

VILLAGE OF WAUCONDA

TIF DISTRICT  
REDEVELOPMENT PROJECT AREA

TRIANGLE AREA

PUBLIC INFORMATION MEETING

at

Wauconda Village Hall  
101 N. Main Street  
Wauconda, Illinois

on

Wednesday, September 25, 2013

at

5:00 p.m.

LIDDELL COURT REPORTING  
(847) 529-5552

1           MR. MILLER: We do appreciate everybody for  
2 coming out tonight. I'm Chris Miller, Director of  
3 Planning and Zoning for the Village of Wauconda. I  
4 would like to introduce our representative from the  
5 school district this year, that's Dan Coles;  
6 representative from the fire district, Chief Dato, and  
7 representative from the park district, Nancy Burton,  
8 and thank you guys for coming out and -- on this Joint  
9 Review Board meeting tonight.

10                   Just for the court reporter I've got  
11 a couple of things I want to enter into the record  
12 right offhand. We have certified notices that went  
13 out to all the taxing districts and I will give you a  
14 copy of that for notice of this meeting today.

15                   Just for the record, we also notified  
16 roughly a thousand residents within the TIF District  
17 and outside the TIF District of this meeting tonight  
18 along with the recognizing -- or notifying them of the  
19 pending Village Board meeting and public hearing that  
20 would be on November 20th.

21                   I'm going to also hand to the court  
22 reporter a copy of the ordinance that was passed by  
23 the Village Board to conduct the public hearing on  
24 this proposed TIF District. It's officially being

1 called Wauconda Redevelopment Project Area 1:  
2 Triangle Area, RPA 1. I would like to refer to it as  
3 a TIF District, it's a little simpler for me to say,  
4 and all the documents are going to be -- which is  
5 consistent with the State statutes of a redevelopment  
6 project.

7 So we have copies of the ordinance  
8 that was established in this to give to the court  
9 reporter. We have also copies of the original  
10 ordinance that was -- along with that are copies that  
11 was received by all the -- all the taxing bodies, copy  
12 of the Eligibility Study draft dated 9/3/13, a copy of  
13 the Housing Impact Study that was dated 9/3/13, and a  
14 copy of the Redevelopment Plan that was dated 9/3/13.

15 Also, we would like to enter into the  
16 record a copy of the draft of the Redevelopment Plan  
17 that's been available since -- it's dated 7 -- or  
18 July 3rd, 2013.

19 Other documents to be entered into  
20 the record are -- are the original ordinance that was  
21 approved by the Village Board authorizing the  
22 Feasibility Study to be done along with an amendment  
23 that was passed in June to expand the size of the  
24 redevelopment area along with a copy of the -- of an

1 ordinance that was passed by the Village Board to  
2 establish an interested parties registry and adopting  
3 rules and regulations associated with that registry.

4 Prior to this meeting we had an  
5 informal public meeting that was held on August 7th.  
6 I would like to enter into the record copies of the  
7 publication of that particular meeting along with  
8 certified mailings that went out regarding that public  
9 meeting to the taxing bodies and entered into the  
10 record.

11 That takes us to Item No. 4 on our  
12 agenda, which is selection of our public member.  
13 Pursuant to the State statute the Village reached out  
14 to and made a good faith effort to contact a resident  
15 that lives within the study area to serve as part of  
16 our Joint Review Board, and Laurel Deboer is here in  
17 that capacity representing, and I would ask the  
18 members of the group here to recognize and accept  
19 Laurel to serve as a member of the Joint Review Board.  
20 I would ask for a consensus from the three of you guys  
21 over there.

22 CHIEF DATO: You want that in the form of a  
23 motion?

24 MR. MILLER: No. Just a consensus is fine.

1 All in favor?

2 DR. COLES: Yeah. That --

3 MR. MILLER: All in favor?

4 CHIEF DATO: Yes.

5 MR. MILLER: Any nays?

6 MS. BURTON: No.

7 MR. MILLER: Okay. So, Laurel, welcome and you  
8 can serve as our public member that's also a resident  
9 of the taxing district.

10 MR. YEKSAVICH: Mr. Miller, if you can have  
11 Laurel list her address, also.

12 MR. MILLER: Oh, sure.

13 Laurel, you want to give us your  
14 address?

15 MS. DEBOER: 421B South Barrington Road.

16 MR. MILLER: The next item on our agenda here  
17 is the selection of chairman. That's up to the four  
18 members of the joint committee and so if anybody wants  
19 to be chairman of this meeting?

20 CHIEF DATO: I make a motion that Chris Miller  
21 be chairperson.

22 DR. COLES: Second.

23 MR. MILLER: Okay. Thank you.

24 You want to vote on that? All in

1 favor?

2 (Chorus of ayes.)

3 MR. MILLER: Any nays?

4 (No verbal response.)

5 MR. MILLER: Okay. I will -- I will conduct  
6 the meeting and at this point I'm going to --  
7 actually we're on Item No. 7.

8 DR. COLES: Are we supposed to do a roll call?  
9 I mean that's --

10 MR. MILLER: Oh, I'm supposed to do a roll call  
11 on that. I'm sorry, Dan. I need to go back and let  
12 me make the roll call.

13 Dan.

14 DR. COLES: Yes and here.

15 MR. MILLER: Dan Coles.

16 DR. COLES: Yes and here.

17 MR. MILLER: All right. Now, this is roll call  
18 vote for the --

19 MR. YEKSAVICH: Roll call for the members that  
20 already have been appointed.

21 MR. MILLER: Okay. So we're good?

22 MR. YEKSAVICH: Yeah. You just have to have  
23 your roll call and make sure --

24 MR. MILLER: All right. So Dan Coles.

1 DR. COLES: Here.

2 MR. MILLER: Dave Dato.

3 CHIEF DATO: Here.

4 MR. MILLER: Nancy Burton.

5 MS. BURTON: Here.

6 MR. MILLER: And Laurel Deboer.

7 MS. DEBOER: Here.

8 MR. YEKSAVICH: Chris Miller?

9 MR. MILLER: Chris Miller.

10 All right. Now we're on the No. 7.

11 This is where we're going to talk about the Joint  
12 Review Board purpose and procedures and Jeramiah is  
13 our TIF consultant and has been doing the studies and  
14 so forth for us and I'm going to let him kind of brief  
15 you on the particulars about this.

16 MR. YEKSAVICH: Okay. Thank you, Mr. Miller.

17 As Mr. Miller already stated, I am  
18 Jeremiah Yeksavich. I work for Rolf C. Campbell &  
19 Associates, A Manhard Consulting Division. We've been  
20 working with the Village since about January on  
21 reviewing and preparing the documents that have been  
22 provided to you tonight.

23 The purpose of the Joint Review Board  
24 is for you as the taxing bodies and the public member

1 to review the documents to date. These are draft  
2 documents. Your explicit purpose is to read the  
3 public record, planning documents and proposed  
4 ordinance approving the Redevelopment Plan and  
5 project.

6 Specifically, what you are reviewing  
7 these documents for are threefold. First is you are  
8 reviewing whether the provided documents establish  
9 that the Redevelopment Project Area or TIF District  
10 meets the eligibility criteria for the Eligibility  
11 Study, that the plan document sets forth in writing  
12 the programs to be undertaken including the  
13 appropriate documentation on estimated Redevelopment  
14 Project costs, satisfactory evidence that the RPA as a  
15 whole has now been subject to growth and development  
16 through investment by private enterprise and would not  
17 reasonably be anticipated to be developed by the  
18 option of Redevelopment Plan.

19 And, finally, that the implementation  
20 of the plan will satisfy the objectives of the Act by  
21 removing the conditions of blighting conditions that  
22 may lead to blight through the implementation of  
23 Redevelopment Plan and thereby enhance the tax basis  
24 of the Taxing Districts that extend to the RPA.

1                   So this is your meeting tonight.  
2           Those are the things that you will be reviewing and be  
3           considering as we present the documentation. I will  
4           turn it back over to the Chairperson. You have as a  
5           right -- this is your Board to set whatever procedures  
6           you wish such as whether you will receive public  
7           comment or not, timing for public comment and the time  
8           length of this meeting.

9                   At the end of the meeting you will  
10          have available to you four actions: either to  
11          recommend approval tonight, recommend denial,  
12          recommend the continuance of this meeting or take no  
13          action at all.

14                   No action at all equals no objection  
15          to the documents the municipality has submitted to  
16          you. Our goal is, again, at the end of my  
17          presentation that you know what actions you have  
18          available to you.

19                   Depending on what action you take you  
20          have the ability within 30 days -- or you have the  
21          responsibility within 30 days to issue a  
22          recommendation report to the -- to the municipality of  
23          what revisions you would like to see to the documents.  
24          The municipality then has the obligation to return to

1 you within 30 days with potential revisions.

2 Your recommendation is nonbinding.  
3 The municipality can override your decision with a  
4 majority at the Village Board level, but it must make  
5 a good faith effort to return with whatever revisions  
6 as soon as possible within 30 days after your  
7 recommended revisions.

8 MR. MILLER: Just a couple of items -- or  
9 questions for the Board is in terms of accepting  
10 public comment. Any objection to allowing public  
11 members after review and discuss making up to a  
12 five-minute presentation or discussion on it?

13 CHIEF DATO: Five minutes is acceptable --

14 MR. MILLER: Okay.

15 CHIEF DATO -- per speaker.

16 MR. MILLER: Per speaker.

17 And, of course, I would ask the  
18 public not to be redundant and ask the same questions  
19 over again and such, but we can do that and -- and  
20 your -- the public would have a chance to comment  
21 after the presentation after the questions from -- and  
22 comments from the -- the Board members.

23 So I think we covered it, Jeramiah.  
24 Thank you. You can get started.

1 MR. YEKSAVICH: Thank you.

2 Thank you for coming here tonight and  
3 taking part in this Joint Review Board.

4 UNIDENTIFIED SPEAKER: We should fire the tech  
5 guy.

6 MR. YEKSAVICH: Briefly I will just go over  
7 what we're going to be presenting here tonight. I  
8 will give an overview of what TIF is. I will give a  
9 cursory statement about what the program is and how it  
10 works.

11 I will talk about the proposed TIF  
12 area. Then I will present the draft documents as they  
13 are to date for your consideration. Now, these are  
14 drafts and open for your recommendation. Nothing is  
15 final until the Village Board approves it as final.

16 I stated before this is your meeting  
17 as the taxing bodies to review these documents and  
18 provide input. We will briefly go over again what the  
19 Joint Review Board is here to do and then we will look  
20 at the next step beyond what the Joint Review Board  
21 does.

22 I'm going to be a little formal and  
23 regimented in my speech tonight. I apologize it's not  
24 as fluid as I wish it could be, but the State statutes

1 need me to hit some high points and highlight some  
2 things and make sure that all the things go along with  
3 what they require. So if it sounds a little  
4 mechanical, I apologize, at times.

5 You will also hear tonight some  
6 terms, Redevelopment Project Area and TIF District.  
7 They're interchangeable pretty much. Redevelopment  
8 Project Area is just the State statute title for it.  
9 So TIF District, tax increment, financing district is  
10 also -- is pretty much the colloquial term for what  
11 we're talking about.

12 So what is TIF? A Tax Increment  
13 Financing, TIF, is a State statutory economic  
14 development program that municipalities can enact to  
15 facilitate the continued development or redevelopment  
16 of a specific geographic area and specifically  
17 geographically down to a certain area.

18 The program works by capturing the  
19 increases in property tax revenues called the  
20 increment over existing base levels. TIF revenues can  
21 be spent only on certain public realm investments and  
22 only within the geographic boundaries of that TIF  
23 District. TIF does not add new tax rates or levies.  
24 Existing baseline taxes as of today or whatever date

1 it is established continue to go to the Taxing  
2 Districts. In Illinois TIF Districts can only be up  
3 to 23 years. Anything beyond 23 years requires a  
4 special act of the State legislature.

5 Just to give you a visual graphic the  
6 green level here represents the base level. At the  
7 establishment of the TIF District that inner blue  
8 triangle would be the tax increment. That's the money  
9 that's levied on EAV increases that paid into the TIF  
10 fund to pay for TIF projects.

11 At the end of the TIF District the  
12 big blue at the end that represents the total increase  
13 that goes back to all of the taxing bodies after the  
14 TIF District is complete. So basically you continue  
15 to receive as a Taxing District any taxes generated on  
16 the green portion that equalizes assessed value for  
17 the life of the TIF District.

18 The additional increment goes to the  
19 TIF funds spent on TIF public projects. The idea is  
20 at the end of the 23 years everybody benefits by the  
21 investments in the geographic area.

22 So related to an example here that's  
23 a little more simple to understand, a developer wishes  
24 to replace an existing 2,000 square foot building with

1 a 10,000 square foot building, but in order to do this  
2 he needs a larger sanitary pipe, sanitary sewer pipe.  
3 This larger sanitary sewer pipe is needed to service  
4 the whole area and it's too much for this one  
5 developer to pay for.

6 The municipality can use TIF funds to  
7 pay for that sanitary sewer pipe so that the owner can  
8 service his development but also service additional  
9 development in the future.

10 So with the existing building the tax  
11 districts would say for the 2,000 square foot building  
12 have \$200,000 in the EAV. All the taxes generated on  
13 that \$200,000 EAV continues to go to the tax districts  
14 for the life of the TIF Districts.

15 That extra 8,000 from the new 2,000  
16 square foot building results in an extra 800,000 in  
17 EAV. The taxes from that go into the TIF fund to pay  
18 for the sanitary sewer pipe.

19 At the end of the TIF District, the  
20 23 years, the 10,000 square foot building goes fully  
21 back in the tax rolls. It's a million dollars in the  
22 EAV now and all of the taxes go to all the taxing  
23 districts.

24 So by making investment it increases

1 the EAV for everybody to increase the tax levies and  
2 amounts for everybody in the new development at the  
3 end of the 23 years.

4 Right now in Lake County there are  
5 about 20 area communities with active TIF Districts.  
6 They range throughout the county from Winthrop Harbor  
7 in the north to Highland Park on the southeast to  
8 Barrington on the southwest all the way up to Antioch  
9 on the north.

10 So geographically they're located  
11 pretty much everywhere in the county, not one area of  
12 concentration, not one certain economic strata, not  
13 one certain type of area is where a TIF is located.  
14 So it's pretty diverse where this area is.

15 Regionally where the proposed  
16 Triangle RPA located in the village in the southwest  
17 corner bounded on the north by Route 176, on the east  
18 by Barrington Road, the central feature is Route 12,  
19 Highway 12, and on the west by the west property -- or  
20 the west boundary line of the Village. It's roughly  
21 triangular in shape. You zoom in a little closer you  
22 can see the boundaries here a little bit better.

23 In size it's about 235 acres. It  
24 consists of 116 tax parcels with an extra eight

1 parcels located in the right-of-way that are  
2 right-of-way public property that have pins along with  
3 them that have not been used for tax rolls, but all  
4 intents and purposes it's 116 actual real properties  
5 that exist in this area.

6 The reason this area was chosen for  
7 study and potential recommendation of this TIF  
8 District was the Village has identified it in its  
9 comprehensive plan as an area for redevelopment,  
10 mainly for commercial mixed use development and  
11 industrial development to increase tax base and the  
12 vibrancy of the Village.

13 Right now it's lacking in terms of  
14 efficient road access and connectivity. Over the  
15 years it's developed incrementally without a  
16 consistence of the common plans with right access to  
17 the interior portion of the RPA. It has aging  
18 infrastructure and utility facilities. In general it  
19 has an older style of development that's not common  
20 with modern development.

21 The Village wants to find a way to  
22 assist and bolster future development area and also  
23 limit the existing conditions of blight that are in  
24 the area that are identified also.

1           The first document we're going to  
2 talk about tonight is the Eligibility Study. It's a  
3 required document outlining findings in regards to  
4 statutory blighting criteria. When I say the word  
5 blighting criteria, I don't want people to think it's  
6 completely ugly, negative, not like a diseased blight  
7 but similar to that.

8           They specifically defined it as  
9 characteristics that are unattractive that are  
10 hindering development and I will go through a list of  
11 them here in a second that are specifically listed.  
12 Each one has a definition under the Act.

13           For the Act there's three levels that  
14 you need to determine. There's regular improved area  
15 properties, which you must find five of 13 possible  
16 blight criteria evident in the TIF District.

17           There is a conservation area for blue  
18 properties where you must find three of 13 of those  
19 same criteria plus 50 percent of the structures must  
20 be 35 years or older.

21           And, finally, this unimproved  
22 property criteria, which are vacant properties, and  
23 there's two sets for these. There's multiple  
24 requirements where you must find two of six possible

1 or the single shop ones that are one of six possible,  
2 and in general the criteria must be evenly distributed  
3 over the TIF District and where they're located in the  
4 District.

5 Just to briefly go over the blighting  
6 criteria, like I said, each one of these has a  
7 definition under the Act of what it specifically  
8 covers.

9 For the blighting and conservation  
10 area we have dilapidation, obsolescence,  
11 deterioration, presence of structures below minimum  
12 code standards, illegal use of individual structures,  
13 excessive vacancies, lack of ventilation, lights or  
14 sanitary facilities, inadequate utilities, excessive  
15 land coverage and overcrowding of structures and  
16 community facilities, the deleterious land use or  
17 layout, environmental cleanup needs, lack of community  
18 planning and lag in EAV.

19 For the unimproved blighting multiple  
20 requirements we have obsolete platting of vacant land,  
21 diversity of ownership, tax delinquencies,  
22 deterioration of adjacent structure or site  
23 improvements, environmental hazard costs and lag in  
24 EAV.

1                   For the single shot unimproved  
2                   blighting criteria we have unused quarries and mines,  
3                   unused rail structures, flooding, disposal sites,  
4                   undeveloped town or village center or previously  
5                   qualifying as a blighted improved area.

6                   You received the Eligibility Study  
7                   that details -- in detail I should say -- shows the  
8                   detail of how the TIF area meets these certain  
9                   criteria. I will go through some of the major ones  
10                  here briefly.

11                  The definitions are also in that  
12                  Eligibility Study so if you want to delve into them --  
13                  I don't want to go exhaustibly into them and put you  
14                  to sleep, but we will go over some of the major ones.

15                  In general how we looked at reviewing  
16                  this area we broke it up into 13 study area sections,  
17                  nine improved sections, which included 94 tax parcels  
18                  and 63 zoning lots, and then we broke it up into four  
19                  improved sections with 23 tax parcels and 23 zoning  
20                  lots.

21                  There's actual 117 parcels here  
22                  instead of 169 noted because one of the parcels gets  
23                  split by Route 12. The part with the BP actually has  
24                  a small vacant site. When Route 12 was put in, they

1 never got disconnected from it so it's technically one  
2 parcel, but for the study they could never be  
3 developed together because Route 12 runs down the  
4 middle of it.

5 For the conservation blighting  
6 criteria our study found 11 of the 13 blighting  
7 criteria exhibited. We also found that 52 percent of  
8 the principal structures were 35 years or older so it  
9 can qualify to a lesser conservation area.

10 The difference between the  
11 conservation area and the regular improved area is the  
12 conservation area is meant to address blighting  
13 criteria so they don't fall further into  
14 deterioration.

15 It's to help address areas that are  
16 overdevelopment and bolster them and revitalize them  
17 with TIF. So it's a lesser bar. It's used mainly for  
18 older areas such as this one that we developed  
19 previously to help, you know, address those blighting  
20 criteria and make them more attractive to development.

21 We found these criteria present to a  
22 minor and major extent on various levels. Ones we  
23 found with dilapidation, obsolescence, deterioration,  
24 presence of structures below minimum code standards,

1 excessive vacancies, inadequate utilities, excessive  
2 land coverage and overcrowding of structures and  
3 community facilities, deleterious land use or layout,  
4 lack of community planning, environmental cleanup and  
5 lag in EAV.

6 I will go over just some of the major  
7 ones we saw. Not -- I'm not trying to insult people  
8 by saying the area is blighted. If you live in a  
9 blighted area, it's just the statutory definition of  
10 blight. Overall, most of the structures were well  
11 maintained. People did take care of the properties.  
12 It's that these statutory criteria were being  
13 exhibited so . . .

14 For deterioration we found with the  
15 majority it was pretty well kept up in terms of  
16 buildings. Only 33 percent of the lots showed minor  
17 need of repairs.

18 The main thing we found were site  
19 improvements were needed of at least minor repairs.  
20 These are sidewalks on private property, parking lots,  
21 streetlights, signs, things of that nature. The  
22 minor -- the site improvements proposed to the  
23 buildings.

24 The public improvements, which are

1 the roadways and anything in the public right-of-ways,  
2 we found approximately 27 percent of the area parcels  
3 associated with these needs minor repair.

4 Just to show you some of the -- what  
5 qualifies as deterioration the top left photo is of  
6 alligator cracking on a driveway. It requires at  
7 least minor to major repair for that driveway.  
8 There's some potholing in the lower left corner.

9 Upper right is more alligator  
10 cracking of parking lots and then, similarly, in the  
11 lower right some potholing, alligator cracking and  
12 things of that nature.

13 The level of minor versus major is --  
14 really minor repair it's, you know, five cents -- it's  
15 half dollar to a dollar for seal cracking per square  
16 foot. You know, it's minor repair. You get into \$4  
17 to \$8 per square foot for seal cracking and then  
18 really major repair you're looking at \$12  
19 reconstruction per square foot for redoing potholing  
20 and things that so that's the kind of deteriorating  
21 associated with deterioration.

22 We also have 17 codes (sic) below  
23 minimum structures (sic). So these are lots that  
24 weren't presently meeting the modern zoning code of

1 the Village or other development codes of the Village.

2 Just to give you the range here we  
3 found about 41 percent of the lots did not meet  
4 minimum yard requirements. Rear yard requirement was  
5 mostly not -- at least the lots -- some of the lots  
6 did not meet the side yard and street corner side yard  
7 requirements or exceeded maximum coverages. This is  
8 traditional with an area that might be a conservation  
9 area that was developed under older development  
10 practices.

11 So in order to address some of the  
12 things -- issues of these blight criteria, TIF funding  
13 could be used to address, you know, ways to ameliorate  
14 this to a more modern zoning code standard for  
15 appearances and things of that nature.

16 One of the things that also qualifies  
17 is parking standards and the big highlight one here is  
18 right now 47 percent of the lots did not meet the  
19 modern parking standards.

20 We heard a lot about parking in the  
21 previous informal meeting being an issue in the TIF  
22 District because there's not enough parking, which is  
23 obvious because, you know, it doesn't meet the modern  
24 parking standards. One of the ways TIF can be used.

1 More importantly is under the  
2 Illinois Accessibility Act you are required to have a  
3 certain number of accessible parking spaces and about  
4 44 percent of the lots did not have enough accessible  
5 parking. So that's a big state law that is required.

6 Traditionally older areas didn't  
7 account for this and it wasn't required back in the  
8 day so now it's below those standards.

9 Inadequate utilities. We have the  
10 Village engineer review. He found 20 of the 94 lots  
11 suffered from a lack of adequate storm water  
12 facilities in terms of drainage. He filed a report  
13 that is part of the Eligibility Study.

14 Overall, the Village engineer also  
15 found that the area suffered from a comprehensive  
16 utility master plan to service future development in  
17 the area. This is especially notable for the southern  
18 portions of the area where utilities have not been  
19 extended yet or there's no master plan to extend them.  
20 Presently there's sanitary sewer leaking down in that  
21 area. There's no master plan for looping.

22 It's developed incrementally over the  
23 years so facilities that have been extended have been  
24 on a per parcel basis without conscientious thinking

1       how can we service development in the future.

2                       Finally, one of the big criteria,  
3       lack of community planning. As I mentioned, it's  
4       developed incrementally over time. It's kind of a  
5       hodge-podge of different development patterns with no  
6       mass comprehensive scheme. Thirty of the 94 parcels,  
7       36 percent, in other words, lack access to a publicly  
8       dedicated right-of-way, which is a requirement of the  
9       Village.

10                      Nine of the parcels are only  
11       accessible via one-way traffic on Highway 12, which  
12       presents accessibility issues, some safety issues with  
13       accessing these parcels for their current development  
14       as well as future development.

15                      We have discussed previously at the  
16       informal meeting and at length about the lack of an  
17       east/west central road in the District to provide  
18       access the southern portions of the RPA.

19                      Just to briefly touch on this, this  
20       has been something that's been discussed since the  
21       1967 comprehensive plan. You see it here clearly on  
22       the plan from 1967 that at one time and had been  
23       continually thought about was some sort of east/west  
24       extension of what at that time was Oak Avenue

1 connecting over here to the north.

2 Whether that's possible now with the  
3 modern development that's already in there is  
4 uncertain, but the Village has made a plan on its  
5 current 2011 plan for some type of east/west road to  
6 connect through there.

7 As the area developed incrementally,  
8 this was never accommodated so it's limited  
9 development in certain portions of the TIF District.  
10 Or the proposed district.

11 Another criteria is the lack of EAV.  
12 For this finding to exist for three out of the last  
13 five years either the EAV of the total improved  
14 properties had a decrease and/or it had to lag behind  
15 the CPI, Consumer Price Index, that is put out by the  
16 federal government.

17 The TIF improved properties have  
18 lagged for four years -- or decreased for four years  
19 from 2009 to 2012 and they've also lagged behind the  
20 CPI from 2009 to 2012 as you can see right there.

21 For the vacant areas, the unimproved  
22 blighting criteria, we found four of the six criteria  
23 present throughout the TIF District and we found one  
24 of the single shop criteria found on a number of

1 the -- the TIF Districts.

2 For the multiple requirement we found  
3 obsolete platting of vacant land, diversity of  
4 ownership, deterioration of adjacent structures or  
5 site improvements and lag in EAV. For the single shop  
6 requirement we did find evidence of flooding and  
7 drainage issues.

8 For obsolete platting of vacant land  
9 we go back to a similar standard that we saw in  
10 improved properties that a number of the properties  
11 didn't have adequate access to a publicly dedicated  
12 right-of-way and are only accessible by a one-way  
13 direction of traffic, which is not comparable from  
14 underdevelopment. We found 17 of the 22 parcels or 74  
15 percent of the vacant parcels exhibited this -- this  
16 evidence.

17 Five of the 23 parcels were  
18 substandard with respect to underlying zoning  
19 standards or 22 percent. That means either they were  
20 not of minimum lot size requirements to be developed  
21 on their own. They're vacant properties so  
22 technically a person who came in could petition for  
23 the development, but they would have to get variations  
24 potentially for a side yard setback, front yard

1 setbacks to meet the limits of the development area.  
2 They don't meet the minimum standards for lot  
3 development under the zoning code.

4 Just like the improved area we have a  
5 lag in the EAV for vacant property. It's the same  
6 criteria on getting a lag three out of five years or  
7 decrease three out of the five years.

8 The unimproved properties for three  
9 or four out of the five years decreased overall in  
10 2008, 2010, 2011 and 2012. They also lagged behind  
11 the CPI for those same years as published by the  
12 federal government.

13 Flooding was also an issue in the TIF  
14 District. Per the Village engineer's report, ten out  
15 of 32 parcels suffered from adverse drainage patterns.  
16 As you can see from this map here, the light blue  
17 lines represent wetlands that need to be addressed for  
18 future development that are entering development.

19 The green parcels, which are the  
20 vacant parcels, you can see it's quite -- quite  
21 extensive. There's also some statutory flood plains  
22 in the northwest corner of this area. It's fully  
23 detailed in the engineer's report on the Eligibility  
24 Study.

1                   For distribution of these criteria 11  
2                   of the 13 criteria will come from improved in  
3                   conservation area as we noted. Of those 13 -- of the  
4                   nine improved areas -- that were improved areas, the  
5                   minimum criteria that were exhibited were seven in one  
6                   criteria. So at least seven were found in all the  
7                   nine improved areas.

