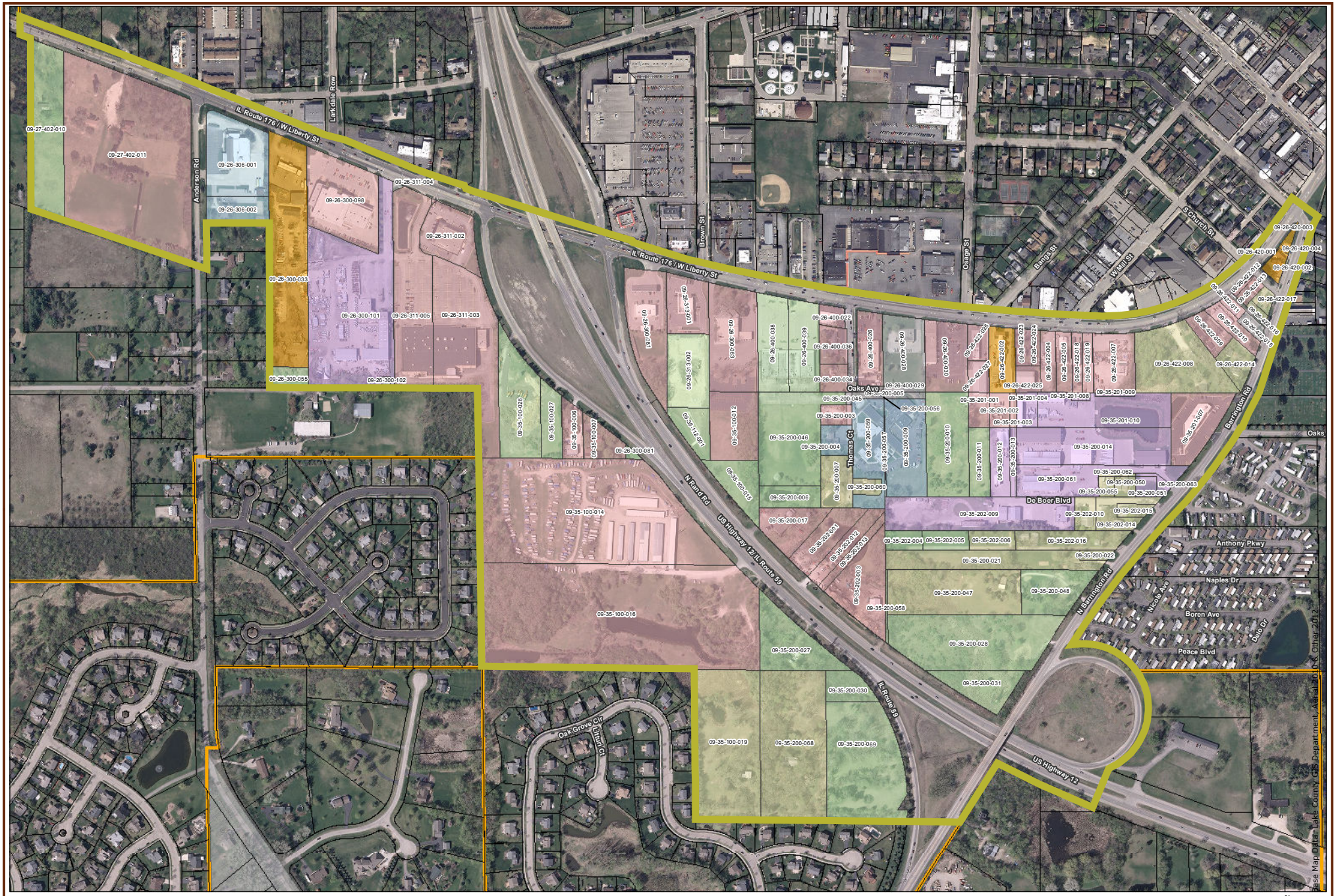
Redevelopment Plan - RPA 1: Triangle Area

# Figure 2: PIN MAP - ENTIRE RPA

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Redevelopment Plan - 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: 09/03/13

1":600'

0 300 600 Feet

N W E S

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## *B. ELIGIBILITY STUDY*

(Appendix C)

Attached as Appendix C is a separate Eligibility Study that reviewed the qualifying conditions of blight in the RPA as outlined in the Act. The following section summarizes the findings of the Eligibility Study.

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

The RPA meets the necessary eligibility criteria to qualify according to Illinois State Statues to be considered for designation as a TIF District. This area suffers from factors that would significantly impede development/redevelopment from occurring.

### *C. STATEMENT OF EVIDENCE AND CONDITIONS WITH RESPECT TO LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND POTENTIAL FOR FUTURE DEVELOPMENT AND GROWTH ('BUT FOR' TEST)*

As a condition to determine the applicability of a TIF District for the RPA, the Village has found that the area designated for the RPA has suffered from adverse factors of blight that are hindering its continued development and redevelopment. As outlined in the Eligibility Study, the RPA exhibits enough blighting conditions to meet the standards for improved blighted land and a conservation area for the improved portions and vacant blighted land for the unimproved portions of the RPA. If these conditions are not addressed and ameliorated, they represent a clear, serious threat to continue to degrade and hinder the maintenance, sustainability, and potential development and redevelopment of the improved area and to limit the development of the vacant portions.

Limited development has occurred in the RPA over the last ten (10) years. The main two exceptions have been the development of the bank facility on IL Route 176 west of its intersection with Brown Street and the small retail commercial center on Barrington Road south of its intersection with Oaks Street. Despite these developments, the improved portions of the whole RPA qualify as a conservation area due to their relative age whose blighting conditions must be addressed in order to limit and prevent further degradation of the area. Furthermore, this area has experienced continued disinvestment most significantly exhibited by the need to raise the former 480 West Liberty Street commercial building on IL Route 176 between Thomas Court on the east and Brown Street on the west. This process has removed the improved assessed value and resulting property tax revenues generated by the property. Another extreme example of blighting conditions has been the continued vacancy since approximately 2006 of the Wauconda Crossings Shopping Center former Dominick's grocery store, which at over 70,000 sq. ft. of floor area is the largest single commercial space in the RPA. This continued vacancy has contributed further to other blighting conditions in other portions of the shopping center area by not providing a draw for other stores to develop complimentary commercial linkages. Similarly, the blighting conditions for the vacant parcels have impacted them to such a degree to limit their future practical development. In their totality, the blighting conditions are of such a physical and financial scale that a comprehensive program is needed to address their reduction.

The area of the RPA, as exhibited in the Eligibility Study, has lagged in economic growth in terms of Equalized Assessed Value (EAV) over the last five years. As outlined in the table below, this lag of EAV is evidenced by the fact the total EAV has decreased for four (4) out of the last five (5) years (2009-12) and lagged behind the average annual growth rate of the Consumer Price Index for All Urban Consumers for four (4) out of the last five (5) years (2009-12). Overall, this lag in EAV is indicative of the lack of investment by the private market that has occurred within the RPA.

**Table 1: Comparison of Change in the RPA's Equalized Assessed Value (EAV) and the Consumer Price Index (CPI)**

| Year | Entire RPA EAV | Entire RPA EAV Percent Change | CPI (Avg. Annual) | CPI (Avg. Annual) Percent Change |
|---|---|---|---|---|
| 2007 | $ 17,804,339 | | 207.342 | |
| 2008 | $ 19,034,903 | 6.91% | 215.303 | 3.84% |
| 2009 | $ 18,808,216 | -1.19% | 214.537 | -0.36% |
| 2010 | $ 17,842,098 | -5.14% | 218.056 | 1.64% |
| 2011 | $ 17,141,639 | -3.93% | 224.939 | 3.16% |
| 2012 | $ 16,883,649 | -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.

*Prepared by Rolf C. Campbell and Associates, September 2013*

Based on these conditions, the Village finds that the area has not been and could not be expected to develop and redevelop solely through governmental programs and actions or through traditional private market means without the assistance of TIF District benefits and powers. Ultimately, the RPA is not likely to sustain or gain significant value in terms of public revenues and private investment money without being designated as a TIF District. To this end, the Village finds it necessary to designate the RPA as a TIF District in order to overcome the criteria of blight outlined in the Eligibility Study and assist the private market and other governmental programs in sustaining and improving the welfare of the area.

# II. REDEVELOPMENT GOALS

The RPA has suffered from a lack of overall new development and redevelopment for a number of years. It is anticipated that with the adoption of the RPA and the reinvestment of incremental dollars that the Village will be able to attract private investment in order to bring about development and redevelopment of the RPA. The following is a list of general goals that the Village wants to accomplish with the implementation of the RPA:

1) Seek to encourage new development/redevelopment of underutilized parcels.

2) Encourage development that will increase the tax base of the Village and other governmental bodies.

3) Remove the conditions of blight outlined in the Eligibility Study through encouraging and supporting the private market to make the necessary improvements to existing developments and site conditions.

4) Provide the financial means to assist the Village with improving public infrastructure and facilities. These investments could account for both current and future demands within the RPA.

5) Coordinate development/redevelopment efforts between numerous public and private interests to attempt to create an appropriate level of improvements that will support the functionality and longevity of both public and private investments and infrastructure in the area.

6) Seek to improve the aesthetic character of the Village, especially the enhancement of the commercial corridors and areas along Illinois Route 176, Barrington Road, U.S. Hwy. 12 and other roadways, through the addition of streetscape improvements, such as landscaping, decorative streetlights, street furniture, removal/relocation of unsightly overhead utility poles and wires, and other similar improvements.

7) Improve the safe and efficient access to and within the RPA through the realignment and/or reduction of curb cuts, planning and development for new roadways, additions of sidewalks and paths, and other similar improvements and actions.

8) Provide any housing, job training assistance, and other such services and programs required under the Act.

# III. REDEVELOPMENT PROGRAM AND PLAN

## *A. REDEVELOPMENT ACTIVITIES AND OBJECTIVES*

The Village will structure and implement a coordinated program with a variety of potential actions that can include land acquisition, site preparation, debris clearance, building demolition, provision of public infrastructure and improvements, and the rehabilitation of structures. These actions will occur when the Village Board has deemed them necessary to bring about the stated goals of this Redevelopment Plan.

The following is a general list of actions and attempts to be as comprehensive as possible at this time. Additions and revisions may be necessary as the redevelopment process progresses.

1. Professional and Staff Services
    a. Continue refinements of conceptual level studies relating to all, but not limited to the following: urban design and planning, engineering, architecture, landscape architecture, environmental protection and improvement, finance, accounting, and marketing with both additional Village staff positions and consultants with particular specialties.
    b. Provide assistance for supporting and expanding Village staff and officials for administrating and implementing the TIF District.

2. Master Plan and Block Plans
    a. As an initial implementation step, develop a Master Plan for the RPA that complements the adopted Village Comprehensive Plan's general recommendations for the RPA and that will provide a development pattern to unify individual blocks with details providing guidance on land uses, development densities, roadway layouts, infrastructure improvements, architectural and other development design guidelines, regulation recommendations, and other related planning elements.
    b. Develop and/or assist with the development of individual Block Plans within the unified Master Plan that provide specific guidance on land uses, development densities, infrastructure improvements, architectural and other development design guidelines, regulation recommendations, and other related planning elements.

3. Site Preparation, Clearance, Demolition, and Land Acquisition
    a. Provide assistance for assemblage of appropriate sites to make redevelopment feasible based on up-to-date codes and ordinances.
    b. Acquire land when deemed appropriate to overcome obstacles to development/redevelopment, especially for the improving and upgrading of the RPA's utilities and infrastructure.
    c. Perform necessary clearance/grading to appropriate parcels.
    d. Remove structures and improvements as deemed necessary for improving the blighting factors within the RPA.

4. Rehabilitation of Buildings
    a. Research creating new standards for buildings' appearance and construction.
    b. Provide assistance for repair of deterioration and other signs of wear, when it serves to improve the functionality and aesthetics of the RPA.

5. Electric and Related Utilities
    a. Relocate overhead wires and pole utilities so that they are in more appropriate locations above ground or, where possible with respect to functional and financial considerations, below ground.
    b. Assist with the repairing and upgrading of electrical, communication, and related utilities.

6. Water System
    a. Upgrade to contemporary standards, repair, and/or add water mains, hydrants, valves, and other such infrastructure improvements for both domestic use service levels and for increased the levels of fire protection throughout the area.

7. Sanitary Sewer
    a. Upgrade to contemporary standards, repair and/or add sanitary sewer system mains, manholes, lift stations, and other related infrastructure improvements.

8. Storm Water Management
    a. Upgrade to modern standards, repair and/or add storm sewer system mains, manholes, catch basins, retention/detention ponds, and other related infrastructure improvements.
    b. Review and implement ways to reduce any drainage or standing water issues on affected parcels and the RPA as a whole.
    c. Assist with wetland mitigation and protection to aid developments with conformance to appropriate codes and ordinances.

9. Roadways and Streetscape
    a. Upgrade to contemporary standards, repair and/or add roadways, curbs, gutters, sidewalks and other such infrastructure improvements.
    b. Review and acquire rights-of-way for public roadways.
    c. Enhance roadways with streetscape and pedestrian amenities that would include pedestrian safety/wayfinding signs, street trees, planters, benches, and other features.
    d. Coordinate and add decorative street lights into the streetscape amenities.

10. General Infrastructure and Development Improvements
    a. Review, provide, and manage any capital improvements as allowed by the Act to meet public service demands as generated by the RPA.