8                   For the multiple requirements four of  
9                   the six criteria were present as we noted. The  
10                  minimum we found in any area was four. So they're all  
11                  present there. And then unimproved single requirement  
12                  we found evident on almost all the vacant areas. All  
13                  the vacant areas.

14                  Another requirement the document you  
15                  received to review is the Housing Impact Study. We  
16                  are required to submit this document since it may  
17                  potentially occur that ten of the housing units in the  
18                  area might be relocated at some time.

19                  We'll talk a little bit more about  
20                  that. It's not the Board's intention to actively do  
21                  this, but since there is potential for redevelopment  
22                  to occur in the area, it could relocate ten or more  
23                  units. If it were 35 or more units, we would  
24                  ultimately have to do -- we would ultimately have to

1 do this study.

2 In general what this study does is  
3 provides an outline of existing housing conditions and  
4 outlines a commitment of the Village to provide  
5 relocation assistance per requirements as may be  
6 required.

7 We would also specifically -- in  
8 terms of housing conditions, we looked at  
9 single-family and multi-family units, number and types  
10 of rooms in units, units inhabited versus uninhabited.

11 For this study we found that -- we  
12 assumed that all units were inhabited and -- or at  
13 least moderate income or lower households and we also  
14 look at racial and ethnic mixture of units per the  
15 2010 census.

16 In terms of relocation assistance, we  
17 had to determine the number of residential units that  
18 may be removed. The Village took the conservative  
19 approach and said there's potential that all units may  
20 be relocated even though it's not the Village's  
21 intention to relocate them, but that's a conservative  
22 effort of the Village to make a commitment to relocate  
23 if necessary.

24 The Village reviewed its plan for

1 assistance, available comparable properties of  
2 relocations and the type and extent of assistance that  
3 may be provided.

4 This map kind of highlights where the  
5 housing units are located, primarily in the eastern  
6 portion of the TIF District. There's a few dotted in  
7 the western portion. There's a parsonage with a  
8 church up on Route 176 and two houses located just off  
9 Route 12.

10 Further review of the housing study,  
11 37 housing units were identified. Twenty-eight of  
12 these were permanent housing units and nine were  
13 non-permanent housing units.

14 The non-permanent housing units were  
15 located with respect to the Healthcare and  
16 Rehabilitation Centre in the central portion of the  
17 TIF District, which according to the census count was  
18 one housing unit and then the motel, which also had  
19 eight available rooms.

20 Those are different quality of home  
21 in terms of permanent housing and relocation  
22 assistance as covered by the census bureau as well as  
23 any potential relocation needs of that nature.

24 Unit types included single-family

1 homes, apartments, accessory dwelling units and  
2 non-permanent units. According to 2010 census, the  
3 study area had 163 residents. Overwhelmingly, the  
4 majority were Caucasian descent with a few of Latin  
5 descent as well.

6 Just to highlight, the study does  
7 indicate it is the Village's intention to actively --  
8 it is the Village's intention not to actively relocate  
9 housing units. Any purchase of property in the TIF  
10 District is expected to be conducted between private  
11 parties on their respective terms.

12 Now, with that said, the Village does  
13 make the statement as required by the statute to  
14 provide relocation assistance per the terms of the  
15 Uniform Relocation Assistance and Real Property  
16 Acquisition Policies Act of 1970 and any other  
17 regulations.

18 The final document we're going to  
19 talk about briefly here is the Redevelopment Plan.  
20 This is the main statutory document that provides  
21 guidance for the TIF District and its implementation  
22 as a whole.

23 There's a lot of statutory language  
24 in there that needs to be addressed and these plan

1 components pretty much address each of those statutory  
2 components.

3 We will outline the redevelopment  
4 goals, including the land use and estimate of future  
5 EAV, we provide a redevelopment program and plan, cost  
6 of financing -- cost and financing of the redeveloped  
7 project area including itemized costs of potential  
8 projects as an EAV source of funds, nature and terms  
9 of obligations that may be issued by the Village.

10 We reviewed the impact and effect on  
11 taxing districts, phasing and scheduling of the RPA,  
12 commitment to fair employment practices and  
13 affirmative action policies, provisions for amending  
14 the Redevelopment Plan and a list of the recent EAV  
15 for the whole three month project here.

16 One of the main things the Village  
17 has defined and I listed earlier in your review of  
18 responsibilities is the but for statement. In general  
19 this can be summarized as follows that but for  
20 adopting the TIF District the Village would not expect  
21 to reasonably redevelop this area or redevelopment  
22 would not reasonably be expected to occur in the  
23 regular means without additional assistance.

24 The Village Redevelopment Plan

1 outlines that the area as a whole has experienced  
2 limited development over the past ten years. As a  
3 whole the RPA has had negative EAV growth for four out  
4 of the five last years. That EAV has also lagged  
5 behind an increase in the CPI for four out of the five  
6 last years.

7 As enumerated previously, there are  
8 numerous lighting criteria in that particular area  
9 that need to be addressed to make the area attractive  
10 for future private development, and as conservation if  
11 this blighting criteria is not addressed, it could  
12 make things worse to -- worsen the appeal of the RPA  
13 as a whole.

14 There are eight redevelopment project  
15 goals outlined in the study. I am not going to read  
16 them all for you, but they in general only talk about  
17 what the Village intends to do with the RPA.

18 The Village's main objective is to  
19 attract private investments to increase the EAV, to  
20 increase tax revenues for all the taxing bodies.  
21 These goals outline that specifically.

22 The other major objective is to  
23 provide ways to address the blighting grid area that  
24 we outlined to make the area more attractive for

1 investment.

2 Basically this includes addressing --  
3 providing streetscape improvement, providing utility  
4 services, providing that secondary access potentially  
5 through other means, marketing the area, providing for  
6 planning and studies of the area to address this  
7 development.

8 Finally, one of the things the  
9 Village will do if required or needed is the  
10 relocation assistance that is required by the Act and  
11 also provide job training for businesses that want to  
12 locate in the RPA.

13 As discussed, the 2011 Comprehensive  
14 Plan outlines the general pattern of development of  
15 the area. As you can see, this provides the road  
16 network in yellow lines that is envisioned needed to  
17 service the area for redevelopment.

18 This isn't going to happen overnight.  
19 One of the major goals of the RPA is to provide a  
20 funding source so incrementally over the next 23 years  
21 this plan can come to fruition. It requires a lot of  
22 party action not only by the Village but by the  
23 property owners and also the taxing district because  
24 this will benefit the area as a whole.

1                   These will be minimal investments,  
2                   but they are necessary to provide a way to maximize  
3                   the development area. This is the eastern portion.

4                   Similarly, the western portion has to  
5                   find ways to maximize the use of Route 12 for future  
6                   commercial mixed use development, industrial  
7                   development.

8                   One of the things you will note is  
9                   the west of Route 12 there are approximately three  
10                  streetlights in almost under a quarter mile. That's  
11                  staggering development right now in terms of -- or  
12                  startling traffic, I should say, in terms of passing  
13                  through. One of the things to address is a more  
14                  efficient way to get cars through there as well as to  
15                  provide more land for development.

16                  The RPA is in conformance with the  
17                  Comprehensive Plan. The RPA suggests the area could  
18                  be uses for mixed use, which includes all uses  
19                  possible, residential, industrial, commercial,  
20                  employment, conservation and open space land as well.

21                  Now, here's the one that really  
22                  affects you. We'll talk about some of these for a  
23                  second. What the RPA projects to do over the next 23  
24                  years in terms of assessed values.

1 Right now the current tax rate in the  
2 area is 10.482. The present total EAV for the whole  
3 RPA is about 17 million. With the Redevelopment Plan  
4 with its projected -- project costs and investments it  
5 hopes to levy between \$40 and \$50 million in total EAV  
6 at the end of the 23 years, which is about 4.2 to 5.2  
7 million in taxes.

8 So right now EAV is generating for  
9 the area \$1.8 million in taxes. The Village through  
10 its investments hopes to attract enough development to  
11 increase that to \$4.2 to \$5.2 million annually. So  
12 the EAV leveraged growth would be between \$23 and \$32  
13 million over 23 years, which would increase taxes by  
14 \$2.3 to \$2.4 million per year for everybody at the end  
15 of the TIF District.

16 The way the Village wants to get  
17 there is through making a range of investments in the  
18 area that are eligible for redevelopment project costs  
19 per the statutes. So such things as site preparation,  
20 clearing, demolition, acquisition of easements and  
21 right-of-way, rehabilitation of buildings and  
22 structures, electric and related utilities, lights,  
23 signage, traffic lights, water system improvements,  
24 sanitary sewer improvements, storm sewer improvements,

1 roadway and streetscape improvements, other  
2 infrastructure projects, housing relocation and job  
3 assistance, master planning economic development and  
4 marketing and other projects and programs.

5 The Village may or may not make all  
6 these investments. It will be dependent on how it  
7 works in the private market to make those investments  
8 work to leverage private market investments.

9 In order to pay for these the Act has  
10 a number of funding sources available to it. The  
11 Village has made its intentions known at the previous  
12 meeting that it wants a pay-for-pay system, which  
13 basically means if the developer wants to get TIF  
14 funding for a public improvement, they have to show  
15 investment dollars immediately.

16 So they make the improvement, the  
17 Village gets the EAV into the TIF fund and pays it out  
18 over a certain time period. Pays for whatever  
19 improvement that that developer provided.

20 The Village will consider all  
21 possible funding sources allowed under the Act. Bonds  
22 and securities will operate on a civil and annual  
23 basis according to the Village's intentions.

24 That's -- they don't want anybody to

1 pay for things that there's already money coming in  
2 for or there's already a guarantee in some type way of  
3 securing that these obligations will be paid for. Any  
4 security obligation is expected to be retired by the  
5 end of the lifetime of the TIF District.

6 Another one that's near and dear is  
7 the effect on taxing districts. As we mentioned, the  
8 taxing districts will continue to receive the tax  
9 revenues that they already receive on the baseline  
10 equalized assessed value.

11 The Village wants to make  
12 conscientious developments that only increase EAV.  
13 They want to look at commercial development only,  
14 industrial and potential mixed use. So things that  
15 have a higher equalized assessed value.

16 Redevelopment projects are almost  
17 always negotiated as party-to-party contracts so any  
18 impacts that may occur on a taxing district might be  
19 included to be addressed as part of those contracts.  
20 As outlined, redevelopment investments are intended to  
21 eliminate blight.

22 In terms of taxing districts, the TIF  
23 District Act provides certain ways of remunerating  
24 taxing bodies if things are seen as increases on their

1 services. So if the school district sees more  
2 students, there is a provision under the Act that  
3 allows payment of funds to pay for these students.

4 There's also a way to pay for capital  
5 expenditures. So if the fire district needs a new  
6 fire truck because someone is building a ten-story  
7 building, that could be paid for through TIF funds  
8 because it's an additional service that wasn't  
9 provided for before.

10 The TIF Act also provides the  
11 municipality to arrange for a pro rata share of the  
12 TIF funds to go back to each of the taxing districts  
13 based on their existing tax rate.

14 And, finally, as I mentioned, these  
15 are private party contracts between the municipality  
16 and the developer and certain arrangements can be made  
17 on that contract basis so . . .

18 Finally, that's the end of reviewing  
19 the Eligibility Study, the Housing Impact Study and  
20 Joint Review Plan. We can go back over what we're  
21 going to -- your responsibilities are here tonight.

22 You're here to review the  
23 documentation you received, the presentation that we  
24 just gave on the findings, the housing study and the

1 eligibility and Redevelopment Plan. The Joint Review  
2 Board will have discussion, can open it up to public  
3 comment as they wish as they've decided they will.

4 The JRB can elect to make  
5 recommendation tonight. It can elect to make a  
6 recommendation of approval or disapproval. If those  
7 are the actions, within 30 days they have to submit a  
8 finding of what that action is to the Village Board.  
9 The JRB can continue this meeting or you can take no  
10 action at all and as I mentioned, no action equals a  
11 no objection vote by the Joint Review Board.

12 So if you do issue a -- a finding  
13 within 30 days or even as of tonight, the Village has  
14 30 days to address your revisions as you see fit and  
15 to resubmit the documents and have another meeting for  
16 you to review those changes. Once again, your  
17 recommendation is advisory and only can enforce a  
18 majority vote at the Village Board level.

19 After this meeting if there is  
20 additional JRB meetings that are required, that will  
21 be next. Village revisions of documents as necessary.  
22 There will be additional noticing. You've probably  
23 already been noticed to death, but State statutes  
24 requires us to notice of owners -- the Village has to

1 notify owners. Tentatively the public hearing is  
2 scheduled for November 20th. That may be opened and  
3 continued depending on the actions of the JRB tonight.  
4 The Village Board Review has 14 to 90 days after the  
5 public hearing to act on the findings of the public  
6 hearing.

7 Finally, the documents will be  
8 transmitted to the county clerk for certification and  
9 a baseline EAV will be set by the county assessor if  
10 the documents (inaudible).

11 And that concludes my presentation  
12 tonight. I, once again, appreciate you sitting  
13 through that and I'm open for questions as well as  
14 Mr. Miller here who is available as well.

15 MR. MILLER: Thank you, Jeramiah.

16 At this time we would open up the  
17 Board members. Are there any questions? One person  
18 at a time speak. Any members any questions?

19 CHIEF DATO: I do. A couple things caught my  
20 eye as I read through the reports initially. Where it  
21 talks about impact on affected taxing districts, the  
22 Village of Wauconda itself -- I found maybe some of  
23 the verbiage rather questionable.

24 It talks about municipal services are

1 provided, sanitary sewer, public water, police, public  
2 roads, et cetera, et cetera, and it says "The proposed  
3 redevelopment RPA is not anticipated to increase the  
4 demand for these services in the RPA," which I find  
5 hard to believe only because you're developing a lot  
6 of area that has absolutely nothing on it right now.

7 So I think there would be an increase  
8 in the demand for those services. So I think that  
9 needs to be noted and maybe, you know, an analysis  
10 that would try to guess -- because that's all it would  
11 be would be a guess -- you know, what that might be.  
12 Or how that may look.

13 MR. YEKSAVICH: Yes. Some of that is outlined  
14 in those redevelopment project costs. It would be --  
15 anything above those costs would not be anticipated to  
16 be increases.

17 So whatever is outlined in the  
18 redevelopment project costs in terms of new  
19 infrastructure or outlined in that period, but it's  
20 routine services so the Village isn't expected to  
21 build a new water plant for the area, the Village  
22 isn't expected to hire more police officers or need a  
23 new police station or a bigger village hall or things  
24 of that nature, but we can look at the verbiage and

1       revise that to your --

2               CHIEF DATO: I mean if there is not any impact,  
3       it would mean to me that there would be no change and,  
4       obviously, the goal is to have change.

5               MR. YEKSAVICH: Correct.

6               CHIEF DATO: The other question I have is with  
7       the -- I'm sorry, Dan.

8               DR. COLES: No. Go ahead.

9               CHIEF DATO: With the recent referenda to -- or  
10       referendum to provide, you know, Lake Michigan water,  
11       that burden will be placed on all the existing  
12       taxpayers from a property tax standpoint in addition  
13       to the increased water rates in the future.

14                       How does that -- or how does this  
15       district -- how is that impacted? So, in other words,  
16       as we redevelop in this area, will they have to share  
17       the same burden? I realize we're freezing, you know,  
18       the property tax values for them. So what happens  
19       there?

20               MR. YEKSAVICH: The only component that would  
21       be increased is if anything is tied to property taxes  
22       for the Lake Michigan water. I think I believe all of  
23       that is going to be done through water rates, but I  
24       will refer to Mr. Miller on how exactly they wish

1 to --

2 CHIEF DATO: Well, the bonds will be paid for  
3 through property taxes.

4 MR. MILLER: Yes. Yes.

5 MR. YEKSAVICH: And so some of that burden will  
6 need to be looked at, you know, through the --  
7 anything that's above the baseline with the TIF funds  
8 to pay for whatever TIF improvements. So, yes, some  
9 of that would be lost potentially. Yeah. We'll have  
10 to review that.

11 CHIEF DATO: Okay.

12 MR. MILLER: We'll certainly review it.

13 MR. YEKSAVICH: I would also like to point out  
14 that a representative of the Village engineer is here  
15 tonight to answer any questions you may have on  
16 (inaudible).

17 DR. COLES: I have a question and it segues off  
18 Chief Dato's. Are the monies really lost or are they  
19 just shifted? For instance, if the TIF area increases  
20 property taxes for all taxing bodies, which includes  
21 the Village, and when they go to issue more bonds and  
22 it raises the rate, the property tax rate, my  
23 understanding of how the detail works is that you are  
24 really taxing over an entire EAV area, equalized

1 assessed value area, and that the taxing bodies garner  
2 those taxes and any increase in CPI they access that  
3 through their levy, that those dollars are still  
4 captured.

5 So I'm a little confused at the  
6 notion that the taxes are lost to the taxing bodies  
7 because I'm not quite sure that's an accurate  
8 statement. I'm almost thinking that they're shifted  
9 to those that are not in the TIF area.

10 MR. YEKSAVICH: The idea is that only that  
11 geographic component, the TIF, that EAV, that number  
12 right there, it's -- it's frozen. So the idea is that  
13 anything that is not new to EAV will continue to be  
14 taxed as normal rate and go to the taxing districts  
15 with certain allocation and remuneration based on  
16 agreements with the Village and through the TIF  
17 District.

18 Any new reinvestment that relates to  
19 any new EAV increase, if it's a new building of any  
20 kind, if it's an expansion of any kind, whatever  
21 change on that base EAV, that tax on that base -- on  
22 that no longer base EAV does go to the TIF fund.

23 So it's -- in terms of the idea of a  
24 shift, it's kind of open for your point of view that's

1 where it goes back to the but for statement because  
2 whether the Village does find that but for doing this  
3 there would be no new EAV.

4 That's what they're looking at. So  
5 but for doing this it would be a shift if there was  
6 no -- if there was already going to be an investment  
7 in the area. So that's -- that's kind of where -- I  
8 kind of see where you're coming from on that, I hope.  
9 Or am I missing it?

10 DR. COLES: It's a -- I understand the  
11 explanation of how the TIF District gets its dollars,  
12 but I don't think it's clear as to how the taxing  
13 bodies capture their annual property taxes from what  
14 is a geographic area, which assessed through the  
15 county assessor's office, and that still may not be  
16 clear.

17 Another question I have is in reading  
18 through this my understanding is that this Board,  
19 which is basically required by State statute, other  
20 than asking for certain questions to be answered and  
21 done in a good faith effort on the part of the  
22 Village, this Board really has no authority whatsoever  
23 in terms of voting aye, nay, abstain or any other type  
24 of vote. Am I correct in that?

1 MR. YEKSAVICH: This Board can force a super  
2 majority on the Village Board level with a nay vote.  
3 So if you as a Board vote nay for any approval of any  
4 documents, it requires a three-fifths majority at the  
5 Board level to approve it.

6 DR. COLES: And how has the Village Board voted  
7 on the proposals for the TIF in the past?

8 MR. MILLER: We've passed off of our ordinances  
9 unanimously.

10 DR. COLES: Okay.

11 CHIEF DATO : Dr. Coles -- I'm sorry, Nance.

12 MS. BURTON: No. Go ahead. I'll go after you.

13 CHIEF DATO: In regards to your previous  
14 question, it started me thinking along the lines when  
15 we do look at CPI and the cap and everything else, it  
16 is based on a total number and if that number is  
17 increasing on the -- in the TIF area, I guess my  
18 question does it count toward our total EAV in  
19 calculating the -- the cap? Is that what you were  
20 asking?

21 DR. COLES: That's part of the equation. Also  
22 part of the equation is the total dollars that are  
23 captured by the taxing body. For instance, if you  
24 have an area that declines in EAV, the rest of the

1 taxing area picks --

2 CHIEF DATO: Right. Because the rate generally  
3 goes up.

4 DR. COLES: That's correct.

5 MS. BURTON: Right. I mean that's right across  
6 our -- our geographic boundary.

7 CHIEF DATO: So in my own mind I don't -- I  
8 don't know if we have a clear answer as to whether  
9 there's actually a loss of dollars to the taxing body  
10 or if it's a shift to other non-TIF properties.

11 DR. COLES: Correct.

12 MR. YEKSAVICH: We'll check into that and  
13 provide an answer.

14 MS. BURTON: One question on the length --  
15 23-year length. Now, you're able to shorten that if  
16 everything was redeveloped or is that set in stone  
17 that it's 23?

18 MR. YEKSAVICH: It can be set to any date that  
19 the municipality wishes up to 23 years. Now, in  
20 general I have seen the range on, you know, projects  
21 that I've worked on. Recently there was one in  
22 Deerfield I think over a ten-year period. Other  
23 places they tie it specifically to the bonds. You  
24 know, bonds -- issue the bonds immediately. Once

1 the bonds are paid off they'll get rid of the TIF  
2 District.

3 As stated by this Village, there's no  
4 intention to levy bonds immediately or one -- to levy  
5 bonds at all if at all possible. They're not going to  
6 (inaudible).

7 CHIEF DATO: I have another question. When  
8 does the lease end on the Dominick's property?

9 MR. MILLER: I believe its 2017. 2017.

10 Any further questions?

11 CHIEF DATO: Yeah. One other note that I have  
12 is that, obviously, one of our biggest concerns in the  
13 community right now is acquiring Lake Michigan water.  
14 I don't think we can lock into anything without that  
15 happening first. Otherwise, we don't -- we have a  
16 significant need by most developers that we can't meet  
17 and that being water.

18 You know, one of our biggest  
19 arguments was we needed the bonds, we needed to raise,  
20 you know, the water rates and everything else to have  
21 Lake Michigan water in here because we're going to be  
22 running out in the future and how can we add  
23 additional demand for something we don't have?

24 And I know the Village Board is

1       tonight meeting with CLCJAWA along with some other  
2       representatives and I just want to go on record making  
3       sure that that T is crossed before we do anything  
4       else.

5               MR. MILLER: The joy of doing the water study,  
6       the impacts, how much water would be needed by  
7       projected hopeful growth of that area.

8               CHIEF DATO: Well, we're really talking five  
9       gallons per square foot on the retail or some other  
10      larger -- or more impact on the institutional type use  
11      and I think it's going to far exceed what we're seeing  
12      out of that area right now maybe with the exception of  
13      the use probably coming out of the care center.

14              MR. MILLER: Right. I agree.

15              DR. COLES: If the TIF were to continue to move  
16      forward and be approved, how soon could a developer  
17      get a shovel in the ground and from that point on how  
18      soon could an actual viable business, retail, light  
19      industrial facility be up and running and require that  
20      new infrastructure? Not only the Lake Michigan water,  
21      but whatever infrastructure else needs to be brought  
22      into that area. How long does that take?

23              MR. YEKSAVICH: I will answer your first one.  
24      There are a number of vacant properties in the area

1 that are pretty much ready for development now. There  
2 is the older shopping center that was torn down.  
3 There's also what's the soccer property on the far  
4 west side of the TIF. Those are available and could  
5 have until we've extended through them.

6 I'll refer to the Village engineer on  
7 the capacity of the current system if you have any  
8 knowledge.

9 MR. STANCIK: I really don't know that. There  
10 are some ways we can find out.

11 MR. YEKSAVICH: There are currently, you know,  
12 underutilization. You know, Dominick's is probably  
13 one right now. So there's certain capacity levels  
14 that --

15 DR. COLES: So what would the time frame be in  
16 terms of if -- if the process continued -- and I know  
17 you have to follow the State statute process where the  
18 TIF District is now legally established, you could  
19 move forward and development can occur.

20 How long would it be -- if a  
21 developer came in and said as soon as the Village is  
22 done getting this TIF ready, we're ready to go and put  
23 a shovel in the ground, how -- what's the time frame?

24 MR. MILLER: Dan, I will try to answer that.

1 The typical development process is anywhere from six  
2 months plus. We have projects that have been planned  
3 for -- I can think of one on the north side of town  
4 for about seven years now.

5 DR. COLES: Right.

6 MR. MILLER: It's still not developed. They  
7 haven't even come in with the final development plan.  
8 So, you know, it's a matter of the developer and the  
9 market being there and the developer choosing to move  
10 forward on it, but --

11 UNIDENTIFIED SPEAKER: As soon as the check  
12 clears they can start digging.

13 MR. MILLER: The typical process is going to  
14 be -- you know, just to go through the entitlement  
15 process is three to six months, you know, and then  
16 you're talking about the design and the infrastructure  
17 and all that stuff.

18 We just talked about a project that  
19 we platted two years ago and it's just finishing up  
20 its final improvements for that subdivision that  
21 occurred. So it can -- you know, it's going to vary.

22 You know, Jeramiah talked about on  
23 that property that we commonly refer to as Spencer's.  
24 You know, the shopping center was tore down. There's

1 three lots there. He is entitled to come right now  
2 and, you know, he can apply for a building permit. It  
3 would probably take about three months to process and  
4 go through all the -- maybe less.

5 I would like to think less, but it  
6 depends on the consultants and the level of detail  
7 they provide and the information and -- but -- so it  
8 could be -- if all the -- we have all the zoning, they  
9 don't need to go through the zoning process, I would  
10 like to say we do could do one in 30 days, but that's  
11 going to be a rare situation.

12 We're trying to encourage planned  
13 type of development as opposed to just what's been  
14 occurring over the years where it's you've got a lot  
15 of building going on. So it's more of a comprehensive  
16 approach.

17 And I'm going to try to touch on,  
18 David, your comment about the water situation.  
19 Whenever there is a development proposal, we certainly  
20 look at the capacity of our system in order to serve  
21 that and if we don't have the water available to  
22 service them, the development is not going to go  
23 forward.

24 To the best of my knowledge in all of

1       our water lines the systems -- there are some areas  
2       that don't have pressure, you probably know better  
3       than I do, and we're -- we couldn't have any new  
4       development on, but that's part of the development  
5       process. Once again, it needs -- that could extend  
6       out the time period before -- you may have to bring in  
7       a water line to address.

8                CHIEF DATO: I think my main point to the whole  
9       water issue is we recognize that there's an issue.  
10      Whether we put one more home up or whether we put a  
11      thousand more homes up, it's the existing places that  
12      are here that are going to need water long term and  
13      until we get that other problem resolved, you know, it  
14      just doesn't make sense to add additional concern or  
15      burden to the big picture.

16               I mean -- and that's my only point  
17      and I hope the Board, you know, will work forward with  
18      CLCJAWA or whomever the vendor will be, but if it  
19      doesn't make sense to move forward with  
20      redevelopment -- because you know as well as I do, you  
21      know, developers come in, they say -- they look at,  
22      you know, what your various resources are and -- and  
23      what the long-term viability of those resources are.

24               Chris, on the -- you know, this

1 project involves some significant shifts in roadways  
2 and things like that. What conversations, if any, has  
3 the Village had with IDOT on reconfiguration of some  
4 of that route -- not necessarily the Route 12/176  
5 thing. I think I will be long gone before I ever see  
6 that change, but at least the roadway coming off the  
7 ground street and maybe going up through and coming  
8 off of 12.

9 MR. MILLER: Well, we have met with the IDOT as  
10 recent as two years ago to talk about a traffic light  
11 at Brown Street and that was an IDOT-initiated  
12 meeting.

13 We are in the process of advancing  
14 our transportation planning component and gathering  
15 data and putting together a package and we're going to  
16 go talk to IDOT about adding those elements.

17 CHIEF DATO: I mean because the plan makes a  
18 lot of sense as far as roadway improvements, but, you  
19 know, there's an awful lot of moving parts here to --

20 MR. MILLER: Oh, absolutely. You know, as  
21 Jeramiah pointed out, (inaudible) planning and  
22 additions and we work towards that and it takes the  
23 cooperation of the parties. That's the biggest  
24 challenge that we have 90-some-odd property owners,

1 116 different parcels and we've got to try to get them  
2 all to work together and have some meaningful units  
3 that are going to benefit those -- those property  
4 owners and they all come together.

5 So there's a lot of work ahead of us.  
6 This is just an economic development tool that we need  
7 to extend out. As represented in the dollars that  
8 Jeramiah presented there, it's very expensive to  
9 develop property, you know, and so what we're looking  
10 at is that partnership, if I may, to encourage people.

11 We are -- we're promoting the fact  
12 we're doing -- working on a TIF study. We're  
13 promoting the fact that we have Lake Michigan water  
14 coming to town. So these are all issues that we are  
15 doing as a part of our economic development practices  
16 right now. So we've got to work through the process.

17 DR. COLES: Has the Board considered, you know,  
18 issues on holdouts as far as property owner holdouts  
19 or anything like that? Because that's -- I'm sure  
20 that's one of the biggest concerns of property owners  
21 and it's the C word, condemnation.

22 MR. MILLER: Well, that right is pretty much  
23 available right now. We would only get involved in it  
24 from the standpoint of street extensions or things of

1 that nature where we -- public eminent domain issues.  
2 That was discussed extensively actually by our -- at  
3 our --

4 MS. NEMMERS: Excuse me. Mr. Miller, can you  
5 speak up? I can't hear at all back here.

6 MR. MILLER: Oh, sorry, Carol.

7 That was discussed extensively at the  
8 earlier meeting. We had about 25 residents at our  
9 initial meeting here back in August and so . . .

10 CHIEF DATO: Okay. I mean it's, obviously, a  
11 question I would have as someone who has property or  
12 lives in that area.

13 MR. MILLER: No. It's fully the intention of  
14 the Village to not utilize any eminent domain. We're  
15 hoping to negotiate with the property owners.

16 CHIEF DATO: Okay.

17 DR. COLES: Chris, I noticed on our agenda that  
18 after the Joint Review Board can make questions or  
19 comments and that the public may do the same. I was  
20 wondering if the Joint Review Board could reserve the  
21 possibility of asking additional questions and making  
22 additional comments after the public --

23 MR. MILLER: Absolutely.

24 DR. COLES: -- in case their questions spark

1 questions in our minds.

2 MR. MILLER: Sure.

3 Are we through with questions and  
4 comments?

5 (No verbal response.)

6 MR. MILLER: Let me open up the meeting then to  
7 the public. Do you wish to makes any comments or ask  
8 any questions? Please state your name and as we  
9 talked about earlier, we would like to limit your  
10 questions and comments to five minutes, but there's  
11 not a big crowd here so we may be able to extend that  
12 a little bit.

13 So if you want to raise your hand and  
14 state your name and, again, we have a court reporter  
15 here.

16 MR. YEKSAVICH: Mr. Miller, they can come up to  
17 the lectern and that way everybody can hear.

18 MR. MILLER: That's probably a good idea,  
19 which, Carolyn, you're sitting back there with that  
20 noisy machine.

21 MS. NEMMERS: Oh, yeah.

22 MR. MILLER: That's the side of the room where  
23 people have difficulty hearing so . . .

24 MS. NEMMERS: You know, I guess one of my

1 concerns is -- and I will just try and speak loudly.

2 MR. MILLER: Carolyn, Carolyn --

3 MS. NEMMERS: Oh, Carolyn Nemmers. I'm the  
4 owner of Wauconda Animal Hospital. So that's on  
5 Thomas Court.

6 One of my concerns -- and,  
7 admittedly, I don't necessarily understand all the  
8 economics of this, but as a small business owner, I  
9 guess one thing I would also have a concern with and I  
10 would wonder about other small businesses is how --  
11 and probably everyone in town should be wondering  
12 about this, too, because I have heard comments made in  
13 the previous meeting that, you know, you really have  
14 to -- whether or not developers come in -- you know,  
15 people come in and -- and, you know, develop the area,  
16 put their stores up and so forth, sort of depends on  
17 what kind of a deal they can get and, you know, who  
18 can offer them, you know, the most incentives to do  
19 that.

20 And so if those incentives are ever  
21 spoken of in terms of -- which I'm sure they are --  
22 possible tax breaks, how are we going to generate  
23 enough money from the tax increase in the TIF District  
24 to pay for everything that's going to be done?

1                   And that's one of my worries as a  
2                   small business owner because I'm sure that, you know,  
3                   taxes are going to go up in that area -- you have said  
4                   so -- due to improvements, and I don't want it to be  
5                   on the burden of just the small business owner mainly  
6                   to try and pay for that if the big people coming in  
7                   are going to be getting possible tax breaks to come  
8                   in. And that worries me.

9                   MR. MILLER: Jeramiah, you want to --

10                  MR. YEKSAVICH: Yes.

11                   The first thing is any of the  
12                   redevelopment project costs that are spent or monies  
13                   remunerated to developers are based on project  
14                   agreements. Those have to be public documents that  
15                   are publicly negotiated and agreed to by the Village  
16                   Board.

17                   In addition to that, each year this  
18                   Joint Review Board has a responsibility to audit any  
19                   and all investments that may come and those  
20                   investments are being spent properly. There has to be  
21                   a statement by the Village attorney that they're being  
22                   spent properly.

23                   The Village is only going to be able  
24                   to spend money on public improvements so sewer pipes,

1 roads, those type things and public improvements that  
2 the general public benefits. So they can't just give  
3 money. They're not -- extra money can't just be given  
4 them to give them a benefit to out compete the small  
5 business.

6 MS. NEMMERS: No. I don't mean money.

7 MR. YEKSAVICH: Yeah.

8 MS. NEMMERS: I'm saying something such as a  
9 tax break.

10 MR. YEKSAVICH: Yeah. Well, that's --  
11 that's -- there is no tax break for them.

12 MS. NEMMERS: Mm-hmm.

13 MR. YEKSAVICH: It's their money that they are  
14 going to pay on taxes to the TIF fund --

15 MS. NEMMERS: Mm-hmm.

16 MR. YEKSAVICH: -- that can be used to pay for  
17 public investments that they make.

18 The Village can also set up different  
19 programs for small business in the area -- and this is  
20 a frequent one with TIF Districts -- such as for sign  
21 grants. So for your business if you needed a new  
22 signage, more attractive landscaping, they can set up  
23 a ramp program for matching grants. That's frequently  
24 the way TIFs are used to help small businesses in

1 areas. There's some that are even used in  
2 target-specific businesses to arrive -- provide for a  
3 restaurant, for instance, to bring more people into  
4 the area.

5 There is a wide variety of things,  
6 but the tax burden isn't supposed to be, you know,  
7 shifted to somebody else in the TIF District. It's  
8 supposed to be borne by everybody.

9 So the person that's coming in if  
10 they're not generating more taxes, the Village isn't  
11 going to give them more money to go back and -- they  
12 can't give them tax breaks.

13 MS. NEMMERS: So people -- there's not deals  
14 made for any kind of tax break on any -- anything like  
15 that?

16 MR. YEKSAVICH: Well, the only tax break would  
17 be the extra tax increment they generate from their  
18 equalized assessed value --

19 MS. NEMMERS: Mm-hmm.

20 MR. YEKSAVICH: -- for investments they made on  
21 public investments. So if they had to pay for a new  
22 streetlight that's just them or they needed to pay for  
23 a new roadway or they needed to pay for a new sewer  
24 pipe, the taxes they generate from the EAV can be used

1 in the increment to pay for any additional cost to  
2 them.

3 MS. NEMMERS: Mm-hmm.

4 MR. YEKSAVICH: So the Village has already the  
5 existing power to negotiate sales tax agreement with  
6 anybody --

7 MS. NEMMERS: Mm-hmm.

8 MR. YEKSAVICH: -- and that's up to them.  
9 That's the only really existing tax break power that  
10 they have. They have other ones that aren't as  
11 extensive in terms of property tax statements, but the  
12 Village property tax levy isn't that great and they  
13 never relinquish that.

14 The big thing with TIF is it's all of  
15 these other parties tax rate levies being remunerated  
16 to the special fund to pay for the public improvements  
17 and that's -- that's where the funds come from and the  
18 negotiations can occur with the developer to pay for  
19 public benefits or to generate public benefit projects  
20 such as a facade grant program or street improvement  
21 program or we discussed a public parking garage to  
22 improve the area.

23 That's what Libertyville did in their  
24 TIF District. I believe Mundelein has also done a

1 similar thing in their district.

2 MR. MILLER: Anyone else?

3 (No verbal response.)

4 MR. MILLER: Yes, sir.

5 MR. BREDEMEIR: I am Ken Bredemeir. I have  
6 lived outside the Village right behind the soccer  
7 field. I guess I am within the 650-foot requirement  
8 where you send me a notice.

9 My question is the TIF District is --  
10 in the soccer field is near a couple of properties,  
11 small properties with small houses, that could easily  
12 be incorporated into the development of the soccer  
13 field if such development came along.

14 I don't know whether you are aware of  
15 it, but the -- I see it posting now on the property  
16 right beyond the soccer field on 176 is for sale as  
17 well, the two that are -- I spoke of earlier are on  
18 Anderson Road.

19 Those would come right up to my back  
20 door, and at my age I'm not sure whether I should be  
21 objecting if they found somebody to develop a 25-acre  
22 plat of ground out there or not, but I'm just  
23 wondering is it possible that this TIF District if the  
24 developer came along and bought up the properties to

1 commercially develop them, could this be right in my  
2 back door? Could it be enlarged, in other words,  
3 without a whole lot of effort?

4 MR. YEKSAVICH: The properties in question are  
5 outside the Village's boundaries --

6 MR. BREDEMEIR: Yeah.

7 MR. YEKSAVICH: -- and so first they would have  
8 to be annexed into the Village. Second, this TIF  
9 District cannot be enlarged without going through the  
10 same process it's going through now.

11 So all the same noticing, this same  
12 meeting and another public hearing has to be brought  
13 forth. So it's not something that just happens  
14 overnight.

15 Since that is part of an annexation  
16 agreement, the statutes require that the annexation  
17 agreement if somebody wants to be annexed and part of  
18 the TIF District all at once, then anything in the  
19 agreement have to be negotiated before the TIF  
20 District. So it all has to go in the package.

21 I'm not going -- the long-term  
22 development of the Village is, you know, long term so  
23 could that be in the Village someday, I can't say yes  
24 or no, but I can tell you that it won't -- the TIF

1 District will not be expanded without your notice and  
2 it can't be done easily because, once again, we have  
3 to call this Board again and have another public  
4 hearing and a lot more notices. So that's the big  
5 safeguard that you have in terms of whether it's going  
6 to be in your back door tomorrow so . . .

7 CHIEF DATO: Okay. Question then. If -- let's  
8 say a developer bought a parcel, you know, that was  
9 adjacent to this gentleman's property and just needed  
10 the land but didn't necessarily need the advantage of  
11 a TIF District, then it's a simple annexation as  
12 opposed to annexation plus TIF, correct?

13 MR. YEKSAVICH: Correct. But the Village can't  
14 spend any TIF funds --

15 CHIEF DATO: Right. But if the developer was  
16 interested in the property, you know, and the  
17 gentleman is willing to sell, it's still -- it may be  
18 advantageous and he may be sitting on a gold mine  
19 there.

20 MR. YEKSAVICH: That's also correct, but it's  
21 still an annexation, which requires public notice.

22 CHIEF DATO: Yeah. Oh, right.

23 MR. MILLER: Any other questions? Comments?

24 (No verbal response.)

1 MR. MILLER: Seeing none I guess --

2 DR. COLES: Can we come back to the Board?

3 MR. MILLER: Yeah. We'll come back to the  
4 Board. I will just close the public comment question  
5 portion of the meeting if that's all right and back to  
6 the Board members if you have any questions or  
7 comments.

8 DR. COLES: Just a few comments and I'm Dan  
9 Coles, I'm the superintendent of School District 118  
10 speaking on behalf of the school district.

11 First of all, we would like to  
12 commend the Village for developing a plan for retail  
13 and commercial development. School District 118 has  
14 been promoting that notion for over two decades to all  
15 the villages within our 28 square miles because we  
16 know that when school districts are in areas that have  
17 robust retail and commercial, it provides a much  
18 bigger tax base and when you have a larger tax base,  
19 the burden for homeowners is lessened because village  
20 retail and commercial outlets help offset the costs of  
21 not only running the school district but other  
22 governmental entities.

23 And, furthermore, we don't get kids  
24 from that area. Kids are expensive to educate. And

1 so when you have commercial and retail, it is in the  
2 eyes of the school district a win/win for the property  
3 owners.

4 We did attend the last meeting and we  
5 did hear the concerns of the homeowners that live  
6 within the proposed TIF District and we understand  
7 their concerns. We're hopeful that whatever concerns  
8 they cited can be worked out.

9 We're hopeful that they can find an  
10 amenable solution to their own personal situation  
11 working with the Village and we're hopeful that in the  
12 end folks are satisfied with the end results of  
13 whatever development occurs in the proposed TIF  
14 District.

15 Finally -- and this is not a  
16 criticism of the Village of Wauconda in any way, shape  
17 or form. It's a condemnation of the state of Illinois  
18 and developing a process whereby which taxing bodies  
19 that are affected by this are basically asked to come  
20 to a meeting and have absolutely no authority in the  
21 decision process.

22 We appreciate the Village inviting us  
23 and we understand that they are required to do so by  
24 Code and certainly we have a great working

1 relationship with the Village of Wauconda and we have  
2 a great working relationship with the taxing bodies,  
3 but the state of Illinois I believe struck out when  
4 they developed this process because in a sense, you  
5 know, we're here, but we really have no authority, and  
6 for that reason, you know, the school district feels  
7 that the state of Illinois needs to revamp this  
8 process to allow for much more meaningful  
9 participation on the part of other taxing bodies who  
10 are affected by this decision.

11 It's not a condemnation at all of the  
12 Village of Wauconda. I think the development plan  
13 that you put together and the cooperation that you  
14 have extended to us has been very, very genuine, and  
15 as I stated earlier, we commend the Village for  
16 putting together a plan to in the end not only make  
17 the town better and more viable but also to assist  
18 other properties taxpayers in their yearly burden of  
19 supporting all of the taxing bodies. So thank you.

20 MR. MILLER: Thank you, Dan.

21 Any other questions?

22 CHIEF DATO: No. I think Dan Coles captured  
23 very eloquently the similar thoughts of the fire  
24 district and, you know, I think it's very commendable

1 of the Village the process that we have used through  
2 this and I'll reserve my additional comments when we  
3 need to take action on it.

4 MR. MILLER: Thank you.

5 Laurel, anything?

6 MS. DEBOER: No.

7 MR. MILLER: Okay. Nancy?

8 MS. BURTON: No.

9 MR. MILLER: All right. We move on to our next  
10 step. I guess it would be to consideration of a  
11 recommendation to the Village Board.

12 MR. YEKSAVICH: Before that, Chris, give the  
13 Village ordinance.

14 MR. MILLER: Oh, okay.

15 MR. YEKSAVICH: As part of this process what's  
16 before you is a proposed ordinance. It's purely a  
17 draft ordinance that will go to the Village Board if  
18 the TIF District does go forward.

19 This will be the first ordinance that  
20 would need to be approved. This is approving of the  
21 Redevelopment Plan. No other ordinances can be  
22 approved before this ordinance so this is the main  
23 ordinance.

24 If the Village Board does approve

1 this ordinance for accepting the Redevelopment Plan  
2 based on your recommendations, they would also pass  
3 two other ordinances subsequent to it, one designating  
4 the official area as described in the Redevelopment  
5 Plan, and then one setting up the mechanism for the  
6 taxing and financing; namely, creating the Tax  
7 Increment Finding fund method for its accounting and  
8 things of that nature would all have to be done, but  
9 this is the main ordinance for your review and  
10 consideration. It is just a draft.

11 MR. MILLER: Jeramiah, is there -- there's no  
12 need for them to act on this?

13 MR. YEKSAVICH: No. It's for their review.  
14 It's something that they need for their documentation  
15 and for consideration in their report of  
16 recommendation or --

17 MR. MILLER: Does the Board want to take a few  
18 minutes and look this over and --

19 CHIEF DATO: Jeramiah, the Village would not  
20 act upon this ordinance until they receive a  
21 recommendation from us -- they receive some action  
22 from us --

23 MR. YEKSAVICH: Correct.

24 CHIEF DATO: -- whether it's no recommendation

1 or a down recommendation or hold off and get some  
2 additional information?

3 MR. YEKSAVICH: Yes. Before the Village can  
4 even act on this they have to hold their public  
5 hearing, which is subsequent to the timing of where  
6 you call for recommendation or approval, district  
7 approval, reconvene the meeting or whatever action you  
8 take.

9 This is something that is just for  
10 your consideration. Like I said, this addresses only  
11 that Redevelopment Plan which you were given here and  
12 the acceptance of that as meeting the requirements.

13 MR. MILLER: Anyone see any questions or  
14 concerns?

15 MS. BURTON: A question on Page 2 regarding the  
16 no residences in the area will be displaced under the  
17 Redevelopment Plan, is that just stating from the  
18 Redevelopment Plan that you're planning on not -- I  
19 mean, obviously, someone could be displaced at some  
20 point.

21 MR. MILLER: Yes. If they sell their property,  
22 they will -- and move away, they would be displaced.  
23 That's -- we have no intention of displacing any  
24 property owners. Residents I should say.

1 DR. COLES: Well, maybe add some clarity to  
2 that. Is that where you're going, Nance?

3 MS. BURTON: I guess I'm --

4 DR. COLES: Because I think as Chris just  
5 indicated, people will be displaced if they choose to  
6 be.

7 MS. BURTON: If they choose to. I guess  
8 from --

9 MR. YEKSAVICH: We'll have the Village attorney  
10 review that to check that.

11 MS. BURTON: Okay.

12 DR. COLES: I don't know if someone is  
13 displaced if they choose to sell their property and  
14 move.

15 MS. BURTON: Yeah.

16 DR. COLES: That's their choice. Correct.

17 MS. BURTON: I just wanted to make it clear --  
18 clarify it a little. When I'm reading that, it says  
19 no residents within the area will be displaced. I  
20 mean --

21 MR. MILLER: Quite honestly, that goes back to  
22 Dan's point of the State statute and the way it's  
23 written and the language.

24 Any other comments or questions

1 regarding this? Again, this is -- we're not voting on  
2 this. We just need to include it in the package or  
3 recognize it -- acknowledge receipt of it and --

4 MR. YEKSAVICH: Correct.

5 MR. MILLER: -- we include it in our report to  
6 the -- to the Board.

7 MR. YEKSAVICH: Subject to the review of the  
8 Board of the JRB.

9 MR. MILLER: And, again, there is a public  
10 hearing that's going to be held on this ordinance and  
11 actually this presentation Jeramiah made tonight I  
12 believe is going to be presented again to the Board in  
13 November.

14 We will discuss -- once again, it  
15 will be an opportunity for the public, once again, to  
16 come and meet with the Board members at the Village  
17 Board meeting.

18 DR. COLES: So, Chris, as I look at the agenda,  
19 I see a discussion, motion and second and roll call  
20 vote. Are you indicating that we're not required to  
21 do that as a joint board?

22 MR. MILLER: No.

23 Jeramiah, you want to --

24 MR. YEKSAVICH: It's up to you. Those four

1 options I outlined you can discuss first what option  
2 you want to take, whether you wish to recommend  
3 approval or deny it, recommend disapproval with what  
4 revisions you would like to see, continue this meeting  
5 or take no action at all. So that's up to the Board  
6 discussion what action you would like to take.

7 DR. COLES: And if we take no action at all, if  
8 you could clarify what does that mean for the process  
9 for the Village?

10 MR. YEKSAVICH: In the event the Board does not  
11 file a report -- so you still have 30 days to act,  
12 file your report, whether you want to make another --  
13 call another meeting or not.

14 "In the event the Board does not file  
15 a report within 30 days, it shall be presumed that the  
16 taxing bodies find the redeveloped project area" --

17 THE REPORTER: Could you slow down, please.

18 MR. YEKSAVICH: -- sorry -- "satisfy the  
19 objectives of this Act -- TIF Act and the plan  
20 requirements and eligibility criteria."

21 So whether you take an action tonight  
22 or not you still have 30 days to reconvene a meeting  
23 at any member's discretion, approve or disapprove,  
24 continue more meetings or take no action. If no

1 action and a report is filed, it's considered a no  
2 objection.

3 CHIEF DATA: Jeramiah, what's your official  
4 title as it relates to our activities here?

5 MR. YEKSAVICH: Tonight I am just a consultant  
6 to the Village for the TIF District.

7 CHIEF DATO: I was just going to make a motion.  
8 I would like to make a motion to reconvene in the  
9 future pending the receipt of additional information  
10 as requested by the Village TIF District -- as  
11 requested of the Village TIF District consultant.

12 MR. MILLER: Is there a second on that motion?

13 MR. YEKSAVICH: And I would if I could just add  
14 information requested tonight at this meeting by the  
15 Board members stated in the public record.

16 CHIEF DATO: That would -- that makes sense to  
17 me.

18 MR. MILLER: Second on that motion?

19 MS. DEBOER: Second.

20 MR. MILLER: Laurel seconded.

21 Roll call. I guess I need to do the  
22 roll call.

23 Dan Coles.

24 DR. COLES: Aye.

1 MR. MILLER: Dave.

2 CHIEF DATO: Yes.

3 MR. MILLER: Chief Dato.

4 Nancy Burton.

5 MS. BURTON: Yes.

6 MR. MILLER: Laurel.

7 MS. DEBOER: Yes.

8 MR. MILLER: Okay.

9 DR. COLES: Mr. Miller, you're a member of the  
10 Board. You have --

11 MR. MILLER: Yeah. I'll vote. Aye.

12 So we want to set up the next  
13 meeting? Do you have this ready, Jeramiah?

14 MR. YEKSAVICH: Whenever the Board is available  
15 we can meet to answer questions.

16 MR. MILLER: When are you guys available?

17 MS. BURTON: Tuesdays are bad.

18 MR. MILLER: Wednesdays work pretty good if  
19 it's not on the first or the third for the Village  
20 because I can have this room available. So like to  
21 second and fourth Tuesday. Second Tuesday in October.  
22 What's that?

23 MS. BURTON: Tuesday or Wednesday? I thought  
24 you just said -- Tuesday I have a board meeting.

1 MR. MILLER: Yeah. No. Not Tuesday. It's  
2 Wednesday. It would be Wednesday -- Wednesday the  
3 9th.

4 DR. COLES: Does that give you enough time to  
5 post the required notices and send out the required  
6 invites?

7 MR. YEKSAVICH: The only notice for this  
8 meeting is required to be sent to you as the Board and  
9 since you are continuing it the only notice that would  
10 have to be sent has already been noticed. So anyone  
11 who did not attend -- since you're making a public  
12 statement of this it does not need any more notice to  
13 continue.

14 MR. MILLER: Let me take a brief recess and go  
15 check the boardroom to make sure there's no conflicts  
16 for that night.

17 (Off the record at 6:32 p.m.)

18 (Resumed at 6:33 p.m.)

19 DR. COLES: Jeramiah, I have a question. If  
20 this Board meets again on October 9th and the  
21 questions that were posed get answered, no matter what  
22 action you take does the 30-day clock start at that  
23 point in time?

24 MR. YEKSAVICH: The 30-day clock started as of

1 today.

2 DR. COLES: It started as of today?

3 MR. YEKSAVICH: Correct.

4 DR. COLES: The fact that we're meeting again,  
5 does that prevent the Village Board from having their  
6 public hearing on November 20th?

7 MR. YEKSAVICH: No, it does not. The date --  
8 that 30-day clock started today.

9 DR. COLES: Okay.

10 MS. BARNAS: May I ask how does the public know  
11 when these meeting are happening? I looked online  
12 through all the Village meeting notes and everything  
13 and there's no -- nothing about this meeting at all.  
14 It's like a secret meeting. So I am kind of curious  
15 on the October 9th one is that going to be a secret  
16 meeting, too, or is there going to be some  
17 notification somewhere?

18 MR. YEKSAVICH: The notification for this  
19 meeting only had to technically go to the taxing  
20 bodies and the public member. Notice was also sent to  
21 all the properties within 750 feet that includes  
22 within and outside the -- the TIF District. That was  
23 as a courtesy. It's not required by the statutes.

24 MS. BARNAS: We never received a notice of this

1 meeting.

2 MR. YEKSAVICH: That was sent out by Chris  
3 Miller and that was a courtesy one. It's not required  
4 by law since this is a Board meeting specifically only  
5 for the Joint Review Board members technically.

6 There will be a public hearing notice  
7 that you will receive that will also be posted in the  
8 paper when the public hearing goes in November, which  
9 is the meeting that's available to the public to come  
10 and comment at large.

11 After the meeting if you would like  
12 to come check with Mr. Miller because I know he did  
13 send out all notices to the 750 people within and  
14 outside of the TIF district. So we can check and make  
15 sure we have the correct address for you going  
16 forward.

17 MS. BARNAS: Okay.

18 MR. MILLER: The meeting -- the conference room  
19 or the Village boardroom is open that night so that  
20 works. What time would you like to convene? Does  
21 5:00 work for everyone or would you prefer another  
22 time?

23 DR. COLES: 5:00 is fine.

24 CHIEF DATO: I like 5:00.

1 MS. BURTON: 5:00 is good.

2 MR. MILLER: 5:00 is good. Good. We'll  
3 reconvene then at 5:00 on October 9th here at the  
4 Village Hall.

5 DR. COLES: Chris, just in light of -- I'm  
6 sorry, I don't know your name --

7 MS. BARNAS: Oh, Elizabeth Barnas.

8 DR. COLES: -- Elizabeth's request can this  
9 Joint Review Board ask that this meeting be posted on  
10 the Village website?

11 UNIDENTIFIED SPEAKER: Yes.

12 DR. COLES: I know it's not required by  
13 statute.

14 MR. MILLER: We can post to the Village  
15 website.

16 MS. BARNAS: Thank you.

17 DR. COLES: Does the rest of the Village Board  
18 feel the same way?

19 CHIEF DATO: Yes.

20 MR. MILLER: Any place, Elizabeth, where you  
21 would like to see it on the website?

22 MS. BARNAS: No. I just looked up under the  
23 public meetings because --

24 MR. MILLER: Yeah.

1 MS. BARNAS: -- my parents told me the meeting  
2 was today and it's -- nothing was listed. My mother  
3 had spoken to you. That is the only reason she knew  
4 of the meeting today.

5 MR. MILLER: Okay.

6 MS. BARNAS: And it just kind of with being in  
7 this property that's being talked about kind of like  
8 you feel like a blindside going back. You're like  
9 really because, you know, we didn't have any other  
10 notification. It's not to cause trouble. It's just  
11 to be kept in the loop.

12 MR. MILLER: Oh, absolutely. Yeah. This is --  
13 as Dan kind of pointed out earlier, this is just the  
14 process that the State set forth and it's pretty  
15 unique. This is really not any official --

16 MS. BARNAS: Right. No. I understand that.  
17 It's just it does affect where we live, you know.

18 MR. MILLER: Yeah.

19 Okay. I don't believe there's  
20 anything further. We've discussed the timeline  
21 procedure so we're going to adjourn and come back to  
22 that point, I guess, on the 9th.

23 DR. COLES: Motion to adjourn.

24 MS. BURTON: Second.

1 MR. MILLER: We've got Dan and Nancy.

2 Okay. We're adjourned at 6:37.

3 Thank you, everyone, for coming out  
4 and thank you representatives from the taxing bodies  
5 and Laurel. Thank you.

6 (Whereupon, the meeting was  
7 adjourned at 6:37 p.m. to be  
8 reconvened on Wednesday,  
9 October 9th, 2013 at 5:00 p.m.)