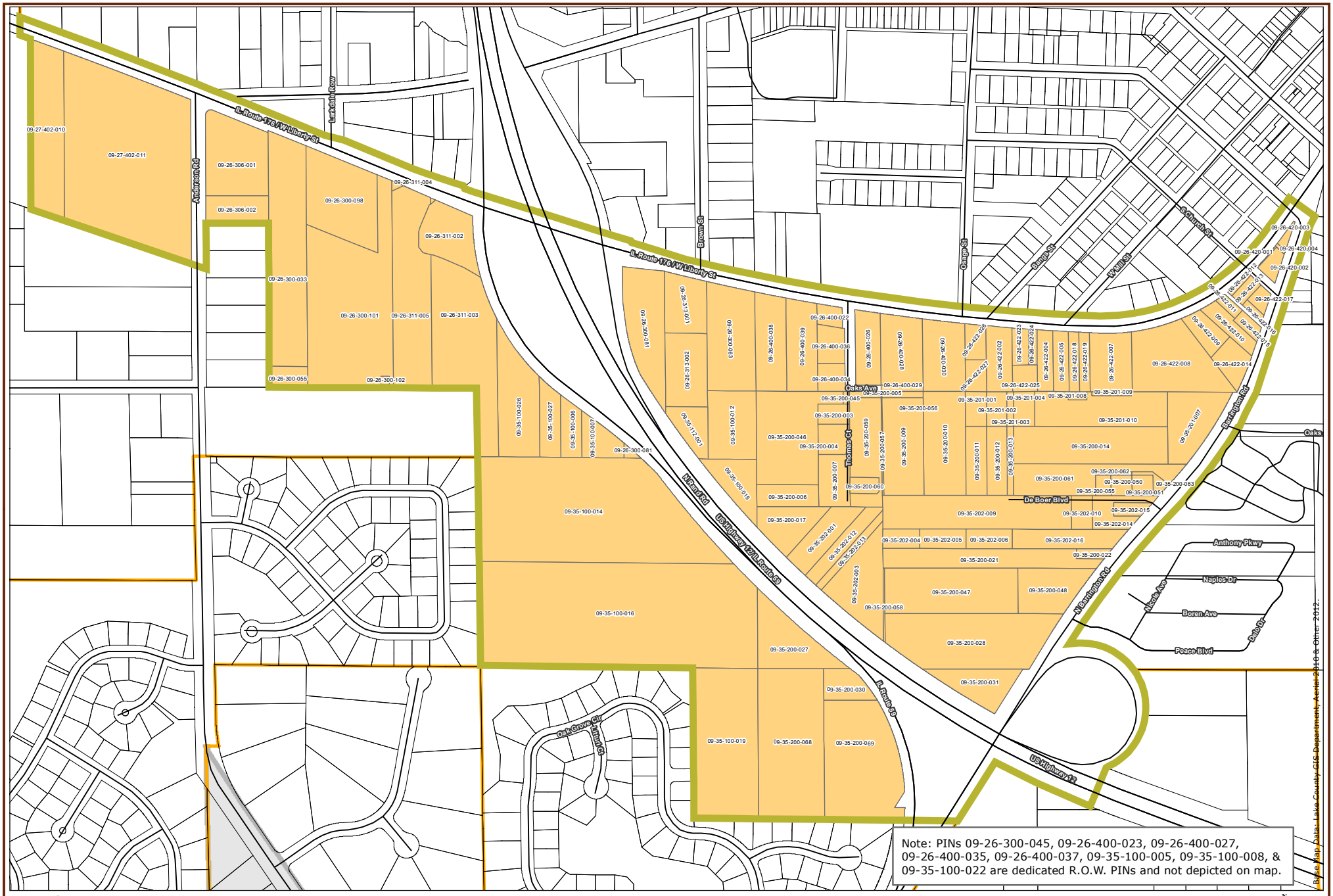
11. Housing Relocation and Job Training/Retraining Assistance:
    a. Review, provide, and manage housing relocation assistance costs and services as may required for the displacement of inhabited housing units within the RPA.
    b. Review, provide, and manage assistance cost and services as may be required for the training or retraining of workers to meet the employment needs of businesses locating within the RPA.

12. Economic Development & Marketing:
    a. Research, develop, and publish/broadcast materials associated with marketing and advertising the RPA and its redevelopment, including, but not limited to studies, brochures, fliers, and websites.

13. Other Projects & Programs:
    a. Research, develop, and finance any other projects or programs as may be permitted under the Act.

## *B. FUTURE LAND USE PLAN*

As previously discussed, existing land uses within the RPA consist of commercial, industrial, residential, institutional, mixed uses, and vacant land, which were detailed in Figure 3. The Redevelopment Plan intends the RPA to be developed in a manner that conforms to the Village Comprehensive Plan for the development as a whole as stipulated in the Act. As outlined under the Redevelopment Activities and Objectives section, an initial implementation step upon establishing the TIF District will be the creation of a detailed Master Plan that outlines the overall development plan for land uses, roadway layouts, infrastructure improvements, design standards, and associated elements. It is intended that this Master Plan will be produced in part as an amendment to the Comprehensive Plan for the area of the RPA. Following the creation of this Master Plan, more detailed plans will be developed for each block area either created by the Village or in conjunction with development interests as part of development agreements. Due to these scheduled activities, the included Figure 4: Future Land Use Map designates the entire RPA for mixed use development which conforms to the range of uses designated in the current Village Comprehensive Plan as well as providing the flexibility for the development pattern to adapt to the proposed Master Plan.




Note: PINs 09-26-300-045, 09-26-400-023, 09-26-400-027, 09-26-400-035, 09-26-400-037, 09-35-100-005, 09-35-100-008, & 09-35-100-022 are dedicated R.O.W. PINs and not depicted on map.

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

Wauconda
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Legend

- Village Boundary
- Redevelopment Project Area Boundary
- Mixed Use

Date: 09/03/13
1":600'
0 300 600 Feet

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A MANHARD CONSULTING DIVISION

Redevelopment Plan - RPA 1: Triangle Area

# FIGURE 4: FUTURE LAND USE MAP

## *C. HOUSING IMPACT STUDY AND RELOCATION ASSISTANCE*

(Appendix D)

Currently, the RPA contains approximately twenty-eight (28) permanent residence units and nine (9) non-permanent residence units (motel & health care & rehabilitation care centre) for a total of thirty-seven (37) housing units. Through the implementation of the RPA, it is anticipated that some housing units will be displaced by redevelopment. Since as, stipulated in the Act, more than ten (10) inhabited residential units are anticipated to be displaced in the RPA, the Village has completed a Housing Impact Study that meets the statutory requirements of the Act. This Housing Impact Study is attached as Appendix D of this Redevelopment Plan and provides the detailed information concerning the existing conditions and occupancy of the housing units as well as outlines the Village's plans and types of relocation assistance and examples of comparable available replacement housing units in the area. When determined necessary for any housing unit relocation for low-income, very low-income or other applicable households, the Village affirms it will provide affordable housing and relocation assistance per the terms of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. For the purposes of this section, “low-income households, “very low-income households”, and “affordable housing” have the meaning set forth in the Illinois Affordable Housing Act (310 ILCS 65). The Village affirms it will make a good faith effort to ensure that this affordable housing is located in or near the RPA within the Village.

# IV. COSTS AND FINANCING OF THE REDEVELOPMENT PROJECT AREA

## *A. ELIGIBLE REDEVELOPMENT PROJECT COSTS*

Redevelopment project costs include all reasonable, necessary, and incidental costs incurred or estimated to be incurred, as allowed by the Act over the lifetime of the TIF District for the implementation of this Redevelopment Plan. Private investments and grants are expected to exceed substantially such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. No contracts for professional services, excluding architectural or engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses. Before the commencement of services, any consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality.

    a. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

    b. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing or grading of land;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

4. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;

6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

    a. A unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure

improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

For foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

For unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

Any school district seeking payment under this paragraph (a.) shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (a,). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

b. A public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance

through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (b.) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph (b.) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita for the library in the previous fiscal year. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (b.) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund.