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1 STATE OF ILLINOIS )  
2 COUNTY OF LAKE ) SS:  
3 )

4 I, Susan R. Pilar, Certified Shorthand  
5 Reporter for the State of Illinois, do hereby certify  
6 that the foregoing was reported by stenographic and  
7 mechanical means, which matter was held on the date,  
8 September 25th, 2013, and at the time and place set  
9 out on the title page hereof and that the foregoing  
10 constitutes a true and accurate transcript of same.

11 I further certify that I am not related to any  
12 of the parties, and I have no financial interest in  
13 the outcome of this matter.

14  
15  
16  
17 *Susan R Pilar*



18  
19 \_\_\_\_\_  
Susan R. Pilar, CSR  
License No. 084-003432

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**NOTICE OF PUBLIC HEARING  
TO JOINT REVIEW BOARD AND ILLINOIS DEPARTMENT  
OF COMMERCE AND ECONOMIC OPPORTUNITY  
WAUCONDA REDEVELOPMENT PROJECT AREA 1 (RPA 1)**

Notice is hereby given to all interested parties that, pursuant to the requirements of 65 ILCS 5/11-74.4-1 et seq., the Village Board of Wauconda at its Tuesday, September 3, 2013 Regular Meeting has established the Public Hearing regarding the proposed Redevelopment Project Area 1: Triangle Area (RPA 1) will be held on Wednesday, November 20, 2013, at 7:00 p.m. at the Wauconda Village Hall, Board Room, 101 N. Main Street, Wauconda, Illinois. Said meeting will be open to the public.

The boundaries are hereby legal described as listed in the attached Exhibit A and generally as follows:

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).

Included with this notice are the following documents required for establishing RPA 1:

- 1) Redevelopment Development Plan (Dated 09/03/13)
- 2) Eligibility Study (Dated 09/03/13)
- 3) Housing Impact Study (Dated 09/03/13)

These documents are also available for inspection by the public at the Wauconda Village Hall 101 N. Main Street, Wauconda, Illinois.

The Redevelopment Plan and its associated Eligibility Study and Housing Impact Study provide the statutory grounds for establishing RPA 1, the general plan goals and objectives for RPA 1, a list of potential redevelopment projects and estimated associated costs, methods for funding redevelopment projects, and all other statutory requirements.

Comments regarding the establishment of RPA 1 and its associated documents are hereby solicited. Comments may be submitted in writing to Chris Miller, Director of Planning and Zoning at 109 W. Bangs Street, Wauconda, IL 60084.

Each taxing body which includes territory within RPA 1 shall have an opportunity for further comment during the Joint Review Board meeting whose scheduled meeting date on Wednesday September 25, 2013 at 5:00 p.m. which is being provided under a separate notice. All interested persons will be given opportunity to be heard at the public hearing.

VILLAGE OF WAUCONDA

By: Chris Miller, Director of Planning & Zoning

## Exhibit A: RPA 1 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 SUBDIVISION 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.

## NOTICE OF PUBLIC HEARING

### VILLAGE OF WAUCONDA, LAKE COUNTY, ILLINOIS WAUCONDA REDEVELOPMENT PROJECT AREA 1 (“RPA 1”)

**NOTICE IS HEREBY GIVEN** that on Wednesday, November 20, 2013 at 7:00 p.m., at the Wauconda Village Hall at 101 N. Main Street, Wauconda Illinois, 60084, a public hearing will be held to consider the approval of the proposed redevelopment plan and project (the "Redevelopment Plan and Project") and the designation of that certain proposed redevelopment project area to be known as the Redevelopment Project Area 1: Triangle Area (the "Redevelopment Project Area" or “RPA 1”). The Redevelopment Project Area consists of the territory described in Exhibit A attached and is generally described below:

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).

There will be considered at the hearing comments on whether to approve the Redevelopment Plan for, and the designation of, the proposed Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and related documents are on file and available for public inspection during normal business hours at the Wauconda Department of Planning and Zoning at 109 West Bangs Street, Wauconda Illinois, 60084.

Pursuant to the Redevelopment Plan, the Village proposes to reduce or eliminate those conditions that qualify the Redevelopment Project Area as an area that would significantly impede development or redevelopment from occurring and reduce or eliminate “blight” as these terms are defined in the Tax Increment Allocation Redevelopment Act, as amended, and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. The Redevelopment Plan related documents includes an eligibility report providing in reasonable detail

Redevelopment Project Area 1: Triangle Area (RPA 1) and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the President and the Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Chris Miller  
Director of Planning and Zoning  
Village of Wauconda, Illinois

Exhibit A: RPA 1 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 BEGINNING 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

**NOTICE TO CONVENE JOINT REVIEW BOARD  
WAUCONDA REDEVELOPMENT AREA 1: TRIANGLE AREA (RPA 1)**

Notice is hereby given to all interested parties that, pursuant to the requirements of 65 ILCS 5/11-74.4-1 et seq., the Village Board of Wauconda calls to convene a Joint Review Board meeting to review the establishment of the proposed Redevelopment Project Area 1: Triangle Area (RPA 1) and its associated required statutory documents on **Wednesday, September 25, 2013 at 5:00 p.m.** at the Wauconda Village Hall, Board Room, 101 N. Main Street, Wauconda, Illinois. Said meeting will be open to the public.

Each taxing body which includes territory within RPA 1 shall have received the following documents under separate notice for the Public Hearing regarding the establishment of RPA 1:

- 1) Redevelopment Development Plan (Dated 09/03/13)
- 2) Eligibility Study (Dated 09/03/13)
- 3) Housing Impact Study (Dated 09/03/13)

These documents are also available for inspection by the public at the Wauconda Village Hall, 101 N. Main Street, Wauconda, Illinois

The purpose and procedures of the Joint Review are hereby attached as Exhibit A and the agenda for the Joint Review Board is hereby attached as Exhibit B.

Comments regarding the establishment of RPA 1 and its associated documents prior to the Joint Review Board Meeting or requests to reschedule the Joint Review Board Meeting date by a member of the Joint Review Board may be submitted in writing to Chris Miller, Director of Planning and Zoning at 109 W. Bangs Street, Wauconda, IL 60084.

VILLAGE OF WAUCONDA

By: Chris Miller  
Director of Planning & Zoning

## Exhibit A: Joint Review Board Purpose and Procedures

### JRB Procedures

**Summary: Joint Review Board (JRB) Requirements Tax Increment Allocation Redevelopment Act (Illinois Compiled Statutes, Chapter 65, Section 5/11-74, 4-5(b).**

#### JRB Meetings

All board members shall be appointed and the first board meeting shall be held at least 14 days but not more than 28 days after the mailing of notice by the municipality to the taxing districts as required by Section 11-74.4-6(c). Such notice shall also advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the board. Additional meetings of the board shall be held upon the call of any member. The municipality seeking designation of the redevelopment project area shall provide administrative support to the board.

#### JRB Duties and Procedures

The board shall review (i) the public record, planning documents and proposed ordinances approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality. As part of its deliberations, the board may hold additional hearings on the proposal. A board's recommendation shall be an advisory, non-binding recommendation. The recommendation shall be adopted by a majority of those members present and voting. The recommendations shall be submitted to the municipality within 30 days after convening of the board. Failure of the board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating or amending the redevelopment project area but shall be deemed to constitute approval by the joint review board of the matters before it.

The board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objective of this Act.

The board shall issue a written report describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. In the event the Board does not file a report it shall be presumed that these taxing bodies find the redevelopment project area and redevelopment plan satisfy the objectives of this Act and the plan requirements and eligibility criteria.

If the board recommends rejection of the matters before it, the municipality will have 30 days within which to resubmit the plan or amendment. During this period, the municipality will meet and confer with the board and attempt to resolve those issues set forth in the board's written report that led to the rejection of the plan or amendment.

#### Municipal Actions

Notwithstanding the resubmission set forth above, the municipality may commence the scheduled public hearing and either adjourn the public hearing or continue the public hearing until a date certain. Prior to continuing any public hearing to a date certain, the municipality shall announce during the public hearing the time, date and location for the reconvening of the public hearing. Any changes to the redevelopment plan necessary to satisfy the issues set forth in the joint review board report shall be the subject of a public hearing before the hearing is adjourned if the changes would 1) substantially affect the general land uses proposed in the redevelopment plan, (2) substantially change the nature of or extend the life of the redevelopment project, or (3) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10. Changes to the redevelopment plan necessary to satisfy the issues set forth in the joint review board report shall not require any further notice or convening of a joint review board meeting, except that any changes to the redevelopment plan that would add additional parcels of property to the proposed redevelopment project area shall be subject to the notice, public hearing, and joint review board meeting requirements established for such changes by subsection (a) of Section 11-74.4-5.

In the event that the municipality and the board are unable to resolve these differences, or in the event that the resubmitted plan or amendment is rejected by the board, the municipality may proceed with the plan or amendment, but only upon a three-fifths vote of the corporate authority responsible for approval of the plan or amendment, excluding positions of member that are vacant and those members that are ineligible to vote because of conflicts or interest.

**Exhibit B: Joint Review Board Agenda**

**AGENDA**

**Joint Review Board Meeting**

**Wauconda Redevelopment Project Area 1: Triangle Area (RPA 1)**

**Wednesday, September 25, 2013**

**in the Wauconda Village Hall Board Room**

**101 N. Main Street, Wauconda, Illinois**

**5:00 p.m.**

1. Call to order
2. Introduction of Representatives
3. Submittal of Proof of Notice
4. Selection of Public Member
5. Selection of Chairperson
6. Roll Call of Joint Review Board Members
7. Review of Joint Review Board Purpose and Procedures
8. Presentation of RPA 1 Eligibility and Redevelopment Plan
9. Questions and Comments
  - a. Joint Review Board Members
  - b. Public (State name and address)
10. Review of Proposed RPA 1 Ordinances
11. Consideration of a Recommendation to the Village Board
  - a. Discussion
  - b. Motion and Second
  - c. Roll Call Vote
12. Review of RPA 1 Timeline Procedures
13. Adjournment



**AN ORDINANCE PROVIDING FOR A FEASIBILITY STUDY  
FOR THE PROPOSED TRIANGLE AREA  
TAX INCREMENT ALLOCATION FINANCING DISTRICT**

**WHEREAS**, the Village of Wauconda (the "Village") is studying the possible designation of certain real property located in the Village (the "Property") as a "redevelopment project area" as that term is defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "Act"); and

**WHEREAS**, the boundaries of the Property are to be determined, and defined through professional consulting assistance and in furtherance of proposing a "Redevelopment Plan and Project"; a general map of the subject Properties is attached hereto as Exhibit "A"; and

**WHEREAS**, the general purpose or purposes of the desired "Redevelopment Plan and Project" pertaining to the Property shall be developed consistent with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. and as described in Exhibit "B"; and

**WHEREAS**, a general description of tax increment allocation financing under the Act is attached hereto as Exhibit "C" and incorporated herein by reference; and

**WHEREAS**, it is in the best interests of the Village to take the actions set forth below.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Wauconda, Lake County, Illinois, as follows:

**SECTION I:** The statements set forth in the preamble to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

**SECTION II:** The Village hereby accepts the "Proposal for Tax Increment Financing (TIF) District Review and Approval Services" and authorizes and directs Rolf Campbell and Associates to prepare a feasibility study, redevelopment plan and housing study and further authorizes the Village's appointed professional officers to assist in the development and implementation of the study. Pursuant to Section 11-74.4-4.1 of the Act, the feasibility study shall be a preliminary report to assist the Village in determining whether or not tax increment allocation financing is appropriate for effective redevelopment of the proposed redevelopment project area.

**SECTION III:** The Village hereby designates its Director of Planning and Zoning, Mr. Chris Miller, as the municipal officer who shall manage and coordinate the administrative details attendant to the development of the reports, studies and other matters preliminary to a Redevelopment Project and Plan and the person who can be contacted for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the areas to be studied.

**SECTION IV:** The Village Director of Planning and Zoning and his/her designee is authorized and directed to immediately send a copy of this Ordinance to all taxing districts that would be affected by the designation of the Property as a redevelopment project area.

**SECTION V:** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict. If any provision of this Ordinance is held to be invalid by a court of competent jurisdiction, then that provision shall be stricken from this Ordinance and the remainder of this Ordinance shall continue in full force and effect to the extent possible.

**SECTION VI:** This Ordinance shall be in full force and effect from and after its passage in the manner provided by law.

**SECTION VII:** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action arising, acquired or existing under any act or ordinance or portion thereof hereby repealed or amended by this ordinance; nor shall any just or legal right, claim, penalty or remedy of any character of the corporate authority existing on the effective date hereof be lost, impaired or affected by this Ordinance.

**SECTION VIII:** If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not been included.

**SECTION IX:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

**SECTION X:** That the costs for establishing the TIF District are not to exceed a total of \$97,500.00 as itemized on Exhibit "D" attached hereto and incorporated herein.

Passed this 15<sup>th</sup> day of January, 2013.

	<b>Ayes:</b>	<b>Nays:</b>	<b>Absent/Abstain:</b>
Lincoln F. Knight	<u>  X  </u>	<u>      </u>	<u>      </u>
John F. Barbini Ed.D	<u>  X  </u>	<u>      </u>	<u>      </u>
Doug Buster	<u>      </u>	<u>      </u>	<u>  X  </u>
Linda Starkey	<u>  X  </u>	<u>      </u>	<u>      </u>
Ken Arnswald	<u>  X  </u>	<u>      </u>	<u>      </u>
Chuck Black	<u>  X  </u>	<u>      </u>	<u>      </u>



APPROVED:

By: Mark F. Knigge Date: 01/15/2013  
MARK F. KNIGGE, Mayor

ATTEST:

By: Ginger Irwin  
GINGER IRWIN, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on January 21, 2013.

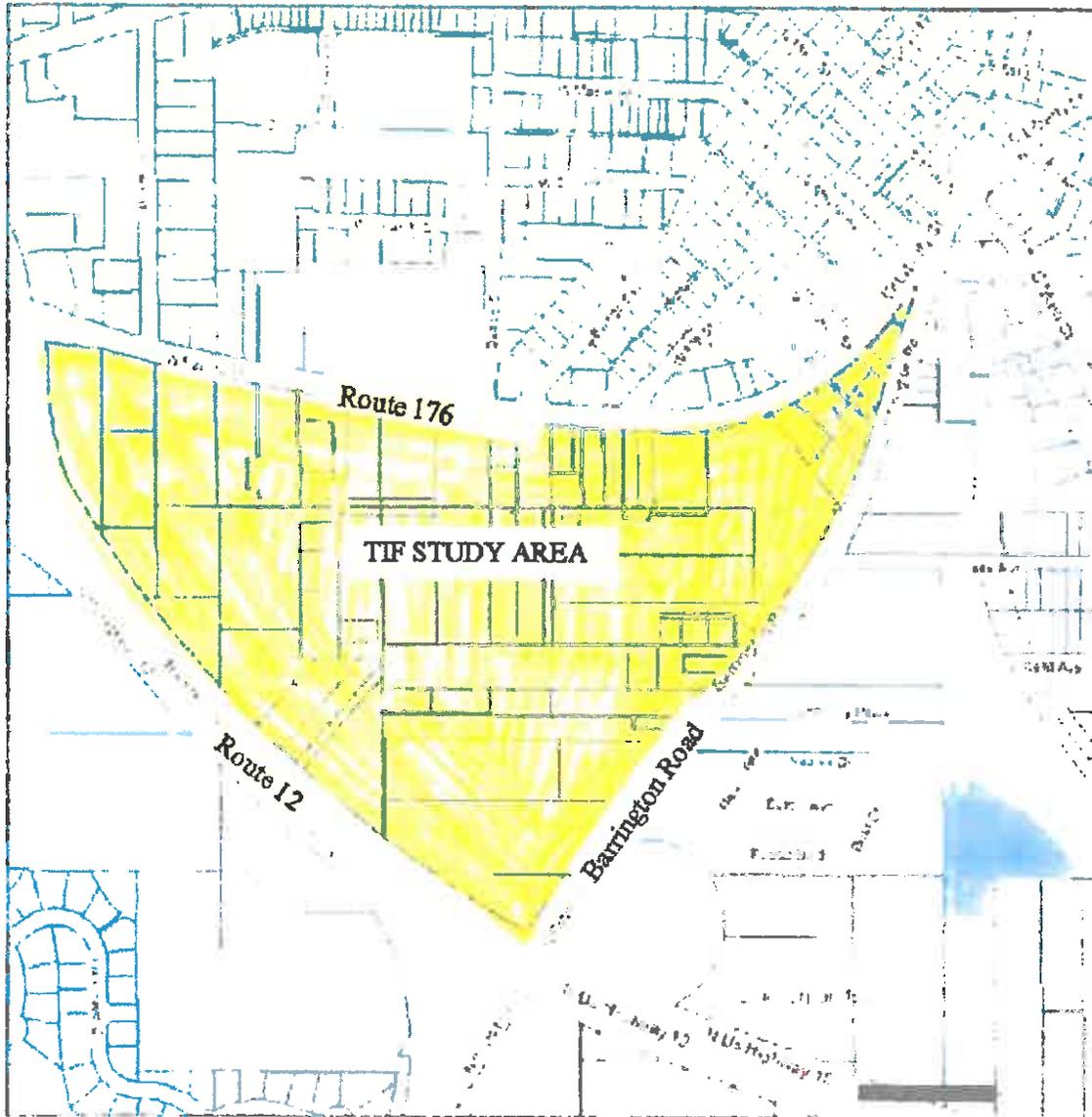
I hereby certify that the above ordinance was published in pamphlet form on January 21, 2013 as provided by law.

Ginger Irwin  
GINGER IRWIN, Village Clerk

EXHIBIT "A"

MAP OF GENERAL AREA TO BE STUDIED

Lake County Tax Parcel Map



## EXHIBIT "B"

### PURPOSES OF PROPOSED REDEVELOPMENT PLAN AND PROJECT

#### The Redevelopment Plan:

The Village recognizes the need for implementation of a strategy to revitalize properties within the boundaries of the RPA and to stimulate and enhance private development. Commercial and retail development is a key component of the strategy. The needed private investment will be possible only if Tax Increment Financing (TIF) is adopted pursuant to the terms in the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, chapter 65, Section 5/11-74.4-1 et. seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a significantly expanded tax base.

## EXHIBIT "C"

### GENERAL DESCRIPTION OF TAX INCREMENT ALLOCATION FINANCING:

Tax Increment Financing (TIF) allows municipalities to carry out redevelopment activities on a local basis. The technique is used to pay for the public improvements and other services needed to prepare the Redevelopment Project Area for private investment. Through TIF, a community captures the increase in local real estate taxes, which result from the Redevelopment Project Areas. This increase in taxes may be used to pay for the public cost involved in the project.

Under TIF, the current equalized assessed valuation of all taxable real estate within the designated area is "frozen" at that level. This is the base EAV. Taxes which are levied on the base EAV in the Redevelopment Project Area, including the County, school districts, township, etc.; however, the growth in property tax revenues as a result of the private investment in the Redevelopment Project Area (the tax increment) is put into a special "tax allocation fund." These funds are then used to pay for the public investment and/or reimburse private investment made in the Redevelopment Project Area.

EXHIBIT "D"



MAYOR  
MARK F. KNIGGE

CLERK  
GINGER IRWIN

101 NORTH MAIN STREET  
WAUCONDA, IL 60084  
PHONE 847.526.9600  
FAX 847.526.8809

TRUSTEES  
LINCOLN F. KNIGHT  
JOHN F. BARBINI ED.D.  
DOUG BUSTER  
LINDA STARKEY  
KEN ARNSWALD  
CHUCK BLACK

To: Zaida Torres, Administrator  
Village of Wauconda

Fr: Chris Miller  
Director of Planning & Zoning

Date: January 14, 2013

Re: Economic Development Incentives  
Tax Increment Finance District (TIF)  
Cost to form a TIF District

The Joint Economic Development and Building & Zoning Committee have discussed various "Economic Development Incentives" to assist in redevelopment of the Triangle Sub- Area as identified in the Village Comprehensive Plan. One of the options discussed was forming a TIF District for the area. Among the TIF elements discussed by the Joint Committee were the TIF process, tasks, timing and costs and they requested the Village Attorney to prepare an appropriate ordinance in order to begin the TIF formation process.

The following is a breakdown of estimated costs which were previously discussed at the Joint Economic Development and Building & Zoning Committee Meeting on December 11, 2012.

Studies / Costs	Estimated Costs
Feasibility Study, Re-Development Plan, & Housing Impact Study (RCCA/MCL 12/6/12 Proposal)	\$39,000 to \$45,000
Legal Services	\$24,000 to \$27,000
Engineering Services	\$5,000 to \$10,000
Legal Description and Survey	\$3,500 to \$4,500
Notices / Publications	\$1,000 to \$3,000
Village Staff Time	\$6,000 to \$8,000
Total Estimate of Costs	\$78,500 to \$97,500

Rolf C. Campbell & Associates/MCL (RCCA/MCL) 12/6/12 Proposal for Services is attached to "An Ordinance Providing for a Feasibility Study for the Proposed Triangle Area Tax Increment Allocation Financing District" as drafted by the Village Attorney. The RCCA/MCL proposal provides for a not to exceed costs to prepare three reports/studies needed to meet the requirements of the Illinois Tax Increment Allocation Redevelopment Act which governs TIF Districts.

**Village Board Action Requested:** Authorize expenditures of up to \$97,500 to create a TIF District and direct the Finance Director to establish a Village account to track and account for expenditures.

# ROLF C. CAMPBELL & ASSOCIATES

A MANHARD CONSULTING DIVISION 

December 6, 2012

Mr. Chris Miller, Director of Planning  
Village of Wauconda  
101 N. Main Street  
Wauconda, Illinois 60084

Planners  
Civil Engineers  
Surveyors  
Water Resources Engineers  
Water & Wastewater Engineers  
Construction Managers  
Environmental Scientists  
Landscape Architects

**RE: PROPOSAL FOR TAX INCREMENT FINANCING (TIF) DISTRICT REVIEW  
AND APPROVAL SERVICES**

Dear Chris:

Pursuant to our discussion, Rolf C. Campbell & Associates, a division of Manhard Consulting, Ltd., (RCCA/Manhard) is pleased to submit this Proposal to provide services for assisting in the review and approval process for the establishment of a new tax increment financing district (TIF) in the Village of Wauconda (Village; Client). The proposed TIF District study area is the roughly triangular area bound by IL. Route 176 (Liberty Street) on the north, Barrington Road on the southeast, and U.S. Highway 12 on the southwest, which consists of approximately ninety tax parcels on approximately eighty acres.

Per our discussions, Village Staff would like to coordinate Village Staff versus Village Consultant assignments in order to moderate costs of the TIF review and approval process and Village staff may be able to take an active part in some of the research and documentation associated with the process. As such, an initial step will be to review with Village Staff the distribution of labor on various task and research items. Within that context, RCCA/Manhard offers to provide the following services on an hourly not to exceed basis to assist with completing the listed task:

## **Scope of Services:**

### **Phase 1 - Eligibility Study, Housing Impact Study, & Redevelopment Plan**

#### **1. Initial Meetings:**

- A. RCCA/Manhard will attend an initial meeting with Village Staff and other Village Consultants to outline a proposed work schedule, review necessary information and data, outline and assign tasks, and other initial project steps.
- B. As requested, assist Village staff with meetings with other governmental taxing bodies located in the TIF District to review the process and goals for seeking to establish a TIF District.

#### **2. Eligibility Study:**

- A. Outline and create field review inventory map and worksheets for documenting eligibility criteria.
- B. Setup initial database to record findings and map location of eligibility criteria.
- C. Gather, review, analyze, and request data available from other sources including, but not limited, to the Village, other Village Consultants, County, Township, and other such sources.
- D. Conduct field work to document eligibility criteria on a lot by lot basis.
- E. Analyze and synthesize field work findings with other reviewed data.
- F. Draft Eligibility Study documenting analysis and findings.
- G. Review with Village Staff Draft Eligibility Study.
- H. Conduct one (1) set of revisions to finalize Eligibility Study.



- I. Document will be provided in PDF format for the Village's use and ability to publish.

**3. Housing Impact Study:**

- A. Outline data items to verify in conjunction with field inventory review.
- B. Research, review, and/or request data from Village or other governmental jurisdictions in regards to types of dwelling units, number and types of rooms in dwelling units, occupancy of dwelling units, and racial and ethnic composition of dwelling unit residents.
- C. Review with Village Staff potential TIF policies with respect to dwelling units to be removed/relocated, and possible type and extent of resident relocation assistance.
- D. Review and identify replacement housing alternatives in terms of type, location, and cost.
- E. Draft a Housing Impact Study documenting analysis and findings.
- A. Review with Village Staff Draft Housing Impact Study.
- B. Conduct one (1) set of revisions to finalize Housing Impact Study.
- C. Document will be provided in PDF format for the Village's use and ability to publish.

**4. Redevelopment Plan:**

- A. Provide a map to the Village for it to obtain a legal description for the area to be designated as a TIF District as determined by the Eligibility Study. Note that the area of the TIF District and its legal description are subject to further changes per review of the Joint Review Board and Public Hearing meeting processes.
- B. Review with Village Staff goals and objectives for the proposed TIF District.
- C. Review and research the Village Comprehensive Plan and other planning documents for elements to include in the Redevelopment Plan.
- D. Review with Village Staff and Village Consultants possible redevelopment costs and projects and possible funding methods.
- E. Develop maps and exhibits outlining finalized TIF District with PINs and conformance with the Comprehensive Plan and generalized land uses.
- F. Research and outline support concerning "But For" section of the redevelopment plan.
- G. Research and outline assessment of financial impact of the potential TIF District plans and programs on any taxing district.
- H. Assist with documenting most recent equalized assessed valuation of the TIF District and projecting equalized assessed valuation.
- F. Draft a Redevelopment Plan containing the require statutory elements.
- D. Review with Village Staff Draft Redevelopment Plan.
- E. Conduct one (1) set of revisions to finalize Redevelopment Plan per Village staff review.
- F. Conduct one (1) set of revisions to finalize Redevelopment Plan per Joint Review Board comments.
- G. Conduct one (1) set of revisions to finalize Redevelopment Plan per Public Hearing comments.
- H. Document will be provided in PDF format for the Village's use and ability to publish.



**Phase II - Meetings, Review, and Approval**

**1. Noticing, Meeting Facilitation, and Overall Coordination:**

- A. Per our discussions, the Village via Village Staff intends to review, research, perform, and pay for all required noticing and announcements for the TIF District approval process. As applicable, RCCA/Manhard will assist with mapping and review of notices as requested.
- B. RCCA/Manhard will assist Village Staff with creating a timeline for meetings and required notices.

**2. Housing Impact Study Meeting:**

- A. Review meeting objectives with Village Staff and assist with agenda. Meeting may be in either a standard meeting format or open house format.
- B. Prepare information and items to communicate the need and plan for the TIF District and the findings of the Housing Impact Study.
- C. Review for and present at meeting.

**3. Joint Review Board Meeting: (Note may require multiple meetings)**

- A. Review and assist Village Staff in identifying and notifying Joint Review Board Members made up of the TIF District area taxing districts and a public member.
- B. Review with Village Staff objectives for meeting and assist with agenda.
- C. Prepare brief presentation regarding Eligibility Study, Housing Impact Study, & Redevelopment Plan.
- D. Attend and present information and analysis regarding proposed TIF District and assist with meeting facilitation.

**4. Public Hearing (Note may require continued Public Hearing meetings)**

- A. Review with Village Staff objectives for meeting and assist with agenda.
- B. Revise presentation, as may be appropriate, from Joint Review Board regarding Eligibility Study, Housing Impact Study, & Redevelopment Plan.
- C. Attend and present information and analysis regarding proposed TIF District and assist with meeting facilitation.

**Phase III - Post-Approval**

**1. Finalization & Reporting of Documents:**

- A. Finalize documents as described in Phase I and provide PDF format of documents to Village Staff for recording TIF District as necessary.
- B. Assist Village Staff with completing any required forms as may be necessary.

**2. Continuing Implementation:**

Provide continuing technical assistance on planning, zoning, economic development, and other services as requested on the implementation and development of the TIF District.



**Cost of Services:**

To complete the above outlined Scope of Services, the following represents our estimated total fees:

Phase	Cost
Phase I - Eligibility Study, Housing Impact Study, & Redevelopment Plan	\$33,000 - \$37,000
Phase II - Meetings, Review, and Approval	\$ 6,000 - \$ 8,000 (Estimated Range of Fees)
Phase III - Post Approval	Per Hourly Rates

The listed fees for Phase I represent an upper end "not to exceed" fee. The listed fees for Phase II represent our estimated range of fees based on a routine, unchallenged, and non-lengthy approval process, and if RCCA/Manhard perceives exceeding this amount, we will notify and meet with Village Staff to review the conditions and arrangements associated with any greater expenditures. As discussed in the introduction portion of this Proposal, RCCA/Manhard will work with Village Staff to distribute tasks between Village Staff and RCCA/Manhard to moderate costs of the TIF District review and approval process as practical.

The outlined fees will be billed monthly at the following hourly rates as follows:

Position	Hourly Rate
Director of Community Development:	\$ 110.00
Senior Planner:	\$ 95.00
Associate Planners & Designers:	\$ 75.00

In addition to RCCA/Manhard's costs, the Village needs to recognize that it will occur additional costs in terms of Village Staff time and expenditures related to Village Attorney, Engineer, and other Consultant services, noticing costs, legal description preparation, publication costs, and other similar costs necessary to review and approve the TIF District.

**Project Timeline:**

Per our discussion, it is our understanding that it is a Village objective to attempt an expedited approval process for the proposed TIF District with a timeline of generally six to seven months. As we have discussed, typically TIF Districts require approximately one year to be fully reviewed and approved due to statutory timing requirements and the required participation of other tax districts and various other parties. Per the Scope of Services, an initial task item will be to work with Village Staff to create a proposed timeline for the review and approval process. RCCA/Manhard commits to meet this proposed timeline with respect to the items outlined in the above listed Scope of Services.



The terms of the attached "General Terms & Conditions" dated March 1, 2010, which Client hereby acknowledges receiving, are incorporated and made a part of this Proposal. Billing will be on an hourly basis consistent with the Cost of Services. If the above is acceptable, please have this Proposal executed. We will begin work as soon as we receive an executed copy of this Proposal. This Proposal will be null and void if not accepted by February 1, 2013.

Thank you again for the opportunity to submit this proposal. Should you have any questions, please do not hesitate to contact us.

Yours truly,  
ROLF C. CAMPBELL & ASSOCIATES, A DIVISION OF MANHARD CONSULTING, LTD.

*Al Maiden*

Al Maiden, AICP  
Director of Community Development

*Jeremiah Yekovich*  
Jeremiah Yekovich, AICP  
Senior Planner

AM/JY

The undersigned is the authorized agent of the municipality.

ACCEPTED: VILLAGE OF WAUCONDA

By: *Walter Fugge*  
(Authorized Representative)

Title: Mayor

Date: January 15, 2013

## GENERAL TERMS AND CONDITIONS

March 1, 2010

1. **ONE INSTRUMENT/INCONSISTENCIES** – These GENERAL TERMS AND CONDITIONS, and the RCCA/Manhard PROPOSAL to which these terms are attached (collectively this "Agreement") shall be deemed one instrument. Wherever there is a conflict or inconsistency between the provisions of these GENERAL TERMS AND CONDITIONS, the PROPOSAL, and any plans or specifications, as applicable, the provisions provided for in these GENERAL TERMS AND CONDITIONS shall, in all instances, control and prevail. These GENERAL TERMS AND CONDITIONS shall apply to the work provided in the PROPOSAL to which this is attached or an amendment or modification, including an AGREEMENT FOR ADDITIONAL SERVICES.
2. **ENTIRE AGREEMENT** – These GENERAL TERMS AND CONDITIONS, the PROPOSAL, and any plans or specifications represent the entire Agreement between the Parties and supercedes any and all prior oral or written understandings between the Parties. Changes to these GENERAL TERMS AND CONDITIONS shall only be binding when in writing and agreed to by both parties.
3. **MEDIATION** – All disputes between relating to this Agreement or the Project (as defined in the Proposal) shall first be submitted to mediation with a mediator selected by the Parties. The costs of the mediator shall be split evenly between Client and RCCA/Manhard. If the Client and RCCA/Manhard cannot agree on a mediator, then each of Client and RCCA/Manhard shall nominate a mediator and the two nominated mediators shall select the ultimate mediator. Client and RCCA/Manhard shall include a similar mediation provision in all of their respective agreements with other parties regarding the Project and will require all such other persons or entities to include a similar mediation provision in all agreements with their respective subcontractors, subconsultants, suppliers and fabricators. Such mediation shall be a condition precedent to a party filing any judicial or other proceeding against the other, except with regard to delinquent fees owed to RCCA/Manhard.
4. **AUTHORIZATION TO SIGN** – The person signing this Agreement represents and warrants that he/she is signing this Agreement on behalf of the Client and is authorized to enter into this Agreement on the Client's behalf.
5. **BREACH AND COST OF COLLECTION** – In the event Client breaches the terms of this Agreement, RCCA/Manhard shall be entitled, in addition to the specific remedies provided for in this Agreement, to pursue all remedies available at law or in equity. Client further agrees that RCCA/Manhard shall be entitled to recover all costs incurred in enforcing any provision of this Agreement, including court costs and reasonable attorney's fees. All payments received from the Client will be credited first to interest, then to the cost of enforcement, and then to the amount due to RCCA/Manhard.
6. **CHANGES IN REGULATORY ENVIRONMENT** – The services provided by RCCA/Manhard under this Agreement were determined based upon the applicable municipal, county, state and/or federal regulations, codes, laws and requirements that were in existence on the date of this Agreement. Any material additions, deletions or changes in the regulatory environment, which require an increase in the scope of services to be performed, will be an Additional Service.
7. **CONTROLLING LAW** – This Agreement is to be governed by the laws of the State of Illinois.
8. **CURE PERIOD** – If during the project term, Client observes or becomes aware of any improper service which has been provided by RCCA/Manhard, Client agrees to immediately notify RCCA/Manhard of the same, in writing. RCCA/Manhard shall then have five working days to cure, or begin to cure in a diligent manner, such improper service before Client may exercise its rights under any default and remedy provision provided for in this Agreement, including the right to take corrective action prior to the termination of the cure period. If Client fails to notify RCCA/Manhard of any defects within thirty (30) working days of learning of the defects, any objections to RCCA/Manhard's work shall be waived. RCCA/Manhard will not accept any backcharges unless Client has complied with the foregoing and allowed RCCA/Manhard the opportunity to cure any problem.
9. **DELAYS** – Client agrees that RCCA/Manhard shall not be responsible for damages arising directly from any delays for causes beyond RCCA/Manhard's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes, severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. In addition, if delays resulting from any such causes increase the cost or time required by RCCA/Manhard to perform its services in an orderly and efficient manner, RCCA/Manhard shall be entitled to an equitable adjustment in schedule and/or compensation.
10. **ENGINEER'S OPINION OF PROBABLE COST** – RCCA/Manhard's Opinions of Probable Cost provided for herein, if applicable, are to be made on the basis of RCCA/Manhard's experience and qualifications and represents RCCA/Manhard's judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, because RCCA/Manhard has no control over the cost of labor, materials, equipment or services furnished by others, the Contractor's methods of determining prices, or competitive bidding or market conditions, RCCA/Manhard cannot and does not warrant, represent or guarantee that proposals, bids or actual construction cost will not vary from RCCA/Manhard's Opinions of Probable Cost. If Client wishes greater assurance as to probable construction cost, Client shall employ an independent cost estimator.
11. **INDEMNITY** – To the fullest extent permitted by law, the Client shall waive any right of contribution and shall indemnify and hold harmless RCCA/Manhard, its agents, employees and consultants from and against all claims, damages, losses and expenses, including but not limited to, attorneys' fees, arising out of or resulting from or in connection with the performance of the work which results from Client's negligence or the negligence of Client's agents. This indemnity shall not require the Client to indemnify RCCA/Manhard for the negligent acts of RCCA/Manhard or its agents.
12. **CLIENT'S INSURANCE COVERAGE** – The Client shall obtain, before work is commenced on the site, and maintain throughout the duration of the projects, insurance in a company or companies acceptable to RCCA/Manhard that will indemnify RCCA/Manhard from all claims of bodily injury or property damage that may occur at the site during the project or arising out of the work, including, at a minimum, the following coverages:
  - a. Workmen's compensation and occupational disease insurance covering all employees in statutory limits who perform any obligations assumed under Contract.
  - b. Public liability and property damage liability insurance covering all operations under Contract; the limits for bodily injury or death not less than \$2,000,000 for each accident; for property damage, not less than \$500,000 for each accident.

- c. Automobile liability insurance on all self-propelled vehicles used in connection with the Project, whether owned, non-owned or hired; public liability limits of not less than \$1,000,000 for each accident.
- d. RCCA/Manhard shall be named as an additional insured on all comprehensive general liability and automotive liability policies. These policies shall further state: The coverage afforded the additional insured shall be primary insurance for the additional insured with respect to claims arising out of operations performed on the project. If the additional insureds have other insurance that is applicable to the loss, such other insurance shall be on an excess or contingent basis. The amount of the company's liability under this insurance policy shall not be reduced by the existence of such other insurance.
- e. All certificates must state that the coverage will not be terminated or reduced without 30 days advanced notice by certified mail to RCCA/Manhard
- f. The Client shall supply RCCA/Manhard with a Certificate of Insurance evidencing compliance with the above requirements prior to beginning construction.

13. **RCCA/MANHARD'S INSURANCE COVERAGE** – Before work is commenced on the site, and throughout the duration of the project, RCCA/Manhard shall maintain the following insurance coverage so as to indemnify Client from all claims of bodily injury or property damage that may occur from RCCA/Manhard's negligence:

- a. Workmen's compensation and occupational disease insurance covering all employees in statutory limits who perform any obligations assumed under Contract.
- b. Public liability and property damage liability insurance covering all operations under contract; the limits for bodily injury or death not less than \$2,000,000 for each accident; for property damage, not less than \$500,000 for each accident.
- c. Automobile liability insurance on all self-propelled vehicles used in connection with the Project, whether owned, non-owned or hired; public liability limits of not less than \$1,000,000 for each accident.

At the Client's request, RCCA/Manhard shall (i) provide a Certificate of Insurance evidencing RCCA/Manhard's compliance with the above requirements, and (ii) include Client as an "additional insured" on the insurance policy.

14. **LIMITATION OF RCCA/MANHARD'S LIABILITY** – In recognition of the relative risks of the Project to the Client and RCCA/Manhard, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of RCCA/Manhard and RCCA/Manhard's consultants to Client, to Contractor and any Subcontractors on the Project and to those claiming by or through Client for any and all claims, losses, costs, damages or claim expenses from any cause or liability of RCCA/Manhard's or RCCA/Manhard's consultants to all of those named herein with respect to the Project shall not exceed \$50,000.00 or the agreed upon professional services fee, whichever is greater. Should Client desire a greater limitation of liability it is available for an additional fee as agreed to in writing by Client and RCCA/Manhard

Client acknowledges and understands that RCCA/Manhard's liability exposure for potential claims related to its performance of services is being specifically limited by this Agreement, and that Client's potential recovery in a claim situation is limited to the amount herein. Client agrees that based upon RCCA/Manhard's fee and services, it is unreasonable to hold RCCA/Manhard responsible for liability exposure greater than the set limit.

15. **INFORMATION TO BE PROVIDED TO RCCA/MANHARD** – Client agrees to provide RCCA/Manhard with such site information as may be needed to enable RCCA/Manhard to perform its services. Such information may include but shall not be limited to: latest plat of record; current title report and the documents contained therein; previous reports; title search report/chain-of-title documents; copies of environmental permits, registrations, liens, or cleanup records for the property; building plans and specifications; location, elevation and sizes of existing gas, telephone, electrical, street lighting and cable television lines on-site and off-site; boundary survey; wetland delineation; soil borings; archaeological phase 1 survey; first floor foundation plan and such other information as may be requested by RCCA/Manhard, from time to time. Client shall not be responsible for providing site information which RCCA/Manhard has specifically agreed to provide in its Proposal.

16. **RCCA/MANHARD'S RELIANCE ON INFORMATION PROVIDED** – RCCA/Manhard may rely on the accuracy and completeness of any information furnished to RCCA/Manhard by or on Client's behalf. Furthermore, Client agrees to hold RCCA/Manhard harmless from any engineering errors, including but not limited to, grading, earthwork analysis and off-site stormwater outlets, resulting from inaccurate site information which is provided by Client, including topographical surveys which have been prepared by consultants other than RCCA/Manhard

17. **PAYMENT** – Invoices are due within thirty days of rendering. Within thirty days of receipt of invoice, Client shall examine the invoice in detail to satisfy themselves as to its accuracy and completeness and shall raise any question or objection that Client may have regarding the invoice within this thirty-day period. After sixty (60) days from receipt of invoice, Client waives any question or objection to the invoice not previously raised. If Client fails to make any payment due RCCA/Manhard for services and expenses within thirty days after receipt of RCCA/Manhard's invoice therefore, the amounts due RCCA/Manhard will be increased at the rate of 1.0 percent per month (or the maximum rate of interest permitted by law, if less), from said thirtieth day. In addition, RCCA/Manhard may, after giving notice to Client, suspend services under this Agreement until RCCA/Manhard has been paid in full all amounts due for services, expenses and charges. In the event RCCA/Manhard elects to suspend its services, and after receipt of payment in full by Client, RCCA/Manhard shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for RCCA/Manhard to resume performance. In addition, prior to commencing such services, RCCA/Manhard shall have the right, from time to time, to require Client to provide a retainer payment for services to be rendered. RCCA/Manhard shall have no liability to Client for any costs or damages incurred as a result of such suspension that is caused by Client.

18. **PERMITS AND FEES** – Unless the Proposal specifically provides otherwise, Client shall be responsible for paying all application and permit fees and obtaining all permits. RCCA/Manhard does not warrant, represent or guarantee that the permits or approvals will be issued.

19. **RIGHTS-OF-WAY & EASEMENTS** – Client shall be responsible for obtaining (or vacating) all right-of-way, easements, real covenants and/or agreements necessary for the proper development of the property, including but not limited to right-of-way and easements which may be necessary for roadway and access improvements; stormwater conveyance and detention; sanitary sewer collection, pumping and treatment facilities; water distribution, treatment or storage facilities; and temporary construction access.

20. **REIMBURSABLES** – Reimbursable expenses shall mean one hundred eighteen percent (118%) of all costs incurred by RCCA/Manhard relative to the Project, including without limitation all outside consultants' fees, reproduction costs, messenger or special mail service, and other Project-related expenses.

21. **SEVERABILITY** – If any clause or provision of this Agreement is determined to be illegal, invalid or unenforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.
22. **STANDARD OF CARE** – RCCA/Manhard will strive to perform its services in accordance with a manner consistent with the level of care and skill ordinarily exercised by other Design Professionals in the same locale.
23. **TERMINATION** – This Contract shall terminate at the time RCCA/Manhard has completed its services for Client, or prior to that time, if one party provides to the other party written notice, whereby such termination date shall be effective seven (7) days after receipt of such notice. Client agrees to pay for all services, expenses and charges, as agreed, which have been incurred by RCCA/Manhard through the date of termination.
24. **THIRD PARTY BENEFICIARY** – If Client is a contractor for the owner of the property, the parties acknowledge that RCCA/Manhard is intended to be a third party beneficiary of the construction contract entered into between owner and Client.
25. **USE OF DOCUMENTS AND ELECTRONIC DATA** – All documents (including drawings and specifications) as well as electronic data (including designs, plans or data stored in machine readable form) that are provided to Client are instruments of service with respect to the Project. Client agrees not to reuse or make any modification to the documents without the prior written authorization of RCCA/Manhard. The authorized reproduction of the documents/electronic data from RCCA/Manhard's system to an alternate system cannot be accomplished without the introduction of inexactitudes, anomalies and errors, and therefore, RCCA/Manhard cannot and does not make any representations regarding such compatibility. With respect to such reproduction or unauthorized use, Client agrees to indemnify and hold RCCA/Manhard harmless from all claims, damages, losses and expenses, including reasonable attorneys' fees and costs, arising from Client's unauthorized use, misuse, modification or misinterpretation of the documents or electronic data.
26. **WAIVER OF CONSEQUENTIAL DAMAGE** – Client and RCCA/Manhard mutually agree to waive all claims of consequential damages arising from disputes, claims or other matters relating to this Agreement.
27. **RCCA/MANHARD'S SITE VISITS** – If requested by Client or as required by the Proposal, RCCA/Manhard shall visit the site at intervals appropriate to the various stages of construction as RCCA/Manhard deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of contractor's work. Construction staking or survey control staking is not considered a site visit. Such visits and observations by RCCA/Manhard are not intended to be exhaustive or to extend to every aspect of the work in progress, or to involve inspections of the work beyond the responsibilities specifically assigned to RCCA/Manhard in this Agreement, but rather are to be limited to spot checking, and similar methods of general observation of the work based on RCCA/Manhard's exercise of professional judgment. Based on information obtained during such visits and such observations, RCCA/Manhard shall endeavor to determine in general if such work is proceeding in accordance with the contract documents and RCCA/Manhard shall keep Client informed of the progress of the work.

The purpose of RCCA/Manhard's visits to the site will be to enable RCCA/Manhard to better carry out the duties and responsibilities assigned to and undertaken by RCCA/Manhard hereunder including, but not limited to, visits during the Construction Phase and the Surveying Phase. RCCA/Manhard shall not, during such visits or as a result of such observations of work in progress, supervise, direct or have control over the work, nor shall RCCA/Manhard have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the work, for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the furnishing and performing the work or authority to stop the work. Accordingly, RCCA/Manhard neither guarantees the performance of any contractor(s) nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract documents. Should the Client determine that such service is necessary, RCCA/Manhard will provide such services as the resident project representative as an Additional Service.

RCCA/Manhard shall not have the authority to instruct any contractor to suspend or terminate its work on the Project. RCCA/Manhard shall not be responsible for the acts or omissions of any contractor(s), or of any subcontractor(s), any supplier(s), or of any other person or organization performing or furnishing any of the work.

28. **DESIGN WITHOUT CONSTRUCTION ADMINISTRATION** – It is understood and agreed that RCCA/Manhard's basic services under this Agreement do not include project observation or review of the Client's performance or any other construction phase services, and that such services will be provided for by the Client. The Client assumes all responsibility for interpretation of any contract documents and for construction observation, and the Client waives any claims against RCCA/Manhard that may be in any way connected thereto. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless RCCA/Manhard, its officers, directors, employees and subconsultants (collectively, RCCA/Manhard) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to any contract documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of RCCA/Manhard. If the Client requests in writing that RCCA/Manhard provide any specific construction phase services and if RCCA/Manhard agrees in writing to provide such services, then RCCA/Manhard shall be compensated for Additional Services as provided in Exhibit A.

**AN ORDINANCE AMENDING AN ORDINANCE PROVIDING FOR A FEASIBILITY STUDY FOR THE PROPOSED TRIANGLE AREA TAX INCREMENT ALLOCATION FINANCING DISTRICT**

*WHEREAS*, the Village of Wauconda (the "Village") is studying the possible designation of certain real property, as described in this Ordinance, located within the Village (the "Property") as a "redevelopment project area" as that term is defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "Act"); and

*WHEREAS*, the boundaries of the Property are to be determined, and defined through professional consulting assistance and in furtherance of proposing a "Redevelopment Plan and Project"; a general map of the subject Properties is attached hereto as Exhibit "A"; and

*WHEREAS*, on January 15, 2013 the Corporate Authorities passed "An Ordinance Providing for a Feasibility Study for the Proposed Triangle Area Tax Increment Allocation Financing District" and said ordinance being designated as Ordinance No. 2013-0-01; and

*WHEREAS*, the Corporate Authorities have determined that the study area described in Ordinance No. 2013-0-01 should be enlarged to include adjacent and nearby other properties within the description of the Property to be studied; and

*WHEREAS*, the general purpose or purposes of the desired "Redevelopment Plan and Project" pertaining to the Property shall be developed consistent with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. and as described in the Exhibit "B" which was attached to Ordinance 2013-0-01 and by this reference is hereby incorporated into this Ordinance as Exhibit "B"; and

*WHEREAS*, a the general description of tax increment allocation financing under the Act was attached to Ordinance 2013-0-01 as Exhibit "C" and by this reference is hereby incorporated into this Ordinance as Exhibit "C"; and

*WHEREAS*, it is in the best interests of the Village to take the actions set forth below.

***NOW, THEREFORE, BE IT ORDAINED*** by the President and Board of Trustees of the Village of Wauconda, Lake County, Illinois, as follows:

**SECTION I:** The statements set forth in the preamble to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

**SECTION II:** The Village hereby accepts the May 29, 2013 revised "Proposal for Tax Increment Financing (TIF) District Review and Approval Services" and authorizes and directs Rolf Campbell and Associates, a division of Manhard Consulting, to prepare a feasibility study to include the enlarged study area, redevelopment plan and housing study and further authorizes the Village's appointed professional officers to assist in the development and implementation of the study. Pursuant to Section 11-74.4-4.1 of the Act, the feasibility study shall be a preliminary report to assist the Village in determining whether or not tax increment allocation financing is

appropriate for effective redevelopment of the proposed redevelopment project area as hereby enlarged.

**SECTION III:** The Village hereby designates its Director of Planning and Zoning, Mr. Chris Miller, as the municipal officer who shall manage and coordinate the administrative details attendant to the development of the reports, studies and other matters preliminary to a Redevelopment Project and Plan and the person who can be contacted for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the areas to be studied.

**SECTION IV:** The Village Director of Planning and Zoning and his/her designee is authorized and directed to immediately send a copy of this Ordinance to all taxing districts that would be affected by the designation of the Property as a redevelopment project area.

**SECTION V:** To the extent any provision of this Ordinance conflicts with any provision of Ordinance 2013-0-01, then the provisions of this Ordinance shall prevail and to the extent of such conflict said Ordinance 2013-0-01 is hereby amended. If any provision of this Ordinance is held to be invalid by a court of competent jurisdiction, then that provision shall be stricken from this Ordinance and the remainder of this Ordinance shall continue in full force and effect to the extent possible.

**SECTION VI:** This Ordinance shall be in full force and effect from and after its passage in the manner provided by law.

**SECTION VII:** Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action arising, acquired or existing under any act or ordinance or portion thereof hereby repealed or amended by this ordinance; nor shall any just or legal right, claim, penalty or remedy of any character of the corporate authority existing on the effective date hereof be lost, impaired or affected by this Ordinance.

**SECTION VIII:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

**SECTION X:** That the costs for establishing the TIF District, as revised, are not to exceed a total of \$110,500.00 as shown on Exhibit "D" attached hereto and incorporated herein.

**SECTION XI:** To the fullest extent allowed and provided by law, the Village general revenue fund shall be reimbursed for the Village's qualifying expenses from the incremental revenue fund of the TIF District if and when such fund is established and revenues are available therefrom.

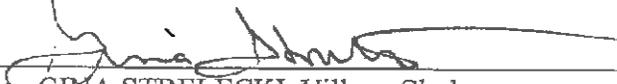
Passed this 18<sup>th</sup> day of June, 2013.

Ayes:	Nays:	Absent/Abstain:
Lincoln F. Knight	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John F. Barbini Ed.D	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teri Burke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Starkey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ken Arnsward	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chuck Black	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPROVED:

By:  Date: 25 JUN 13  
FRANK A. BART, Mayor

ATTEST:

By:   
GINA STRELECKI, Village Clerk

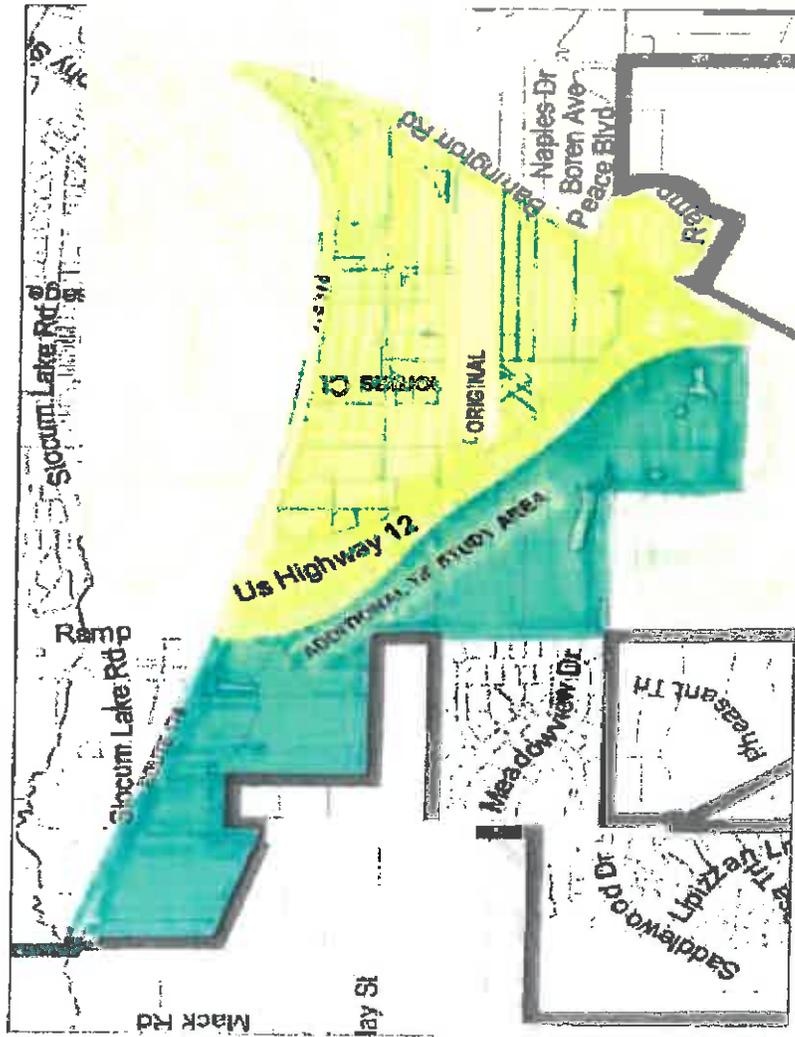
Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on June 18, 2013.

I hereby certify that the above ordinance was published in pamphlet form on June 18, 2013 as provided by law.

  
GINA STRELECKI, Village Clerk



**EXHIBIT "A"**  
**REVISED MAP OF GENERAL AREA TO BE STUDIED**



## EXHIBIT "B"

### PURPOSES OF PROPOSED REDEVELOPMENT PLAN AND PROJECT

#### The Redevelopment Plan:

The Village recognizes the need for implementation of a strategy to revitalize properties within the boundaries of the RPA and to stimulate and enhance private development. Commercial and retail development is a key component of the strategy. The needed private investment will be possible only if Tax Increment Financing (TIF) is adopted pursuant to the terms in the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, chapter 65, Section 5/11-74.4-1 et. seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a significantly expanded tax base.

## EXHIBIT "C"

### GENERAL DESCRIPTION OF TAX INCREMENT ALLOCATION FINANCING:

Tax Increment Financing (TIF) allows municipalities to carry out redevelopment activities on a local basis. The technique is used to pay for the public improvements and other services needed to prepare the Redevelopment Project Area for private investment. Through TIF, a community captures the increase in local real estate taxes, which result from the Redevelopment Project Areas. This increase in taxes may be used to pay for the public cost involved in the project.