A library district is not eligible for any payment under this paragraph (b.) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph (b.) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it

shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (b). By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

8. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. Payment in lieu of taxes;

10. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical, or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-36, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

11. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

    b) such payments in any one-year may not exceed seventy-five percent (75%), for low-income or very low-income households (as defined in Section 3 of the Illinois Affordable Housing Act), or thirty-percent (30%), for all other households, of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

    c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and

d) the total of such interest payments paid pursuant to the Act may not exceed seventy-five percent (75%), for low-income or very-low income households (as defined in Section 3 of the Illinois Affordable Housing Act), thirty (30%), for all other households, of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

e) For low and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the municipality may pay from tax increment revenues up to fifty-percent (50%) of the cost of construction of new housing units. The standards for maintaining the occupancy by low-income households and very low-income households shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households;

12. Unless explicitly stated herein, the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

13. None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the RPA while terminating operations at another Illinois location within ten (10) miles of the RPA but outside the boundaries of the RPA municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than fifty-percent (50%) of the original ownership in a RPA, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman; and

14. Any other eligible costs listed presently in or amended to the Act.

## *B. ESTIMATED REDEVELOPMENT COSTS*

The following provides the generally estimate range of costs for the redevelopment of the RPA. More accurate estimates of costs will be developed during the implementation of the RPA through overall master planning and individual development proposals.

**Table 2: Estimated Range of Redevelopment Costs**

| Redevelopment Project Category | Low End Estimate | High End Estimate |
|---|---|---|
| **1. Site Preparation, Clearance, Demolition, & Acquisition** | $5,000,000 | $8,000,000 |
| **2. Rehabilitation of Buildings & Structures** | $500,000 | $1,000,000 |
| **3. Electric & Related Utilities** | $4,500,000 | $6,000,000 |
| **4. Water System** | $2,500,000 | $3,000,000 |
| **5. Sanitary Sewer System** | $800,000 | $1,000,000 |
| **6. Storm Sewer System** | $6,500,000 | $8,000,000 |
| **7. Roadway & Streetscape** | $12,000,000 | $14,000,000 |
| **8. Other Infrastructure Projects** | $300,000 | $400,000 |
| **9. Housing Relocation & Job Training Assistance** | $10,000 | $20,000 |
| **10. Master Planning, Economic Development & Marketing** | $300,000 | $600,000 |
| **11. Other Projects & Programs** | $2,000,000 | $3,000,000 |
| **Total Estimated Redevelopment Costs** | **$34,410,000** | **$45,020,000** |

Note: Professional service costs and administration costs are generally included in the estimated project category costs. Estimates are in constant 2013 dollars.

*September 2013*

## *C. SOURCE OF FUNDS FOR REDEVELOPMENT PROJECT COSTS*

The primary source of funds for redevelopment project costs is anticipated to be incremental property tax dollars created by redevelopment projects. These funds can come directly from property taxes paid by property owners after new development has occurred or in the form of municipal obligations secured based on the projected incremental tax revenues to be provided by new developments. The Village may also employ funds and municipal obligations from land disposition fees; local, state, and federal grants and loans, investment income; private financing; and other funding sources as allowed under the Act. If the Village incurs redevelopment project costs from funds other than incremental property tax revenues, the Village reserves the right to be reimbursed for any such costs as is allowed under the Act. The Village may allow the use of legal forums of security that may be provided by the private market.

The Village may utilize revenues, other than State sales tax increment revenues, received under this Act from one redevelopment project area for eligible costs in another redevelopment project area that is:

a. Contiguous to the redevelopment project area from which the revenues are received;
b. Separated only by a public right of way from the redevelopment project area from which the revenues are received; or

c. Separated only by forest preserve property from the redevelopment project area from which the revenues are received if the closest boundaries of the redevelopment project areas that are separated by the forest preserve property are less than one mile apart.

The Village may jointly with another municipality undertake and perform redevelopment plans and projects and utilize the provisions of the Act wherever they have contiguous redevelopment project areas or they determine to adopt tax increment financing with respect to a redevelopment project area which includes contiguous real property within the boundaries of the municipalities, and in doing so, they may, by agreement between municipalities, issue obligations, separately or jointly, and expend revenues received under the Act for eligible expenses anywhere within contiguous redevelopment project areas or as otherwise permitted in the Act.

The Village may utilize tax increment revenues for eligible costs that are received from a redevelopment project area created under the Industrial Jobs Recovery Law that is either contiguous to, or is separated only by a public right of way from, the redevelopment project area created under this Act which initially receives these revenues. The Village may utilize revenues, other than State sales tax increment revenues, by transferring or loaning such revenues to a redevelopment project area created under the Industrial Jobs Recovery Law that is either contiguous to, or separated only by a public right of way from the redevelopment project area that initially produced and received those revenues; and, if the redevelopment project area (i) was established before the effective date of this amendatory Act of the 91st General Assembly and (ii) is located within a municipality with a population of more than 100,000, utilize revenues or proceeds of obligations authorized by Section 11-74.4-7 of this Act, other than use or occupation tax revenues, to pay for any redevelopment project costs as defined by subsection (q) of Section 11-74.4-3 to the extent that the redevelopment project costs involve public property that is either contiguous to, or separated only by a public right of way from, a redevelopment project area whether or not redevelopment project costs or the source of payment for the costs are specifically set forth in the redevelopment plan for the redevelopment project area.

## *D. NATURE AND TERM OF OBLIGATIONS TO BE ISSUED*

The Village may issue obligations secured through incremental property tax revenues as authorized under Section 11-74.4-7 of the Act. These obligations can come in the form of bonds, loans, and other financial instruments allowed under the Act.

The Village may in addition to obligations secured by incremental property tax revenues pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following:

a. Net revenues of all or part of any redevelopment project;
b. Taxes levied and collected on any or all property in the municipality;
c. The full faith and credit of the municipality;
d. A mortgage on part or all of the redevelopment project; or
e. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

All obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2013, by December 31, 2036, provided the lifetime of the RPA is not extend pursuant to the provisions of the Act). Obligations may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the municipality shall determine by ordinance. Such obligations shall bear such date or dates, mature at such time or times not exceeding 20 years from their respective dates, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants, terms and conditions, and be subject to redemption as such ordinance shall provide.

## *E. VALUATION OF THE PROJECT AREA*

For the tax year 2012, the total EAV of the property within the RPA is $ 16,883,649. In the following section, Appendix B has listed the most recent complete set of EAV data with respect to each PIN.

## *F. ANTICIPATED FUTURE EQUALIZED ASSESSED VALUATION*

Upon completion of the anticipated development/redevelopment of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will increase by approximately $40,000,000 to $50,000,000 depending upon the scope of the projects and actual market conditions[2]. The actual future EAV will be dependent on considerations for size and mass of buildings, dedications of R.O.W.s, public land dedications, and other such factors.