Under TIF, the current equalized assessed valuation of all taxable real estate within the designated area is "frozen" at that level. This is the base EAV. Taxes which are levied on the base EAV in the Redevelopment Project Area, including the County, school districts, township, etc.; however, the growth in property tax revenues as a result of the private investment in the Redevelopment Project Area (the tax increment) is put into a special "tax allocation fund." These funds are then used to pay for the public investment and/or reimburse private investment made in the Redevelopment Project Area.

**EXHIBIT "D"**  
**ESTIMATED COSTS**



**EXHIBIT "D"**

**To: Mayor Bart and Village Trustees  
Village of Wauconda**

**Fr: Chris Miller, Director of Planning & Zoning**

**Date: June 11, 2013**

**Re: Economic Development Incentives  
Tax Increment Finance District (TIF)  
Amended Costs to form a TIF District**

Pursuant to discussions held at the June 4, 2013 Joint Economic Development and Building & Zoning Committee Meeting the Village is proposing to expand the TIF Study area to include property west of Route 12 and along the south side of Route 176. Costs associated with expanding the TIF Study area is estimated at approximately \$13,000 including the following:

- **RCCA Services - \$9,500.00 (Amend Feasibility Study, Housing Impact Study, Redevelopment Plan and including research and data collection)**
- **RHMG Services - \$3,000.00 (Amend TIF Area Survey and Legal Description)**
- **Postage - \$500.00 (estimated allowance)**

The following table provides a total cost estimated in forming the TIF District:

<b>Studies / Costs</b>	<b>Original Study Area Estimated Costs</b>	<b>Expanded Study Area Estimated Costs</b>
Feasibility Study, Re-Development Plan, & Housing Impact Study (RCCA/MCL 12/6/12 Proposal) (RCCA/MCL 5/29/13 Proposal)	\$39,000 to \$45,000	\$9,500
Legal Services	\$24,000 to \$27,000	-
Engineering Services	\$5,000 to \$10,000	\$1,000
Legal Description and Survey	\$3,500 to \$4,500	\$2,000
Notices / Publications	\$1,000 to \$3,000	\$500
Village Staff Time	\$6,000 to \$8,000	-
<b>Sub-total of Estimated Costs</b>	<b>\$78,500 to \$97,500</b>	<b>\$13,000</b>
<b>Total Cost Estimate</b>	<b>\$110,500</b>	



May 29, 2013

Mr. Chris Miller, Director of Planning  
 Village of Wauconda  
 101 N. Main Street  
 Wauconda, Illinois 60084

**RE: PROPOSAL FOR EXPANDED STUDY AREA OF PREVIOUSLY APPROVED STUDY AREA FOR TAX INCREMENT FINANCING (TIF) DISTRICT REVIEW AND APPROVAL SERVICES**

Dear Chris:

Pursuant to our review meeting on May 29 at the Village Hall, Rolf C. Campbell & Associates, a Division of Manhard Consulting, Ltd., (RCCA/Manhard) is pleased to submit this revised Proposal to provide services for assisting in the review and approval process for the establishment of a new tax increment financing district (TIF) for a previously approved study area with an additional new expanded study area portion in the Village of Wauconda (Village; Client). The previously approved TIF District study area included the roughly triangular area bound by IL. Route 176 (Liberty Street) on the north, Barrington Road on the southeast, and U.S. Highway 12 on the southwest, which consists of approximately ninety tax parcels on approximately 120 acres including adjacent right-of-way areas, and the new expanded study area includes the area west of U.S. Route 12 in general fronting along U.S. Route 12 and IL. Route 176, approximately twenty-six tax parcels on approximately 100 acres. Phase IA - Expansion Addendum outlines the additional scope of services for this revised proposal.

Per our discussions, Village Staff would like to coordinate Village Staff versus Village Consultant assignments in order to moderate costs of the TIF review and approval process and Village staff may be able to take an active part in some of the research and documentation associated with the process. As such, an initial step will be to review with Village Staff the distribution of labor on various tasks and research items. Within that context, RCCA/Manhard offers to provide the following services on an hourly not to exceed basis to assist with completing the listed task:

### Scope of Services:

#### Phase IA - Expanded Study Area Portion

1. To the extent necessary the services from Phase I will be briefly reviewed with Village Staff to confirm that the TIF policies from the previously approved study area are also applicable to the expanded study area portion and the following specific services will be completed for the expanded study area portion.
  - A. Review and revise Eligibility Study for the inclusion of an additional 26 PINs west of U.S. Route 12 (approximately 100 acres).
  - B. Review and revise Housing Impact Study to include analysis of housing units potentially located on the 26 PINs west of U.S. Route 12 (approximately 100 acres).



- C. Review and revise Redevelopment Plan to include the 26 PINs west of U.S. Route 12 (approximately 100 acres).
- D. Provide support and assistance to Village staff and consultants resulting in expansion of the study area.

**Phase I (Previously Approved Study Area) -  
Eligibility Study, Housing Impact Study, & Redevelopment Plan**

These Phase I services have been substantially completed in draft form and have been reviewed by Village Staff and have been submitted to the Village Attorney with the Village Attorney's review in process.

The following items are for informational only purposes reviewing the steps completed for the previously approved study area and the general review steps needed to be completed and applied to the newly expanded study area portion.

**1. Initial Meetings:**

- A. RCCA/Manhard will attend an initial meeting with Village Staff and other Village Consultants to outline a proposed work schedule, review necessary information and data, outline and assign tasks, and other initial project steps.
- B. As requested, assist Village staff with meetings with other governmental taxing bodies located in the TIF District to review the process and goals for seeking to establish a TIF District.

**2. Eligibility Study:**

- A. Outline and create field review inventory map and worksheets for documenting eligibility criteria.
- B. Setup initial database to record findings and map location of eligibility criteria.
- C. Gather, review, analyze, and request data available from other sources including, but not limited, to the Village, other Village Consultants, County, Township, and other such sources.
- D. Conduct field work to document eligibility criteria on a lot by lot basis.
- E. Analyze and synthesize field work findings with other reviewed data.
- F. Draft Eligibility Study documenting analysis and findings.
- G. Review with Village Staff Draft Eligibility Study.
- H. Conduct one (1) set of revisions to finalize Eligibility Study.
- I. Document will be provided in PDF format for the Village's use and ability to publish.

**3. Housing Impact Study:**

- A. Outline data items to verify in conjunction with field inventory review.
- B. Research, review, and/or request data from Village or other governmental jurisdictions in regards to types of dwelling units, number and types of rooms in dwelling units, occupancy of dwelling units, and racial and ethnic composition of dwelling unit residents.
- C. Review with Village Staff potential TIF policies with respect to dwelling units to be removed/relocated, and possible type and extent of resident relocation assistance.
- D. Review and identify replacement housing alternatives in terms of type, location, and cost.
- E. Draft a Housing Impact Study documenting analysis and findings.
- F. Review with Village Staff Draft Housing Impact Study.



- G. Conduct one (1) set of revisions to finalize Housing Impact Study.
- H. Document will be provided in PDF format for the Village's use and ability to publish.

**4. Redevelopment Plan:**

- A. Provide a map to the Village for it to obtain a legal description for the area to be designated as a TIF District as determined by the Eligibility Study. Note that the area of the TIF District and its legal description are subject to further changes per review of the Joint Review Board and Public Hearing meeting processes.
- B. Review with Village Staff goals and objectives for the proposed TIF District.
- C. Review and research the Village Comprehensive Plan and other planning documents for elements to include in the Redevelopment Plan.
- D. Review with Village Staff and Village Consultants possible redevelopment costs and projects and possible funding methods.
- E. Develop maps and exhibits outlining finalized TIF District with PINs and conformance with the Comprehensive Plan and generalized land uses.
- F. Research and outline support concerning "But For" section of the redevelopment plan.
- G. Research and outline assessment of financial impact of the potential TIF District plans and programs on any taxing district.
- H. Assist with documenting most recent equalized assessed valuation of the TIF District and projecting equalized assessed valuation.
- I. Draft a Redevelopment Plan containing the require statutory elements.
- J. Review with Village Staff Draft Redevelopment Plan.
- K. Conduct one (1) set of revisions to finalize Redevelopment Plan per Village staff review.
- L. Conduct one (1) set of revisions to finalize Redevelopment Plan per Joint Review Board comments.
- M. Conduct one (1) set of revisions to finalize Redevelopment Plan per Public Hearing comments.
- N. Document will be provided in PDF format for the Village's use and ability to publish.

**Phase II - Meetings, Review, and Approval**

Applies to the previously approved study area and the newly expanded study area portions.

**1. Noticing, Meeting Facilitation, and Overall Coordination:**

- A. Per our discussions, the Village via Village Staff intends to review, research, perform, and pay for all required noticing and announcements, for the TIF District approval process. As applicable, RCCA/Manhard will assist with mapping and review of notices as requested.
- B. RCCA/Manhard will assist Village Staff with creating a timeline for meetings and required notices.

**2. Housing Impact Study Meeting:**

- A. Review meeting objectives with Village Staff and assist with agenda. Meeting may be in either a standard meeting format or open house format.
- B. Prepare information and items to communicate the need and plan for the TIF District and the findings of the Housing Impact Study.
- C. Review for and present at meeting.



3. **Joint Review Board Meeting:** (Note may require multiple meetings)
  - A. Review and assist Village Staff in identifying and notifying Joint Review Board Members made up of the TIF District area taxing districts and a public member.
  - B. Review with Village Staff objectives for meeting and assist with agenda.
  - C. Prepare brief presentation regarding Eligibility Study, Housing Impact Study, & Redevelopment Plan.
  - D. Attend and present information and analysis regarding proposed TIF District and assist with meeting facilitation.
  
4. **Public Hearing** (Note may require continued Public Hearing meetings)
  - A. Review with Village Staff objectives for meeting and assist with agenda.
  - B. Revise presentation, as may be appropriate, from Joint Review Board regarding Eligibility Study, Housing Impact Study, & Redevelopment Plan.
  - C. Attend and present information and analysis regarding proposed TIF District and assist with meeting facilitation.

**Phase III - Post-Approval**

1. **Finalization & Reporting of Documents:**
  - A. Finalize documents as described in Phase I and provide PDF format of documents to Village Staff for recording TIF District as necessary.
  - B. Assist Village Staff with completing any required forms as may be necessary.
  
2. **Continuing Implementation:**

Provide continuing technical assistance on planning, zoning, economic development, and other services as requested on the implementation and development of the TIF District.

**Cost of Services:**

To complete the above outlined Scope of Services, the following represents our estimated total fees: Note Phase I, II, & III were previously approved by the Village on January 15, 2013 and only Phase IA are added as an additional cost at this time.

Phases	Cost
Phase I - Eligibility Study, Housing Impact Study, & Redevelopment Plan	\$33,000 - \$37,000
Phase IA - Expanded Study Area Portion	\$9,500
Phase II - Meetings, Review, and Approval	\$ 6,000 - \$ 8,000 (Estimated Range of Fees)
Phase III - Post Approval	Per Hourly Rates

The listed fees for Phase I and Phase IA represent an upper end "not to exceed" fee. The listed fees for Phase II represent our estimated range of fees based on a routine, unchallenged, and non-lengthy approval process, and if RCCA/Manhard perceives exceeding this amount, we will notify and meet with Village Staff to review the conditions and arrangements associated with any greater expenditures. As discussed in the introduction portion of this Proposal, RCCA/Manhard will work



with Village Staff to distribute tasks between Village Staff and RCCA/Manhard to moderate costs of the TIF District review and approval process as practical.

The outlined fees will be billed monthly at the following hourly rates as follows:

Position	Hourly Rate
Director of Community Development:	\$ 110.00
Senior Planner:	\$ 95.00
Associate Planners & Designers:	\$ 75.00

In addition to RCCA/Manhard's costs, the Village needs to recognize that it will occur additional costs in terms of Village Staff time and expenditures related to Village Attorney, Engineer, and other Consultant services, noticing costs, legal description preparation, publication costs, and other similar costs necessary to review and approve the TIF District.

**Project Timeline:**

Per our discussion, it is our understanding that it is a Village objective to attempt an expedited approval process for the proposed TIF District with a timeline as determined in conjunction with Village staff. As we have discussed, typically TIF Districts require approximately one year to be fully reviewed and approved due to statutory timing requirements and the required participation of other tax districts and various other parties. Per the Scope of Services, an initial task item will be to work with Village Staff to create a proposed timeline for the review and approval process. RCCA/Manhard commits to meet this proposed timeline with respect to the items outlined in the above listed Scope of Services.

The terms of the attached "General Terms & Conditions" dated March 1, 2010, which Client hereby acknowledges receiving, are incorporated and made a part of this Proposal. Billing will be on an hourly basis consistent with the Cost of Services. If the above is acceptable, please have this Proposal executed. We will begin work as soon as we receive an executed copy of this Proposal. This Proposal will be null and void if not accepted by July 15, 2013.

Thank you again for the opportunity to submit this proposal. Should you have any questions, please do not hesitate to contact us.

Yours truly,

ROLF C. CAMPBELL & ASSOCIATES, A DIVISION OF MANHARD CONSULTING, LTD.

Al Maiden  
Al Maiden, AICP  
Director of Community Development

Jeremiah Yeksaich  
Jeremiah Yeksaich, AICP  
Senior Planner

AM/JY

The undersigned is the authorized agent of the municipality.

ACCEPTED: VILLAGE OF WAUCONDA

By: [Signature]  
(Authorized Representative)  
Title: PRESIDENT  
Date: 26 JUN 13

## GENERAL TERMS AND CONDITIONS

March 1, 2010

1. **ONE INSTRUMENT/INCONSISTENCIES** – These GENERAL TERMS AND CONDITIONS, and the RCCA/Manhard PROPOSAL to which these terms are attached (collectively this "Agreement") shall be deemed one instrument. Wherever there is a conflict or inconsistency between the provisions of these GENERAL TERMS AND CONDITIONS, the PROPOSAL, and any plans or specifications, as applicable, the provisions provided for in these GENERAL TERMS AND CONDITIONS shall, in all instances, control and prevail. These GENERAL TERMS AND CONDITIONS shall apply to the work provided in the PROPOSAL to which this is attached or an amendment or modification, including an AGREEMENT FOR ADDITIONAL SERVICES.
2. **ENTIRE AGREEMENT** – These GENERAL TERMS AND CONDITIONS, the PROPOSAL, and any plans or specifications represent the entire Agreement between the Parties and supercedes any and all prior oral or written understandings between the Parties. Changes to these GENERAL TERMS AND CONDITIONS shall only be binding when in writing and agreed to by both parties.
3. **MEDIATION** – All disputes between relating to this Agreement or the Project (as defined in the Proposal) shall first be submitted to mediation with a mediator selected by the Parties. The costs of the mediator shall be split evenly between Client and RCCA/Manhard. If the Client and RCCA/Manhard cannot agree on a mediator, then each of Client and RCCA/Manhard shall nominate a mediator and the two nominated mediators shall select the ultimate mediator. Client and RCCA/Manhard shall include a similar mediation provision in all of their respective agreements with other parties regarding the Project and will require all such other persons or entities to include a similar mediation provision in all agreements with their respective subcontractors, subconsultants, suppliers and fabricators. Such mediation shall be a condition precedent to a party filing any judicial or other proceeding against the other, except with regard to delinquent fees owed to RCCA/Manhard.
4. **AUTHORIZATION TO SIGN** – The person signing this Agreement represents and warrants that he/she is signing this Agreement on behalf of the Client and is authorized to enter into this Agreement on the Client's behalf.
5. **BREACH AND COST OF COLLECTION** – In the event Client breaches the terms of this Agreement, RCCA/Manhard shall be entitled, in addition to the specific remedies provided for in this Agreement, to pursue all remedies available at law or in equity. Client further agrees that RCCA/Manhard shall be entitled to recover all costs incurred in enforcing any provision of this Agreement, including court costs and reasonable attorney's fees. All payments received from the Client will be credited first to interest, then to the cost of enforcement, and then to the amount due to RCCA/Manhard.
6. **CHANGES IN REGULATORY ENVIRONMENT** – The services provided by RCCA/Manhard under this Agreement were determined based upon the applicable municipal, county, state and/or federal regulations, codes, laws and requirements that were in existence on the date of this Agreement. Any material additions, deletions or changes in the regulatory environment, which require an increase in the scope of services to be performed, will be an Additional Service.
7. **CONTROLLING LAW** – This Agreement is to be governed by the laws of the State of Illinois.
8. **CURE PERIOD** – If during the project term, Client observes or becomes aware of any improper service which has been provided by RCCA/Manhard, Client agrees to immediately notify RCCA/Manhard of the same, in writing. RCCA/Manhard shall then have five working days to cure, or begin to cure in a diligent manner, such improper service before Client may exercise its rights under any default and remedy provision provided for in this Agreement, including the right to take corrective action prior to the termination of the cure period. If Client fails to notify RCCA/Manhard of any defects within thirty (30) working days of learning of the defects, any objections to RCCA/Manhard's work shall be waived. RCCA/Manhard will not accept any backcharges unless Client has complied with the foregoing and allowed RCCA/Manhard the opportunity to cure any problem.
9. **DELAYS** – Client agrees that RCCA/Manhard shall not be responsible for damages arising directly from any delays for causes beyond RCCA/Manhard's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes, severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. In addition, if delays resulting from any such causes increase the cost or time required by RCCA/Manhard to perform its services in an orderly and efficient manner, RCCA/Manhard shall be entitled to an equitable adjustment in schedule and/or compensation.
10. **ENGINEER'S OPINION OF PROBABLE COST** – RCCA/Manhard's Opinions of Probable Cost provided for herein, if applicable, are to be made on the basis of RCCA/Manhard's experience and qualifications and represents RCCA/Manhard's judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, because RCCA/Manhard has no control over the cost of labor, materials, equipment or services furnished by others, the Contractor's methods of determining prices, or competitive bidding or market conditions, RCCA/Manhard cannot and does not warrant, represent or guarantee that proposals, bids or actual construction cost will not vary from RCCA/Manhard's Opinions of Probable Cost. If Client wishes greater assurance as to probable construction cost, Client shall employ an independent cost estimator.
11. **INDEMNITY** – To the fullest extent permitted by law, the Client shall waive any right of contribution and shall indemnify and hold harmless RCCA/Manhard, its agents, employees and consultants from and against all claims, damages, losses and expenses, including but not limited to, attorneys' fees, arising out of or resulting from or in connection with the performance of the work which results from Client's negligence or the negligence of Client's agents. This indemnity shall not require the Client to indemnify RCCA/Manhard for the negligent acts of RCCA/Manhard or its agents.
12. **CLIENT'S INSURANCE COVERAGE** – The Client shall obtain, before work is commenced on the site, and maintain throughout the duration of the projects, insurance in a company or companies acceptable to RCCA/Manhard that will indemnify RCCA/Manhard from all claims of bodily injury or property damage that may occur at the site during the project or arising out of the work, including, at a minimum, the following coverages:
  - a. Workmen's compensation and occupational disease insurance covering all employees in statutory limits who perform any obligations assumed under Contract.
  - b. Public liability and property damage liability insurance covering all operations under Contract; the limits for bodily injury or death not less than \$2,000,000 for each accident; for property damage, not less than \$500,000 for each accident.

- c. Automobile liability insurance on all self-propelled vehicles used in connection with the Project, whether owned, non-owned or hired; public liability limits of not less than \$1,000,000 for each accident.
- d. RCCA/Manhard shall be named as an additional insured on all comprehensive general liability and automotive liability policies. These policies shall further state: The coverage afforded the additional insured shall be primary insurance for the additional insured with respect to claims arising out of operations performed on the project. If the additional insureds have other insurance that is applicable to the loss, such other insurance shall be on an excess or contingent basis. The amount of the company's liability under this insurance policy shall not be reduced by the existence of such other insurance.
- e. All certificates must state that the coverage will not be terminated or reduced without 30 days advanced notice by certified mail to RCCA/Manhard.
- f. The Client shall supply RCCA/Manhard with a Certificate of Insurance evidencing compliance with the above requirements prior to beginning construction.

13. **RCCAMANHARD'S INSURANCE COVERAGE** – Before work is commenced on the site, and throughout the duration of the project, RCCA/Manhard shall maintain the following insurance coverage so as to indemnify Client from all claims of bodily injury or property damage that may occur from RCCA/Manhard's negligence:

- a. Workmen's compensation and occupational disease insurance covering all employees in statutory limits who perform any obligations assumed under Contract.
- b. Public liability and property damage liability insurance covering all operations under contract; the limits for bodily injury or death not less than \$2,000,000 for each accident; for property damage, not less than \$500,000 for each accident.
- c. Automobile liability insurance on all self-propelled vehicles used in connection with the Project, whether owned, non-owned or hired; public liability limits of not less than \$1,000,000 for each accident.

At the Client's request, RCCA/Manhard shall (i) provide a Certificate of Insurance evidencing RCCA/Manhard's compliance with the above requirements, and (ii) include Client as an "additional insured" on the insurance policy.

14. **LIMITATION OF RCCAMANHARD'S LIABILITY** – In recognition of the relative risks of the Project to the Client and RCCA/Manhard, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of RCCA/Manhard and RCCA/Manhard's consultants to Client, to Contractor and any Subcontractors on the Project and to those claiming by or through Client for any and all claims, losses, costs, damages or claim expenses from any cause or liability of RCCA/Manhard's or RCCA/Manhard's consultants to all of those named herein with respect to the Project shall not exceed \$50,000.00 or the agreed upon professional services fee, whichever is greater. Should Client desire a greater limitation of liability it is available for an additional fee as agreed to in writing by Client and RCCA/Manhard.

Client acknowledges and understands that RCCA/Manhard's liability exposure for potential claims related to its performance of services is being specifically limited by this Agreement, and that Client's potential recovery in a claim situation is limited to the amount herein. Client agrees that based upon RCCA/Manhard's fee and services, it is unreasonable to hold RCCA/Manhard responsible for liability exposure greater than the set limit.

15. **INFORMATION TO BE PROVIDED TO RCCAMANHARD** – Client agrees to provide RCCA/Manhard with such site information as may be needed to enable RCCA/Manhard to perform its services. Such information may include but shall not be limited to: latest plat of record; current title report and the documents contained therein; previous reports; title search report/chain-of-title documents; copies of environmental permits, registrations, liens, or cleanup records for the property; building plans and specifications; location, elevation and sizes of existing gas, telephone, electrical, street lighting and cable television lines on-site and off-site; boundary survey; wetland delineation; soil borings; archaeological phase 1 survey; first floor foundation plan and such other information as may be requested by RCCA/Manhard, from time to time. Client shall not be responsible for providing site information which RCCA/Manhard has specifically agreed to provide in its Proposal.

16. **RCCAMANHARD'S RELIANCE ON INFORMATION PROVIDED** – RCCA/Manhard may rely on the accuracy and completeness of any information furnished to RCCA/Manhard by or on Client's behalf. Furthermore, Client agrees to hold RCCA/Manhard harmless from any engineering errors, including but not limited to, grading, earthwork analysis and off-site stormwater outlets, resulting from inaccurate site information which is provided by Client, including topographical surveys which have been prepared by consultants other than RCCA/Manhard.

17. **PAYMENT** – Invoices are due within thirty days of rendering. Within thirty days of receipt of invoice, Client shall examine the invoice in detail to satisfy themselves as to its accuracy and completeness and shall raise any question or objection that Client may have regarding the invoice within this thirty-day period. After sixty (60) days from receipt of invoice, Client waives any question or objection to the invoice not previously raised. If Client fails to make any payment due RCCA/Manhard for services and expenses within thirty days after receipt of RCCA/Manhard's invoice therefore, the amounts due RCCA/Manhard will be increased at the rate of 1.0 percent per month (or the maximum rate of interest permitted by law, if less), from said thirtieth day. In addition, RCCA/Manhard may, after giving notice to Client, suspend services under this Agreement until RCCA/Manhard has been paid in full all amounts due for services, expenses and charges. In the event RCCA/Manhard elects to suspend its services, and after receipt of payment in full by Client, RCCA/Manhard shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for RCCA/Manhard to resume performance. In addition, prior to commencing such services, RCCA/Manhard shall have the right, from time to time, to require Client to provide a retainer payment for services to be rendered. RCCA/Manhard shall have no liability to Client for any costs or damages incurred as a result of such suspension that is caused by Client.

18. **PERMITS AND FEES** – Unless the Proposal specifically provides otherwise, Client shall be responsible for paying all application and permit fees and obtaining all permits. RCCA/Manhard does not warrant, represent or guarantee that the permits or approvals will be issued.

19. **RIGHTS-OF-WAY & EASEMENTS** – Client shall be responsible for obtaining (or vacating) all right-of-way, easements, real covenants and/or agreements necessary for the proper development of the property, including but not limited to right-of-way and easements which may be necessary for roadway and access improvements; stormwater conveyance and detention; sanitary sewer collection, pumping and treatment facilities; water distribution, treatment or storage facilities; and temporary construction access.

20. **REIMBURSABLES** – Reimbursable expenses shall mean one hundred eighteen percent (118%) of all costs incurred by RCCA/Manhard relative to the Project, including without limitation all outside consultants' fees, reproduction costs, messenger or special mail service, and other Project-related expenses.

21. **SEVERABILITY** – If any clause or provision of this Agreement is determined to be illegal, invalid or unenforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.
22. **STANDARD OF CARE** – RCCA/Manhard will strive to perform its services in accordance with a manner consistent with the level of care and skill ordinarily exercised by other Design Professionals in the same locale.
23. **TERMINATION** – This Contract shall terminate at the time RCCA/Manhard has completed its services for Client, or prior to that time, if one party provides to the other party written notice, whereby such termination date shall be effective seven (7) days after receipt of such notice. Client agrees to pay for all services, expenses and charges, as agreed, which have been incurred by RCCA/Manhard through the date of termination.
24. **THIRD PARTY BENEFICIARY** – If Client is a contractor for the owner of the property, the parties acknowledge that RCCA/Manhard is intended to be a third party beneficiary of the construction contract entered into between owner and Client.
25. **USE OF DOCUMENTS AND ELECTRONIC DATA** – All documents (including drawings and specifications) as well as electronic data (including designs, plans or data stored in machine readable form) that are provided to Client are instruments of service with respect to the Project. Client agrees not to reuse or make any modification to the documents without the prior written authorization of RCCA/Manhard. The authorized reproduction of the documents/electronic data from RCCA/Manhard's system to an alternate system cannot be accomplished without the introduction of inaccuracies, anomalies and errors, and therefore, RCCA/Manhard cannot and does not make any representations regarding such compatibility. With respect to such reproduction or unauthorized use, Client agrees to indemnify and hold RCCA/Manhard harmless from all claims, damages, losses and expenses, including reasonable attorneys' fees and costs, arising from Client's unauthorized use, misuse, modification or misinterpretation of the documents or electronic data.
26. **WAIVER OF CONSEQUENTIAL DAMAGE** – Client and RCCA/Manhard mutually agree to waive all claims of consequential damages arising from disputes, claims or other matters relating to this Agreement.
27. **RCCA/MANHARD'S SITE VISITS** – If requested by Client or as required by the Proposal, RCCA/Manhard shall visit the site at intervals appropriate to the various stages of construction as RCCA/Manhard deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of contractor's work. Construction staking or survey control staking is not considered a site visit. Such visits and observations by RCCA/Manhard are not intended to be exhaustive or to extend to every aspect of the work in progress, or to involve inspectors of the work beyond the responsibilities specifically assigned to RCCA/Manhard in this Agreement, but rather are to be limited to spot checking, and similar methods of general observation of the work based on RCCA/Manhard's exercise of professional judgment. Based on information obtained during such visits and such observations, RCCA/Manhard shall endeavor to determine in general if such work is proceeding in accordance with the contract documents and RCCA/Manhard shall keep Client informed of the progress of the work.
- The purpose of RCCA/Manhard's visits to the site will be to enable RCCA/Manhard to better carry out the duties and responsibilities assigned to and undertaken by RCCA/Manhard hereunder including, but not limited to, visits during the Construction Phase and the Surveying Phase. RCCA/Manhard shall not, during such visits or as a result of such observations of work in progress, supervise, direct or have control over the work, nor shall RCCA/Manhard have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the work, for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the furnishing and performing the work or authority to stop the work. Accordingly, RCCA/Manhard neither guarantees the performance of any contractor(s) nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract documents. Should the Client determine that such services are necessary, RCCA/Manhard will provide such services as the resident project representative as an Additional Service.
- RCCA/Manhard shall not have the authority to instruct any contractor to suspend or terminate its work on the Project. RCCA/Manhard shall not be responsible for the acts or omissions of any contractor(s), or of any subcontractor(s), any supplier(s), or of any other person or organization performing or furnishing any of the work.
28. **DESIGN WITHOUT CONSTRUCTION ADMINISTRATION** – It is understood and agreed that RCCA/Manhard's basic services under this Agreement do not include project observation or review of the Client's performance or any other construction phase services, and that such services will be provided for by the Client. The Client assumes all responsibility for interpretation of any contract documents and for construction observation, and the Client waives any claims against RCCA/Manhard that may be in any way connected thereto. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless RCCA/Manhard, its officers, directors, employees and subconsultants (collectively, RCCA/Manhard) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to any contract documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of RCCA/Manhard. If the Client requests in writing that RCCA/Manhard provide any specific construction phase services and if RCCA/Manhard agrees in writing to provide such services, then RCCA/Manhard shall be compensated for Additional Services as provided in Exhibit A.