[2] Estimated future EAV based on a range of $250,000 to $350,000 per acre determined by a survey 2012 EAVs for a range of developed uses in Wauconda Township comparable to those expected to be developed in the RPA. Discounts applied for some existing larger commercial developments. The RPA has approximately 170 acres exclusive of existing R.O.Ws. Estimated in total EAV in constant 2013 dollars.

# V. IMPACT ON AFFECTED TAXING DISTRICTS

The complete extent and types of development/redevelopment for the RPA at this point are not known. Therefore, the exact impact on the various taxing districts is also not completely known. The nature of development, however, as outlined in this Plan has been designed to present limited negative impacts on services and facilities provided by the various taxing districts with territory in the RPA.

The following are the taxing districts to be affected by the implementation of the RPA and analysis of the potential impacts on services they provide and potential programs to address these demands on services.

- **Village of Wauconda:** The Village provides the municipal services to the area the RPA including sanitary sewer, public water, police, public works, and other such services. The proposed redevelopment of the RPA is not anticipated to increase the demand for these services in the RPA. Any improvements, capital expenditures, and personnel to provide for expanded or improved services directly related to the development of the RPA may be provided from collected incremental tax funds as described in Section V of this Plan. The redevelopment of the RPA is projected to increase significantly the EAV of the RPA which will significantly increase the property tax revenue base, which will produce a positive impact on the Village as a whole.

- **County of Lake:** Lake County provides general government services to the RPA as well as the remainder of the County. The area of the RPA, its potential population from any new residential uses, and demands of new non-residential uses are a minor fraction of the County (Approximately 300,000 total acres in Lake County and approximately 225 acres in the RPA; Less than 1% of total Lake County Area). As such, the RPA will have limited to no impact on the services provided by the County. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on Lake County at the end of the RPA's lifetime.

- **Township of Wauconda:** Wauconda Township provides general sub-regional government services to the RPA as well as the remainder of the Township. The area of the RPA and its potential population is small portion of the Township and any new development is not anticipated to greatly increase the resident population. As such, the RPA will have limited to no impact on the services provided by the Township. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on Wauconda Township at the end of the RPA's lifetime.

- **Road and Bridge District - Wauconda Township:** The Road and Bridge District is a separate taxing unit of Wauconda Township that services Township owned roadways and bridges. The RPA does not contain any Township roads or bridges and any development in the RPA is anticipated to have little or no impact on the utilization and service capacity of Township roads and bridges. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Road and Bridge District at the end of the RPA's lifetime.

- **Special Road Improvement Wauconda Gravel:** The Special Road Improvement Wauconda Gravel levy is a separate tax levy unit of Wauconda Township that services Township owned roadways and bridges. The RPA does not contain any Township roads or bridges and any development in the RPA is anticipated to have little or no impact on the utilization and service capacity of Township roads and bridges. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on Special Road Improvement levy at the end the of RPA's lifetime.

- **Wauconda Community Unit School District #118:** Wauconda Community Unit School District #118 (School District) is the public education service provider for Kindergarten through twelfth (12th) grade for the properties located in the RPA as well as approximately 17,540 total acres in six (6) municipalities. At the present, the RPA contains twenty-eight (28) housing units that could produce student age children that the School District would need to serve. The primary focus for the redevelopment of the RPA is for non-residential uses. The potential does exist for the redevelopment to produce new housing units, but for the most part, these units would be smaller attached units, such as condominiums, townhomes, or apartments, which traditionally have much lower student generation rates compared to detached single-family homes or senior housing. The Village also collects school impact and transition fees for the School District from any new residential developments that will increase the demand on the schools capital facilities and personnel. As such, the RPA is projected to have limited to no impact on the School District's facilities. The Village affirms that it will provide the reimbursement of educational fees as may be required under the Act for increased demand on educational services for any new students generated in the RPA above the current level. Overall, the redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the District at the end the of RPA's lifetime.

- **College of Lake County #532:** The College of Lake County (College) provides junior college education services for all of Lake County. The RPA is only a small portion of the entire County and it is anticipated that any resident population of the RPA will be limited compared to the remainder of the County. Any development in the RPA is anticipated to have little to no impact on the College. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the College at the end of the RPA's lifetime.

- **Wauconda Fire Protection District:** The Wauconda Fire Protection District (Fire District) provides fire fighting and prevention and emergency medical response services for all of Wauconda Township including the existing the RPA businesses and housing units. It is anticipated that the redevelopment will not greatly increase the demand for additional fire protection services beyond those already being provided. The Village already collects impact fees for the Fire District from new developments that will have an impact on the facility and service capacity of the Fire District. In special cases if new developments that are proposed that will require specialty fire fighting and protection equipment (e.g. new ladder truck to services certain building heights), the Village intends to work with the developer to provide fees to cover partially or in whole such equipment and the Village may explore use of incremental property tax fees from the RPA to also supplement such costs. The redevelopment of the RPA will provide for improved access for the Fire District to the parcels of the RPA in terms of both roadways and water supply, which will increase the effectiveness and efficiency of service to the area. The redevelopment of the RPA is also projected to improve its property tax base and will have a net positive impact on the Fire District at the end of the RPA's lifetime.

- **Wauconda Area Library District:** The Wauconda Library District (Library District) provides book lending, internet/multimedia access, and similar services to residents in its boundaries. Similarly to the School District, the redevelopment focus for the RPA is for non-residential uses. The potential does exist for some residential developments to occur. The Village already does and will continue to collect impact fees for the Library District from new residential developments that are anticipated to have an impact on the facility and service capacity of the Library District. As such, the RPA is projected to have limited to no impact on the Library District's facilities and services. The Village affirms that it will provide the reimbursement of library service costs as may be required under the Act for increased demand on educational services for any new students generated in the RPA above the current level. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Library District at the end of the RPA's lifetime.

- **Wauconda Park District:** The Wauconda Park District (Park District) provides parks and recreation services for residents in and other users from in and outside its boundaries. As mentioned, the redevelopment of focus of the RPA is primarily for non-residential uses, which tend to generate substantial less users for parks and recreation services than residential uses. The Village will also work to secure dedications of land, fees-in-lieu of, or alternative park and recreation facilities for any new residential developments. Due to these conditions, it is anticipated the RPA will have little to no impact on parks and recreation services beyond current levels. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Park District at the end of the RPA's lifetime.

- **Lake County Forest Preserve District:** The Lake County Forest Preserve District (Forest Preserve District) provides open space preservation and recreation areas for the entire County. Lake County provides general government services to the RPA as well as the remainder of the County. The area of the RPA, its potential population from any new residential uses, and demands of new non-residential uses are a minor fraction of the County. As such, the RPA will have limited to no impact on the facilities and services provided by the Forest Preserve District. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Forest Preserve District at the end of the RPA's lifetime.

As outlined for each taxing district, the RPA is projected to have little to no impact on facilities or services provided by the individual governmental taxing units while the RPA will have a positive impact on these taxing districts as development and redevelopment occur even before the end of the RPA's lifetime. The Village also has already in place ways to collect fees and land donations for any potential impacts that may be created by new development. The Village will also work during the development process to identify ways to address in any anticipated extraordinary impacts on facilities and services created by the redevelopment of the RPA. When the Act requires, the Village will commit to providing incremental property tax revenues to offset any impacts on the costs of providing services by governmental jurisdictions.