Redevelopment Project Area 1: Triangle Area

# REDEVELOPMENT PLAN

Date: 09/03/13

Technical Assistance Provided By:

**ROLF C. CAMPBELL & ASSOCIATES**  
A MANHART CONSULTING DIVISION

910 Woodlands Parkway  
Vernon Hills, Illinois 60061  
[www.rccai.com](http://www.rccai.com)

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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

**REDEVELOPMENT PLAN**

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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.

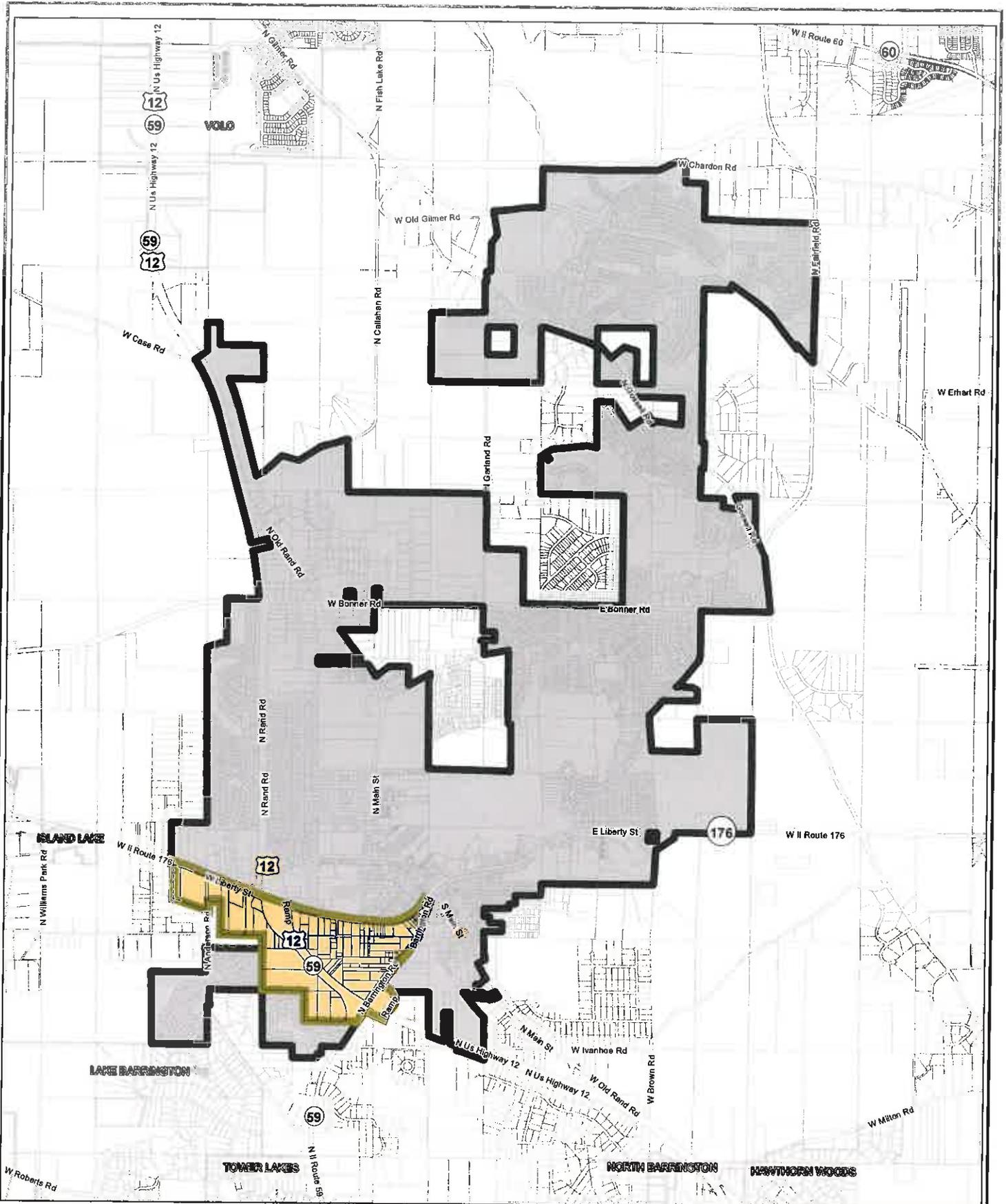
As an area that has developed incrementally for the last 100 years primarily after the construction of U.S. Hwy 12 and its interchange with IL Route 176, the development pattern has occurred with a lack of planning and contrary to the Village of Wauconda's first Comprehensive Plan in 1967 which sought 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<sup>1</sup> 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).

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<sup>1</sup> 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.



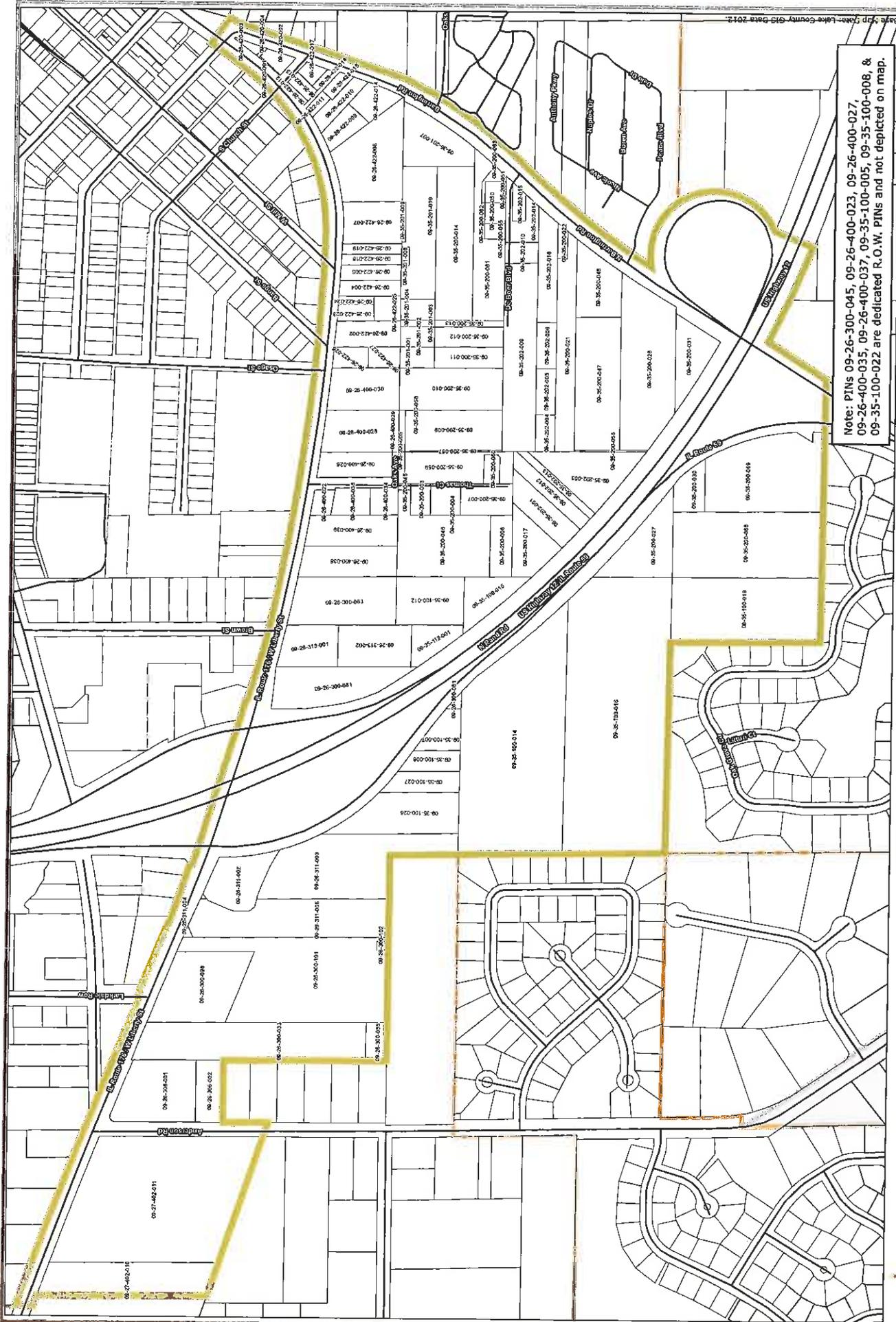
Redevelopment Study - RPA-1: Triangle Area  
**Figure 1: LOCATION MAP**

**Legend**

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

Date: 09/03/13 1"=3,000'  
 0 1,500 3,000 Feet

ROSE C. CAMPBELL & ASSOCIATES  
 LANDSCAPE ARCHITECTS




 Wauconda  
 CITY OF WAUCONDA, ILLINOIS

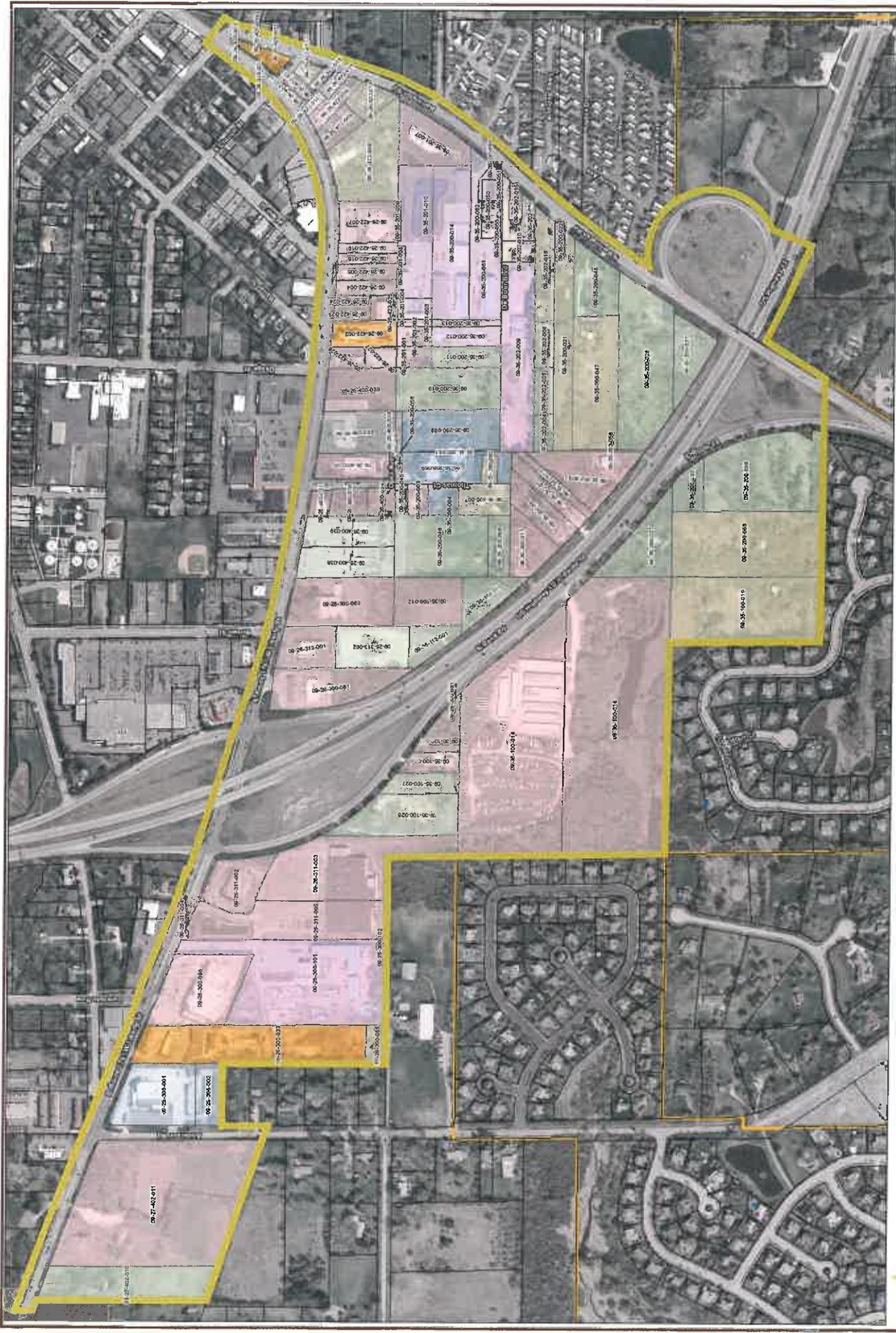
Redevelopment Plan - RPA 1: Triangle Area  
**Figure 2: PIN MAP - ENTIRE RPA**

**Legend**  
 Village Boundary  
 Redevelopment Project Area Boundary  
 Parcel (PIN) Boundary

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

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.

ROLF C. CAMPBELL & ASSOCIATES  
 A PROFESSIONAL LAND SURVEYOR



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

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



Redevelopment Plan - RPA 1: Triangle Area

**FIGURE 3: EXISTING LAND USE MAP**

ROFF C. CAMPBELL & ASSOCIATES  
 A LANDMARK CONSULTING COMPANY

**REDEVELOPMENT PLAN**

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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

**REDEVELOPMENT PLAN**

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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 Statutes 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.

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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.

**REDEVELOPMENT PLAN**

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## **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.

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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.

**REDEVELOPMENT PLAN**

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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.



### **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.

**REDEVELOPMENT PLAN**

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## **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;

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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

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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

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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

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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

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- 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**

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

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.

**REDEVELOPMENT PLAN**

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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.

**REDEVELOPMENT PLAN**

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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<sup>2</sup>. 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.

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<sup>2</sup> 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.W.s. 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.

**REDEVELOPMENT PLAN**

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- **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.

**REDEVELOPMENT PLAN**

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- **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.

**REDEVELOPMENT PLAN**

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- **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:

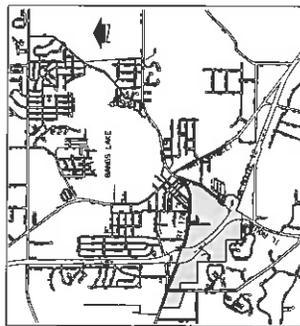
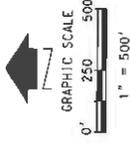
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 550.01 FEET TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 176 AS SHOWN ON THE PLAT OF DEDICATION, RECORDED JUNE 03, 1929 AS DOCUMENT 337676, ALSO BEING THE POINT 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;

**REDEVELOPMENT PLAN**

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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 SUBIDIVISION 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



**PARCELS WITHIN TIF DISTRICT**

- 08-26-300-033 08-26-300-045 08-26-300-055 08-26-300-063
- 08-26-300-081 08-26-300-088 08-26-300-101 08-26-300-102
- 08-26-308-001 08-26-308-002 08-26-311-002 08-26-311-003
- 08-26-311-004 08-26-311-005 08-26-313-001 08-26-313-002
- 08-26-400-022 08-26-400-023 08-26-400-028 08-26-400-027
- 08-26-400-028 08-26-400-029 08-26-400-030 08-26-400-034
- 08-26-400-035 08-26-400-036 08-26-400-037 08-26-400-038
- 08-26-420-004 08-26-422-002 08-26-422-004 08-26-422-005
- 08-26-422-007 08-26-422-008 08-26-422-009 08-26-422-010
- 08-26-422-011 08-26-422-012 08-26-422-013 08-26-422-014
- 08-26-422-015 08-26-422-016 08-26-422-017 08-26-422-018
- 08-26-422-019 08-26-422-023 08-26-422-024 08-26-422-025
- 08-26-422-028 08-26-422-027 08-27-402-010 08-27-402-011
- 08-35-100-005 08-35-100-006 08-35-100-007 08-35-100-008
- 08-35-100-012 08-35-100-014 08-35-100-015 08-35-100-016
- 08-35-100-018 08-35-100-022 08-35-100-028 08-35-100-027
- 08-35-112-001 08-35-200-003 08-35-200-004 08-35-200-005
- 08-35-200-006 08-35-200-007 08-35-200-008 08-35-200-010
- 08-35-200-011 08-35-200-012 08-35-200-013 08-35-200-014
- 08-35-200-017 08-35-200-021 08-35-200-022 08-35-200-027
- 08-35-200-028 08-35-200-030 08-35-200-031 08-35-200-045
- 08-35-200-046 08-35-200-047 08-35-200-048 08-35-200-050
- 08-35-200-051 08-35-200-055 08-35-200-058 08-35-200-057
- 08-35-200-062 08-35-200-059 08-35-200-060 08-35-200-061
- 08-35-200-062 08-35-200-063 08-35-200-068
- 08-35-200-069 08-35-201-001 08-35-201-002 08-35-201-003
- 08-35-201-004 08-35-201-007 08-35-201-008 08-35-201-009
- 08-35-201-010 08-35-202-001 08-35-202-003 08-35-202-004
- 08-35-202-005 08-35-202-006 08-35-202-009 08-35-202-010
- 08-35-202-012 08-35-202-013 08-35-202-014 08-35-202-015
- 08-35-202-016

08-35-200-065 (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 874791, RECORDED JULY 15, 1949)

**RHMG**  
 REZEK, HENRY, MEISENHEIMER, AND GENDE, INC.  
 875 CAMPUS DRIVE  
 ELGIN, ILLINOIS 60123  
 847-542-8888

PROJ: 21319045  
 DATE: 06/20/13

Village of Wauconda - Redevelopment Project Area I: Triangle Area  
**REDEVELOPMENT PLAN**

## 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
<b>Total RPA EAV:</b>		<b>\$16,883,649</b>			

Source: Wauconda Township Assessor & Lake County Assessor

## **XI. APPENDIX C: ELIGIBILITY STUDY**

Attached as a separate document at this time.

## **XII. APPENDIX D: HOUSING IMPACT STUDY**

Attached as a separate document at this time.



Redevelopment Project Area 1: Triangle Area  
**ELIGIBILITY STUDY**

Date: 09/03/13

Technical Assistance Provided By:

**ROLF C. CAMPBELL & ASSOCIATES**  
A MANHART CONSULTING COMPANY

910 Woodlands Parkway  
Vernon Hills, Illinois 60061

[www.rccai.com](http://www.rccai.com)

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## **I. INTRODUCTION AND BACKGROUND**

The purpose of this Eligibility Study (Study) is to review the proposed Redevelopment Project Area I: 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.

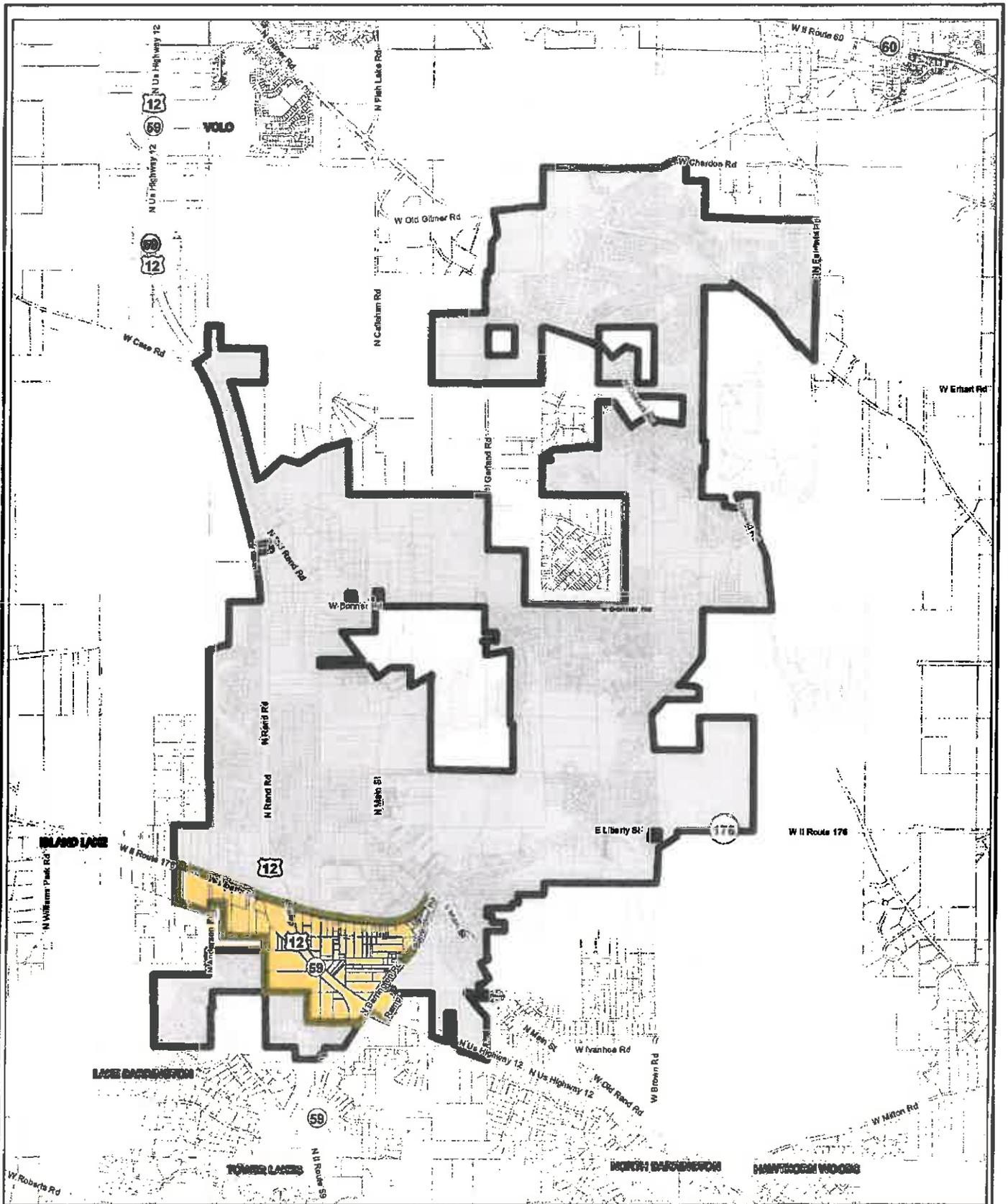
The proposed RPA is located toward the south central area of the Village, with its northern portions forming part of the Village's primary commercial corridor. Figure 1 illustrates the boundaries and the location of the RPA within the Village. Figure 2 exhibits the current Property Index Numbers (PINs)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



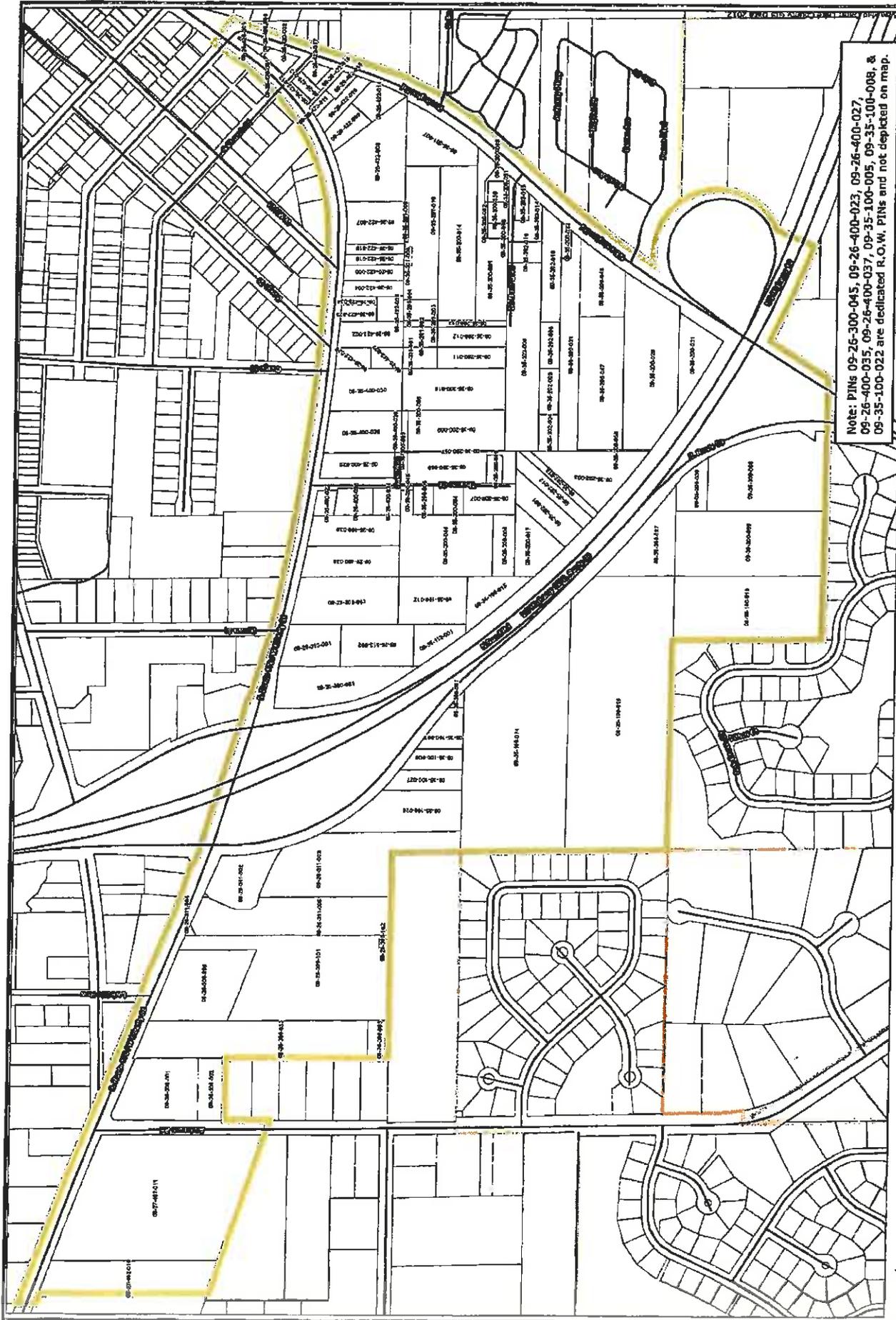
Eligibility Study - RPA 1: Triangle Area  
**Figure 1: LOCATION MAP**

**Legend**

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

Date: 09/03/13 1"=3,000'  
 0 1,500 3,000 Feet

BY: J.C. LAWRENCE & ASSOCIATES



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.