# VI. PHASING AND SCHEDULING

The development/redevelopment of the RPA is expected by the Village to occur over the next twenty-three (23) years, as the provided lifetime in the Act. Actions will occur at appropriate times either at the discretion of the Village or as part of public/private cooperation agreements in the planning and scheduling of improvements. Due to the function of the RPA in the Village's overall planning and development as an assistance based program, the Village is intending mainly to limit the use of the powers and monies granted through the RPA to an as needed basis. Long term projects as described in the Redevelopment Activities and Objectives section will be planned and phased appropriately with respect to their need and extent of development. As to the investment of monies raised from and levied for the RPA, the process described in the Funding for Redevelopment Plan Costs section will be matched with an appropriate scheduling plan as determined by the Village. The Village also plans to review and develop special programs for the utilization of the raised funds that will further the goals and objectives outlined in this Plan.

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2013, by December 31, 2036, provided the lifetime of the RPA is not extended pursuant to the provisions of the Act).

# VII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

Per the Act, the Village attests to its commitment to fair and equal employment with respect to the implementation of the Redevelopment Plan in terms of, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry. The Village will require and encourage the above stated fair and equal employment practices for itself and with its vendors and contractors.

# VIII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

The Redevelopment Plan may be amended pursuant to the provisions of the Act and at the discretion of the Village.

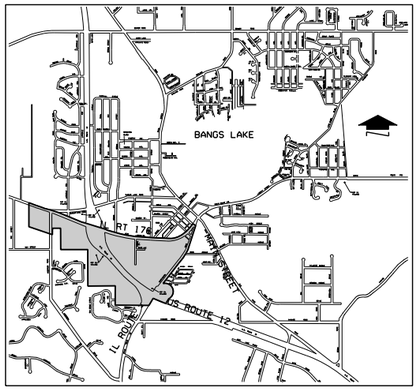
# IX. APPENDIX A: LEGAL DESCRIPTION

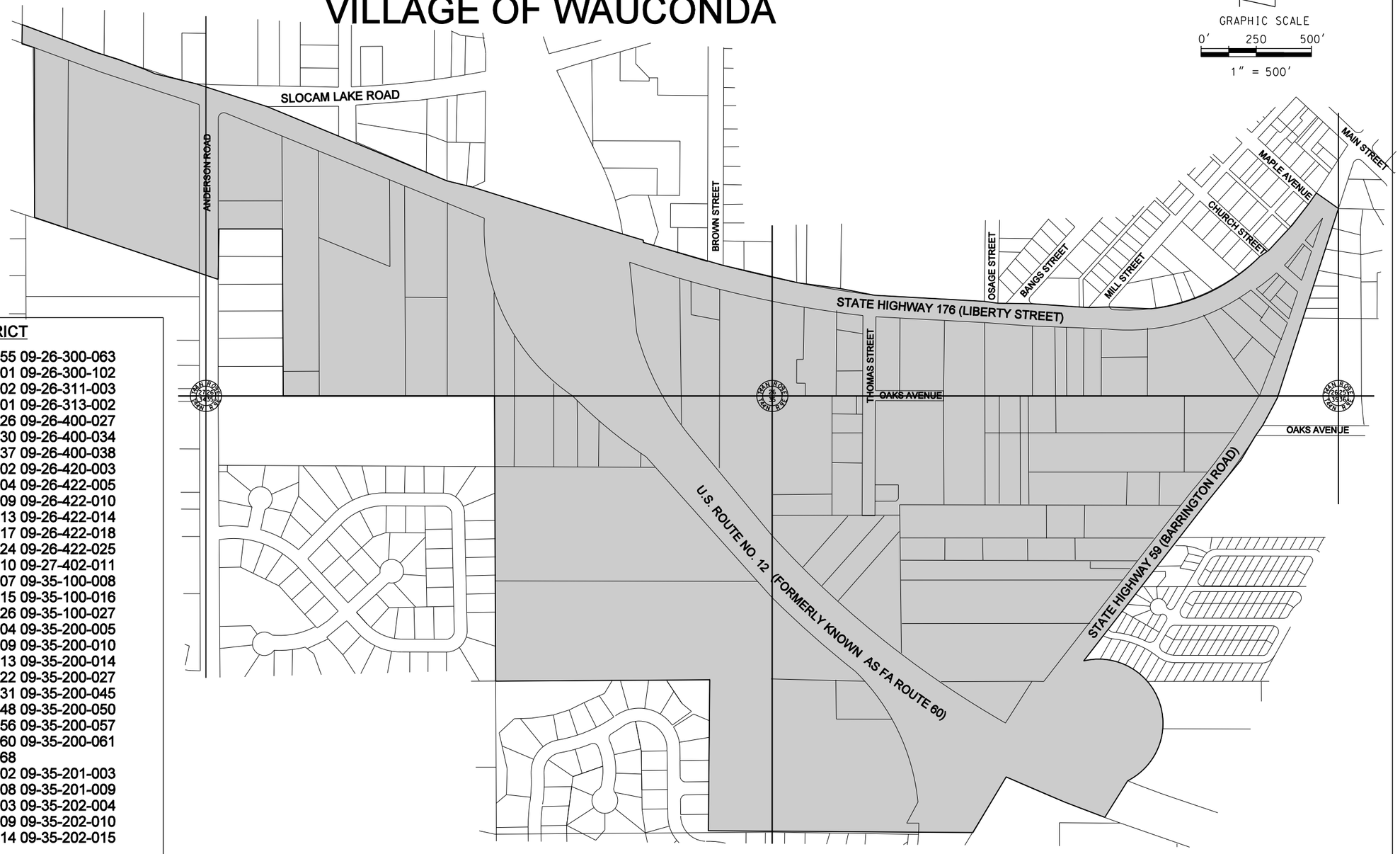
THAT PART OF THE SOUTH HALF OF SECTION 26 AND SECTION 27 AND THAT PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WAUCONDA, COUNTY OF LAKE AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 550.01 FEET TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 176 AS SHOWN ON THE PLAT OF DEDICATION, RECORDED JUNE 03, 1929 AS DOCUMENT 337676, ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 176 AS SHOWN ON THE PLAT OF DEDICATIONS, RECORDED ON JUNE 03, 1929 AS DOCUMENTS 337676, 337377 AND 337378 TO THE SOUTHWESTERLY LINE OF TRACT 1 AS SHOWN ON THE PLAT OF DEDICATION, RECORDED JUNE 03, 1929 AS DOCUMENT 337679, ALSO BEING THE NORTHEASTERLY LINE OF MAPLE AVENUE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 73.3 FEET TO THE NORTHWESTERLY LINE OF BARRINGTON ROAD (ILLINOIS STATE BOND ISSUE ROUTE 59); THENCE CONTINUING ALONG A PROLONGATION OF SAID SOUTHWESTERLY LINE TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID BARRINGTON ROAD (ILLINOIS STATE BOND ISSUE ROUTE 59) AS SHOWN ON THE PLAT OF WAUCONDA, RECORDED FEBRUARY 10, 1897, AS DOCUMENT 67027; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINING AS SHOWN ON THE PLAT OF DEDICATION, RECORDED JANUARY 20, 1936, AS DOCUMENT 420937; BEING A POINT ON THE EASTERLY LINE OF THE PUBLIC ROAD; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE AS DESCRIBED IN THE PLAT OF DEDICATION FOR FA ROUTE 60 (US ROUTE 12), AS DOCUMENT 657667, RECORDED NOVEMBER 15, 1948; THENCE EASTERLY ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 308 FEET, 349.2 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE NORTHEAST CORNER DESCRIBED IN THE PLAT OF DEDICATION OF SAID FA ROUTE 60 (US ROUTE 12), RECORDED JULY 15, 1949 AS DOCUMENT 674791; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE BEING A CURVE WITH A RADIUS OF 308 FEET, 554.10 FEET AS SHOWN ON SAID DOCUMENT TO THE NORTHERLY RIGHT OF WAY LINE OF FA ROUTE 60 (US ROUTE 12) AS SHOWN ON THE PLAT OF SURVEY, RECORDED APRIL 06, 1948, AS DOCUMENT 639879; THENCE SOUTHWEST 200 FEET, AS MEASURED AT RIGHT ANGLES OF SAID RIGHT OF WAY, TO THE SOUTHERLY RIGHT OF WAY PER SAID DOCUMENT; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY LINE OF S.B.I. HIGHWAY 59; THENCE SOUTHERLY ALONG SAID HIGHWAY TO A LINE 605 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 ALSO BEING THE NORTHERLY LINE EXTENDED OF PARCEL 2 OF OAK GROVE SUBDIVISION, RECORDED DECEMBER 24, 1998 AS DOCUMENT NUMBER 4264577; THENCE WEST ALONG SAID LINE TO THE EAST LINE OF PARCEL 5 OF SAID SUBDIVISION, ALSO BEING THE WEST LINE OF THE EAST 305.85 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL 5, ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE WEST ALONG SAID LINE TO THE EAST LINE OF ASPEN GROVE UNIT 2 SUBDIVISION, RECORDED APRIL 22, 1993 AS DOCUMENT NUMBER 3319446, ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 26 TO THE EAST LINE OF ANDERSON ACRES, RECORDED MARCH 28, 1956 AS DOCUMENT NUMBER 902448; THENCE NORTH ALONG THE EAST LINE OF SAID ANDERSON ACRES TO THE SOUTHEAST CORNER OF LOT 2 WITHIN SAID ANDERSON ACRES; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2 ALSO BEING THE EASTERLY LINE OF ANDERSON ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID ROADWAY TO THE INTERSECTION WITH THE SOUTHERLY LINE OF LOT 1, EXTENDED EASTERLY, OF PICK FARM SUBDIVISION, RECORDED APRIL 3, 1946 AS DOCUMENT NUMBER 586227; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 AND LOT 2 OF SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE NORTH ON THE WEST LINE OF SAID LOT 2 TO THE SOUTHERLY LINE OF ILLINOIS ROUTE 176; THENCE NORTHWESTERLY ALONG THE SAID SOUTHERLY LINE TO THE INTERSECTION OF A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN FROM A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THAT IS 1794 FEET EAST OF THE CENTER OF SAID SECTION 27; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF SOUTHEAST QUARTER OF SAID SECTION 27 FROM A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THAT IS 1794 FEET EAST OF THE CENTER OF SAID SECTION, TO THE NORTH LINE OF ILLINOIS ROUTE 176; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE EXTENDED TO A LINE LYING 50 FEET WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE NORTHWEST RAMP AS SHOWN ON THE PLAT OF SURVEY OF FA ROUTE 60 (US ROUTE 12), RECORDED JULY 13, 1948 AS DOCUMENT 647885 TO A POINT 20 FEET NORTH OF THE NORTHERLY LINE OF STATE BOND HIGHWAY ROUTE 176, RECORDED JUNE 03, 1929 AS DOCUMENT 337675; THENCE SOUTHEASTERLY ALONG A LINE 20 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY LINE TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF FA ROUTE 60 (US ROUTE 12) AND THE NORTHERLY LINE OF STATE BOND HIGHWAY 176 AS SHOWN ON THE FINAL SUBDIVISION PLAT OF LIBERTY SQUARE SUBDIVISION, RECORDED FEBRUARY 18, 1987, AS DOCUMENT 2537219; THENCE EASTERLY ALONG THE SOUTHERLY LINE PER SAID SUBIDIVISON ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 176 TO THE EASTERLY LINE OF SAID SUBDIVISION, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE HIGHWAY 176 RECORDED JUNE 03, 1929 AS DOCUMENT 337675; THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

# TIF DISTRICT EXHIBIT
# VILLAGE OF WAUCONDA




## PARCEL'S WITHIN TIF DISTRICT

09-26-300-033 09-26-300-045 09-26-300-055 09-26-300-063
09-26-300-081 09-26-300-098 09-26-300-101 09-26-300-102
09-26-306-001 09-26-306-002 09-26-311-002 09-26-311-003
09-26-311-004 09-26-311-005 09-26-313-001 09-26-313-002
09-26-400-022 09-26-400-023 09-26-400-026 09-26-400-027
09-26-400-028 09-26-400-029 09-26-400-030 09-26-400-034
09-26-400-035 09-26-400-036 09-26-400-037 09-26-400-038
09-26-400-039 09-26-420-001 09-26-420-002 09-26-420-003
09-26-420-004 09-26-422-002 09-26-422-004 09-26-422-005
09-26-422-007 09-26-422-008 09-26-422-009 09-26-422-010
09-26-422-011 09-26-422-012 09-26-422-013 09-26-422-014
09-26-422-015 09-26-422-016 09-26-422-017 09-26-422-018
09-26-422-019 09-26-422-023 09-26-422-024 09-26-422-025
09-26-422-026 09-26-422-027 09-27-402-010 09-27-402-011
09-35-100-005 09-35-100-006 09-35-100-007 09-35-100-008
09-35-100-012 09-35-100-014 09-35-100-015 09-35-100-016
09-35-100-019 09-35-100-022 09-35-100-026 09-35-100-027
09-35-112-001 09-35-200-003 09-35-200-004 09-35-200-005
09-35-200-006 09-35-200-007 09-35-200-009 09-35-200-010
09-35-200-011 09-35-200-012 09-35-200-013 09-35-200-014
09-35-200-017 09-35-200-021 09-35-200-022 09-35-200-027
09-35-200-028 09-35-200-030 09-35-200-031 09-35-200-045
09-35-200-046 09-35-200-047 09-35-200-048 09-35-200-050
09-35-200-051 09-35-200-055 09-35-200-056 09-35-200-057
09-35-200-058 09-35-200-059 09-35-200-060 09-35-200-061
09-35-200-062 09-35-200-063 09-35-200-068
09-35-200-069 09-35-201-001 09-35-201-002 09-35-201-003
09-35-201-004 09-35-201-007 09-35-201-008 09-35-201-009
09-35-201-010 09-35-202-001 09-35-202-003 09-35-202-004
09-35-202-005 09-35-202-006 09-35-202-009 09-35-202-010
09-35-202-012 09-35-202-013 09-35-202-014 09-35-202-015
09-35-202-016
09-35-200-065 (EXCEPT THE SOUTHEASTERLY 579.82 FEET OF FEDERAL AID ROUTE 60, MEASURED ALONG AND AT A RIGHT ANGLE WITH THE NORTHERLY RIGHT OF WAY OF SAID ROADWAY PER PLAT OF DEDICATION 674791, RECORDED JULY 15, 1949)


RHMG
REZEK, HENRY, MEISENHEIMER, AND GENDE, INC.
975 CAMPUS DRIVE
MUNDELEIN, ILLINOIS 60060
847-362-5959
535 TOLLWAY RD. SUITE F
ELGIN, ILLINOIS 60123
847-742-5959


PROJ#: 21319045
DATE: 06/20/13

# X. APPENDIX B: CURRENT PIN & EAV LIST

Note: The following are the current EAVs at the time of adoption of this Plan. The total baseline EAV for the RPA will be as certified by the Lake County Assessor after approval the RPA.

| Property Index Number (PIN) | 2012 Equalized Assessed Value (EAV) | Property Index Number (PIN) | 2012 Equalized Assessed Value (EAV) | Property Index Number (PIN) | 2012 Equalized Assessed Value (EAV) |
|---|---|---|---|---|---|
| 09-26-300-033 | $318,625 | 09-26-422-010 | $113,432 | 09-35-200-017 | $113,019 |
| 09-26-300-045 | $0 | 09-26-422-011 | $56,425 | 09-35-200-021 | $75,188 |
| 09-26-300-045 | $0 | 09-26-422-012 | $12,921 | 09-35-200-022 | $18,447 |
| 09-26-300-055 | $23,265 | 09-26-422-013 | $34,783 | 09-35-200-027 | $28,304 |
| 09-26-300-063 | $708,314 | 09-26-422-014 | $51,663 | 09-35-200-028 | $54,453 |
| 09-26-300-081 | $434,085 | 09-26-422-015 | $611 | 09-35-200-030 | $7,863 |
| 09-26-300-098 | $894,960 | 09-26-422-016 | $33,214 | 09-35-200-031 | $1,220 |
| 09-26-300-101 | $666,976 | 09-26-422-017 | $48,578 | 09-35-200-045 | $0 |
| 09-26-300-102 | $24,400 | 09-26-422-018 | $32,417 | 09-35-200-046 | $28,215 |
| 09-26-306-001 | $0 | 09-26-422-019 | $130,515 | 09-35-200-047 | $82,822 |
| 09-26-306-002 | $0 | 09-26-422-023 | $31,158 | 09-35-200-048 | $19,824 |
| 09-26-311-002 | $562,460 | 09-26-422-024 | $34,222 | 09-35-200-050 | $67,367 |
| 09-26-311-003 | $2,113,607 | 09-26-422-025 | $140,110 | 09-35-200-051 | $8,649 |
| 09-26-311-004 | $0 | 09-26-422-026 | $82,673 | 09-35-200-055 | $2,718 |
| 09-26-311-005 | $386,143 | 09-26-422-027 | $98,593 | 09-35-200-056 | $1 |
| 09-26-313-001 | $386,056 | 09-27-402-010 | $212,597 | 09-35-200-057 | $2,935 |
| 09-26-313-002 | $191,255 | 09-27-402-011 | $756,132 | 09-35-200-058 | $108 |
| 09-26-400-022 | $69,588 | 09-35-100-005 | $0 | 09-35-200-059 | $94,345 |
| 09-26-400-023 | $0 | 09-35-100-005 | $0 | 09-35-200-060 | $76,457 |
| 09-26-400-023 | $0 | 09-35-100-006 | $95,454 | 09-35-200-061 | $135,063 |
| 09-26-400-026 | $349,931 | 09-35-100-007 | $105,084 | 09-35-200-062 | $3,522 |
| 09-26-400-027 | $0 | 09-35-100-008 | $45,559 | 09-35-200-063 | $5,264 |
| 09-26-400-027 | $0 | 09-35-100-008 | $0 | 09-35-200-068 | $78,139 |
| 09-26-400-028 | $216,497 | 09-35-100-012 | $3,368 | 09-35-200-069 | $34,938 |
| 09-26-400-029 | $0 | 09-35-100-014 | $477,930 | 09-35-201-001 | $6,378 |
| 09-26-400-030 | $280,695 | 09-35-100-015 | $0 | 09-35-201-002 | $21,785 |
| 09-26-400-034 | $53,966 | 09-35-100-016 | $145,536 | 09-35-201-003 | $6,668 |
| 09-26-400-035 | $0 | 09-35-100-019 | $66,338 | 09-35-201-004 | $14,665 |
| 09-26-400-035 | $0 | 09-35-100-022 | $0 | 09-35-201-007 | $423,536 |
| 09-26-400-036 | $126,710 | 09-35-100-022 | $0 | 09-35-201-008 | $0 |
| 09-26-400-037 | $0 | 09-35-100-026 | $137,908 | 09-35-201-009 | $0 |
| 09-26-400-037 | $0 | 09-35-100-027 | $49,066 | 09-35-201-010 | $49,599 |
| 09-26-400-038 | $150,594 | 09-35-112-001 | $12,633 | 09-35-202-001 | $119,055 |
| 09-26-400-039 | $162,493 | 09-35-200-003 | $19,367 | 09-35-202-003 | $38,670 |
| 09-26-420-001 | $236 | 09-35-200-004 | $96,471 | 09-35-202-004 | $6,743 |
| 09-26-420-002 | $127,293 | 09-35-200-005 | $0 | 09-35-202-005 | $7,511 |
| 09-26-420-003 | $7,257 | 09-35-200-006 | $760 | 09-35-202-006 | $7,511 |
| 09-26-420-004 | $1,417 | 09-35-200-007 | $60,932 | 09-35-202-009 | $210,896 |
| 09-26-422-002 | $116,216 | 09-35-200-009 | $1,831,858 | 09-35-202-010 | $76,176 |
| 09-26-422-004 | $119,939 | 09-35-200-010 | $36,375 | 09-35-202-012 | $51,632 |
| 09-26-422-005 | $79,713 | 09-35-200-011 | $12,640 | 09-35-202-013 | $13,300 |
| 09-26-422-007 | $132,074 | 09-35-200-012 | $121,619 | 09-35-202-014 | $53,618 |
| 09-26-422-008 | $185,650 | 09-35-200-013 | $13,497 | 09-35-202-015 | $42,166 |
| 09-26-422-009 | $87,111 | 09-35-200-014 | $553,347 | 09-35-202-016 | $61,567 |
| | | **Total RPA EAV:** | **$16,883,649** | | |

Source: Wauconda Township Assessor & Lake County Assessor

# XI. APPENDIX C: ELIGIBLITY STUDY

Attached as a separate document at this time.

# XII. APPENDIX D: HOUSING IMPACT STUDY

Attached as a separate document at this time.