Date: 09/03/13  
 1"=500'  
 0 500 1000 Feet

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

ROUF C. CAMPBELL & ASSOCIATES

Wauconda  
 ELIGIBILITY STUDY - RPA 1: TRIANGLE AREA  
**Figure 2: PIN MAP**

### **DESCRIPTION OF THE RPA**

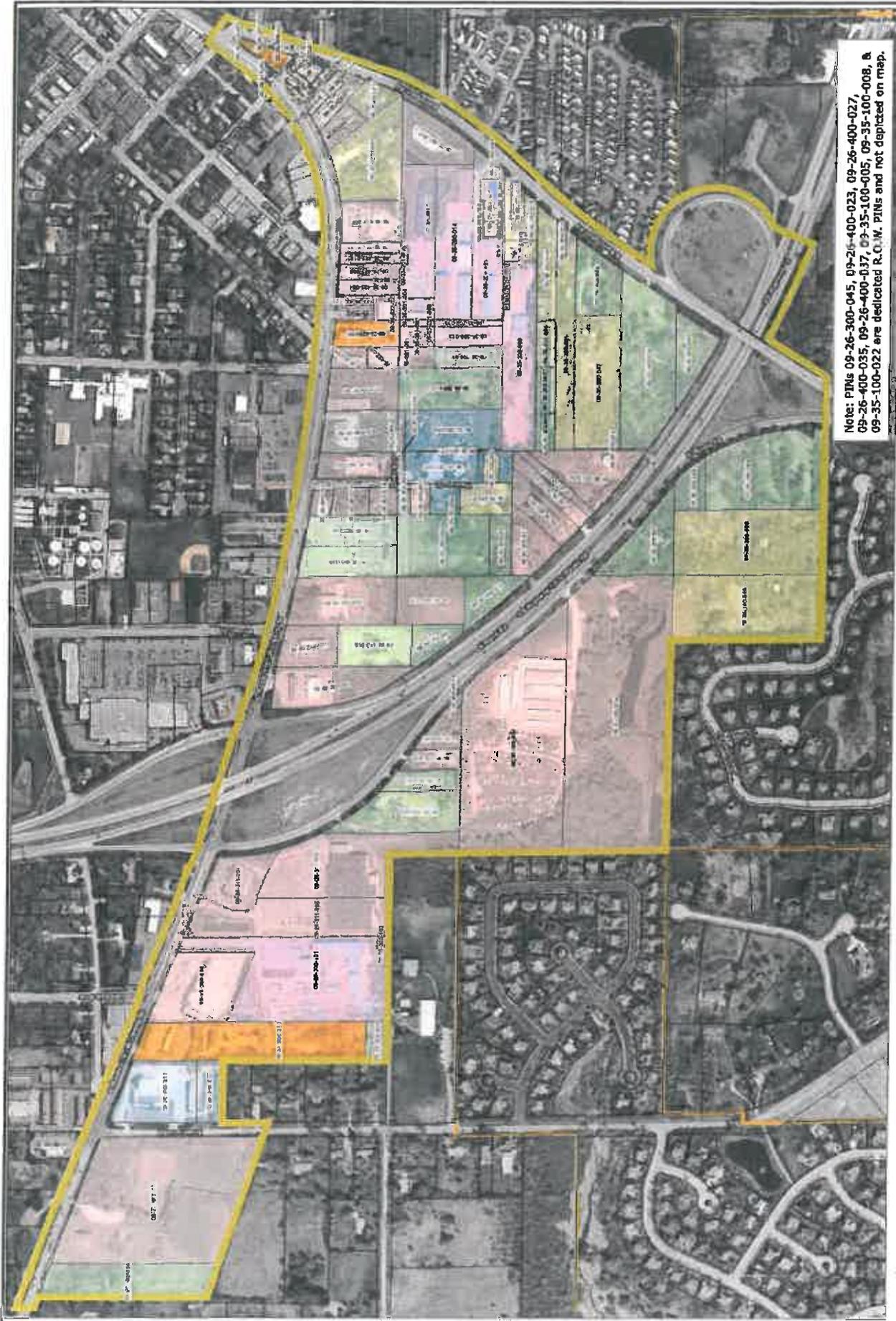
The Village was incorporated in 1877 based on an original settlement started in the 1830s by Justus and Mark Bangs. The Village did not begin to undergo significant development until after WWII. As the Village has grown, it has incorporated portions of the RPA over time with a number of the parcels just 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.



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.

Date: 09/03/10  
 1"=500'  
 0 300 600 Feet

**ROSE C. CAMPBELL & ASSOCIATES**  
 A COMMERCIAL REAL ESTATE COMPANY

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

**Wauconda**  
 Where a Better Tomorrow Begins

Eligibility Study - RPA 1: Triangle Area

**FIGURE 3: EXISTING LAND USE MAP**

**ELIGIBILITY STUDY**

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***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. METHODOLOGY OF EVALUATION

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<sup>1</sup> (Treated as 117 individual tax parcels for this study; See footnote), and eighty-six (86) individual zoning lots<sup>2</sup>. 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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<sup>1</sup> Note, the RPA contains 100 PINs: 92 assigned to tax parcels and 8 assigned for portions of dedicated R.O.W. areas. PIN 09-26-300-081 is partial split by U.S. Hwy. 12 and is treated as a separate tax parcel and lot for this Study.

<sup>2</sup> **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)

Village of Wauconda - Redevelopment Project Area 1: Triangle Area  
**ELIGIBILITY STUDY**

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**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)***

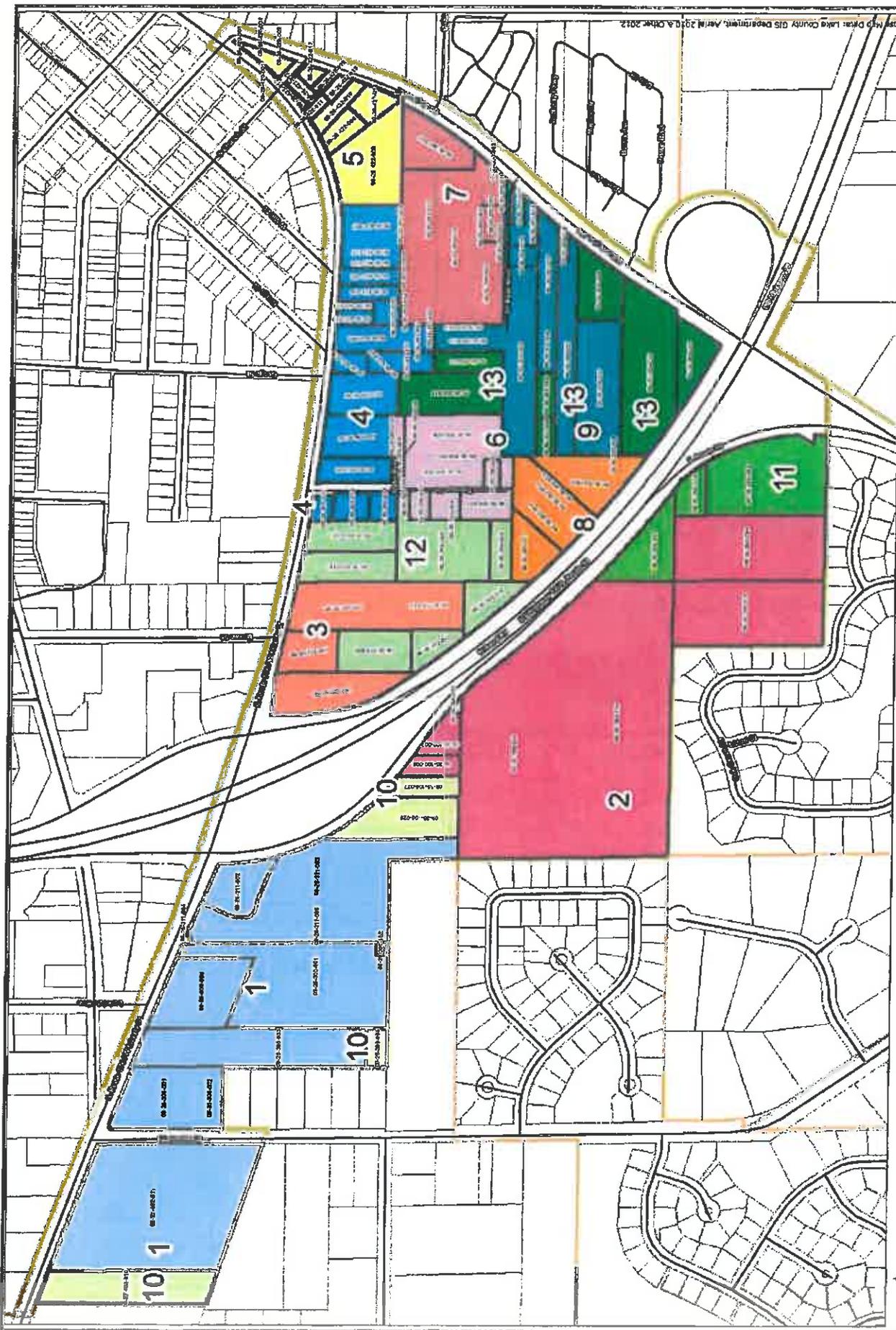
*(22 Tax Parcels & 22 Zoning Lots)*

**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.



Eligibility 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: 06/03/13  
 1"=500'  
 0 100 200 300 400 500 600 Feet

**ROUF C. CAMPBELL & ASSOCIATES**  
 PLANNERS AND CONSULTANTS

Map Data: King County GIS Department, April 2010 & Other 2012

## 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 obsolescence 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.

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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
<b>Total:</b>	<b>12</b>	<b>26</b>	<b>13</b>	<b>5</b>	<b>1</b>	<b>6</b>
<b>Percent of Improved Area (63 Zoning Lots)</b>	<b>19.0%</b>	<b>41.3%</b>	<b>20.6%</b>	<b>7.9%</b>	<b>1.6%</b>	<b>9.5%</b>

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

*Prepared by Rolf C. Campbell and Associates, September 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
<b>Total:</b>	<b>3</b>	<b>22</b>	<b>18</b>	<b>11</b>	<b>7</b>	<b>2</b>
<b>Percent of Improved Area (68 Zoning Lots)</b>	<b>4.8%</b>	<b>34.9%</b>	<b>28.6%</b>	<b>17.5%</b>	<b>11.1%</b>	<b>3.2%</b>

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

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

Village of Wauconda - Redevelopment Project Area 1: Triangle Area  
**ELIGIBILITY STUDY**

**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
<b>Total:</b>	<b>0</b>	<b>45</b>	<b>15</b>	<b>2</b>	<b>0</b>	<b>1</b>
<b>Percent of Improved Area (63 Zoning Lots)</b>	<b>0.0%</b>	<b>71.4%</b>	<b>23.8%</b>	<b>3.2%</b>	<b>0.0%</b>	<b>1.6%</b>

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

*Prepared by Rolf C. Campbell and Associates, September 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%
<b>Percent of Improved Area (63 Zoning Lots)</b>	<b>63</b>	<b>19</b>	<b>30.2%</b>	<b>36</b>	<b>57.1%</b>	<b>17</b>	<b>27.0%</b>

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

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

Village of Wauconda - Redevelopment Project Area 1: Triangic Area  
**ELIGIBILITY STUDY**

**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, September 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.

Village of Wauconda - Redevelopment Project Area I: Triangle Area  
**ELIGIBILITY STUDY**

**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%
<b>Percent of Improved Area (63 Zoning Lots)</b>	<b>63</b>	<b>30</b>	<b>47.6%</b>	<b>28</b>	<b>44.4%</b>

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

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

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**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%	229.584	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 in 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

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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

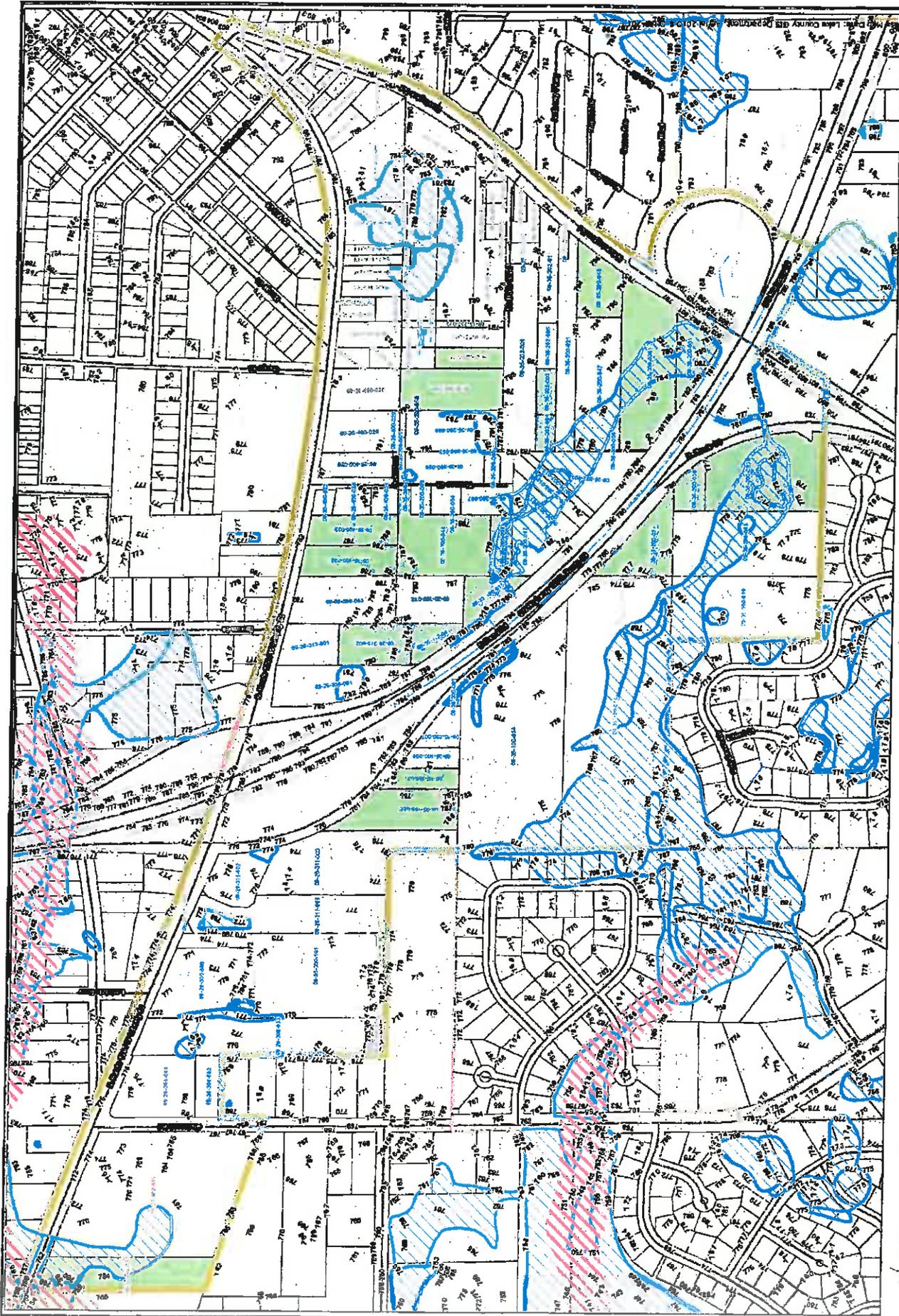
1. **Flooding.** “The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes 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.



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**FIGURE 5: ENVIRONMENTAL CONSIDERATIONS MAP**

**Legend**

- Village Boundary
- Vacant Parcel
- Water Body
- Wetlands
- 100-Year Floodplain
- Redevelopment Project Area Boundary
- Parcel (PIN) Boundary

Date: 09/03/18

1"=500'  
0 500 1000 Feet



RAULF C. CARPSELL & ASSOCIATES  
Environmental Consultants

### **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 ELIGIBILITY 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.

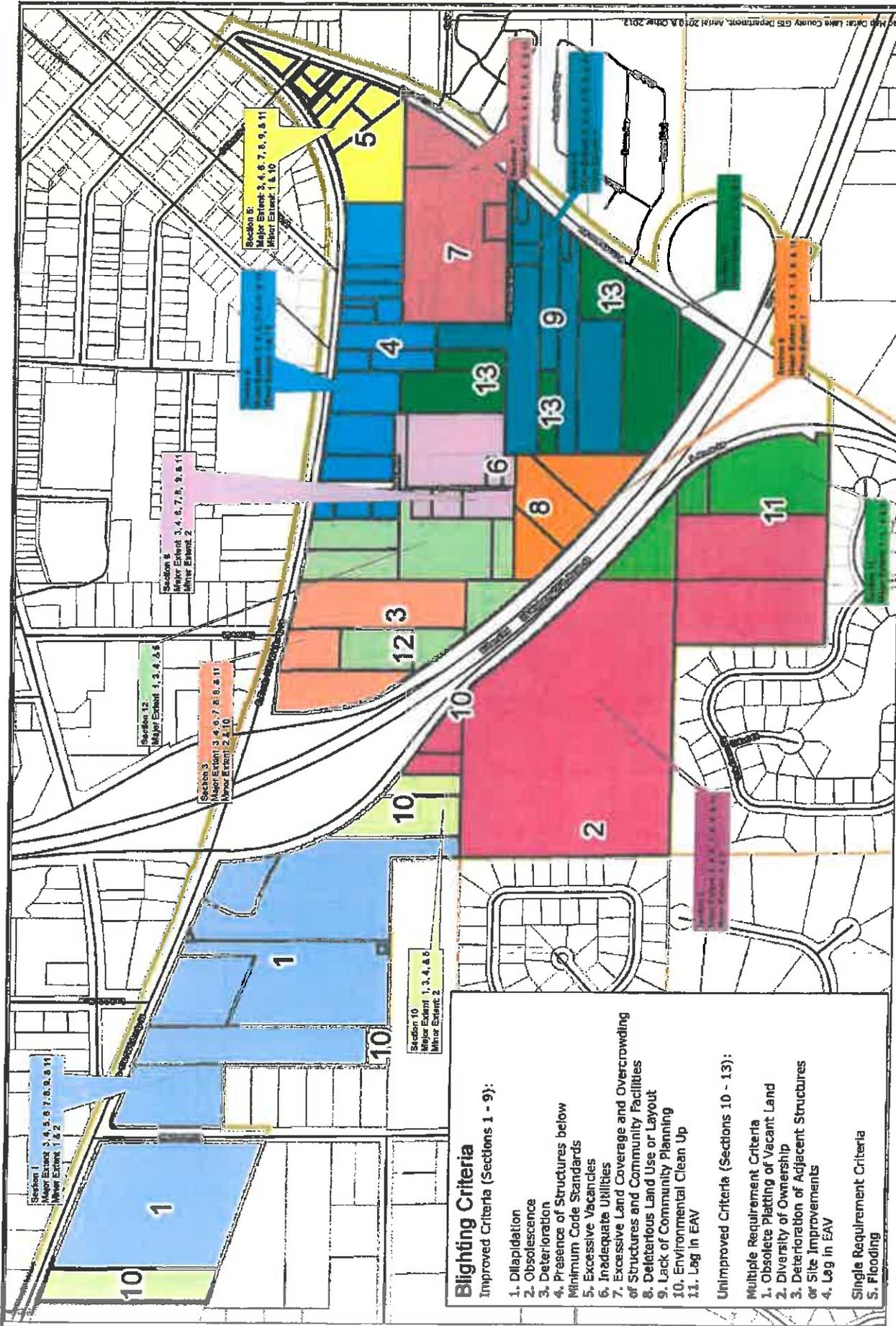
Village of Wauconda - Redevelopment Project Area 1: Triangle Area  
**ELIGIBILITY STUDY**

**Table 9: Distribution of Eligibility Criteria by Study Area Sections**

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

: Present to a Minor Extent     : Present to a Major Extent

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



Date: 09/03/13  
 1"=800'  
 0 300 600 Feet

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

Wauconda  
 CITY OF WAUCONDA  
 Eligibility Study - RPA 1: Triangle Area  
**FIGURE 6: DISTRIBUTION OF ELIGIBILITY CRITERIA MAP**  
 ROY C. CAMPBELL & ASSOCIATES  
 A LANDMARK CONSULTING COMPANY

- Blighting Criteria**
- Improved Criteria (Sections 1 - 9):**
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. Leg in EAV
- Unimproved Criteria (Sections 10 - 13):**
- Multiple Requirement Criteria**
1. Obsolete Platting of Vacant Land
  2. Diversity of Ownership
  3. Deterioration of Adjacent Structures or Site Improvements
  4. Leg in EAV
- Single Requirement Criteria**
5. Flooding

## **VII. SUMMARY OF ELIGIBILITY 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 Statutes 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](http://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.



**Mr. Chris Miller**  
**Re: Wauconda Triangle TIF District**  
**Environmental Considerations of Parcels**  
**Project No. 21319045**  
**June 27, 2013**  
**Page 2**

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

**Sincerely yours,**

**REZEK, HENRY, MEISENHEIMER AND GENDE, INC.**

A handwritten signature in black ink, appearing to read "W. Rickert", with a long horizontal flourish extending to the right.

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

**Enclosures**

**WRR/DPS**

**cc: Jeremiah Yeksavich, Rolf C. Campbell & Associates**

**EXHIBIT A**

**Village of Wauconda  
TIF District**

<b>TABLE A</b>					
<b>Vacant Parcels which contain Wetlands and Drainage concerns</b>					
Parcel ID	Area (Acre)	Wetland		Flood of Record	
		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%

<b>TABLE B</b>					
<b>Improved Parcels which contain Wetlands and Drainage concerns</b>					
Parcel ID	Area (Acre)	Wetland		Flood of Record	
		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%

<b>TABLE C</b>			
<b>Improved Parcels which contain FEMA mapped floodplain</b>			
Parcel ID	Area (Acre)	Floodplain	
		Acre	%
0927401010	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.



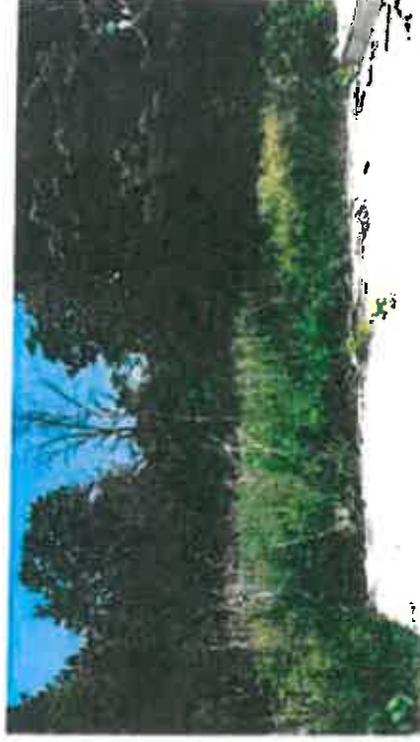
Parcel 0635200006-Looking east from west property line.



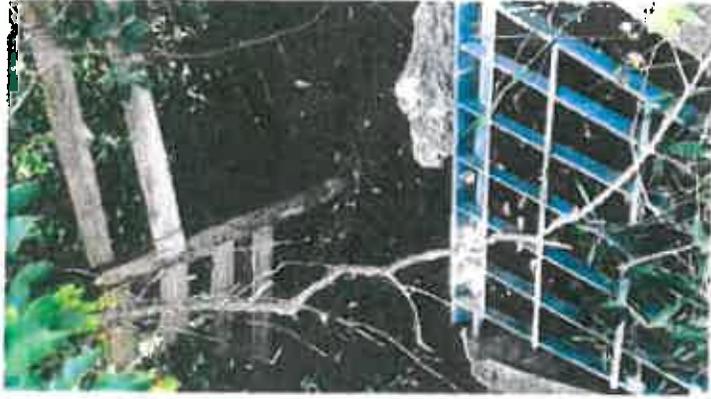
Parcel 0935200069-Looking west from east property line



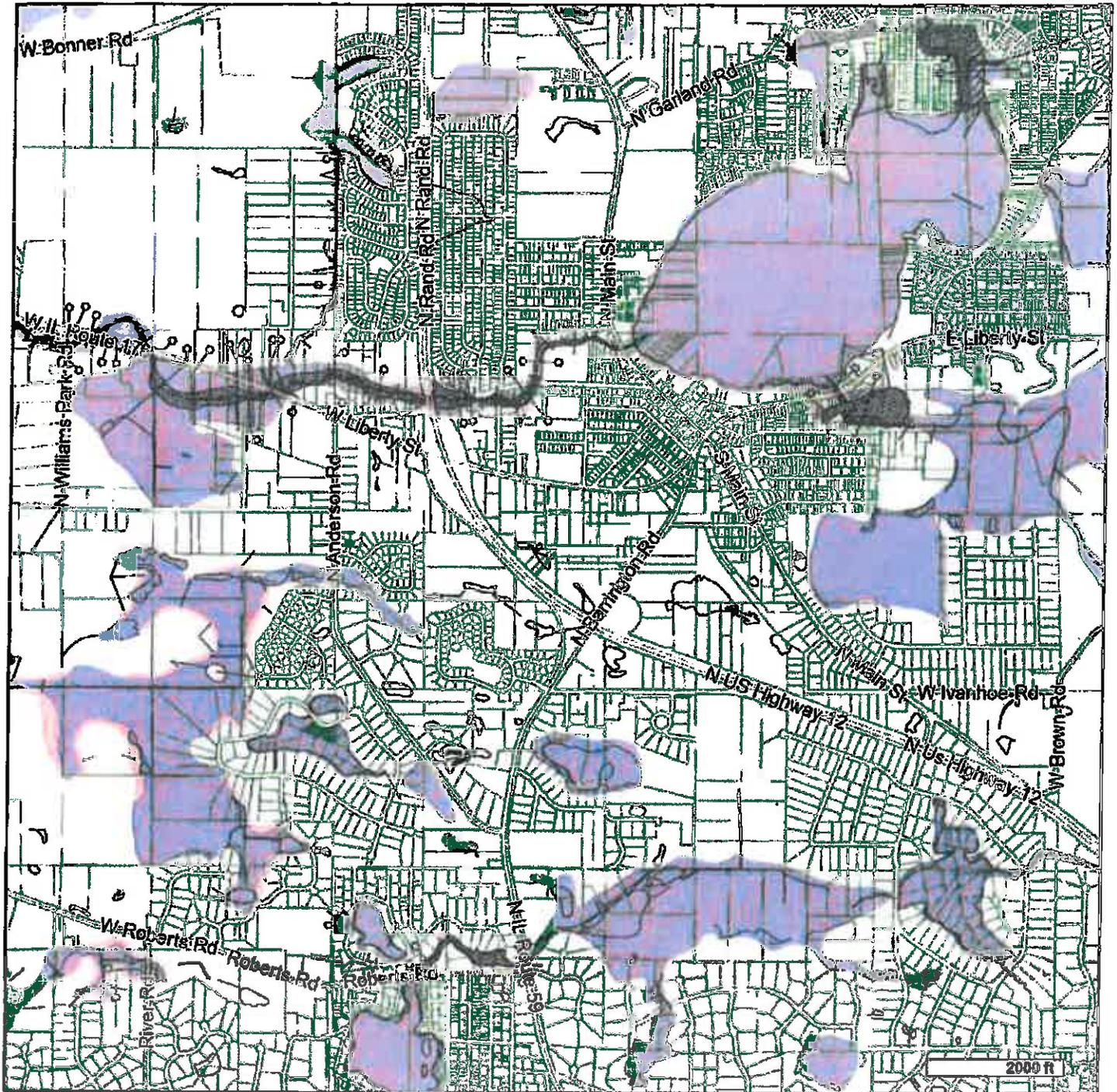
Parcel 0927402011 Looking north from center of parcel



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



# Locations of Mapped FEMA Floodplains in Lake County, Illinois

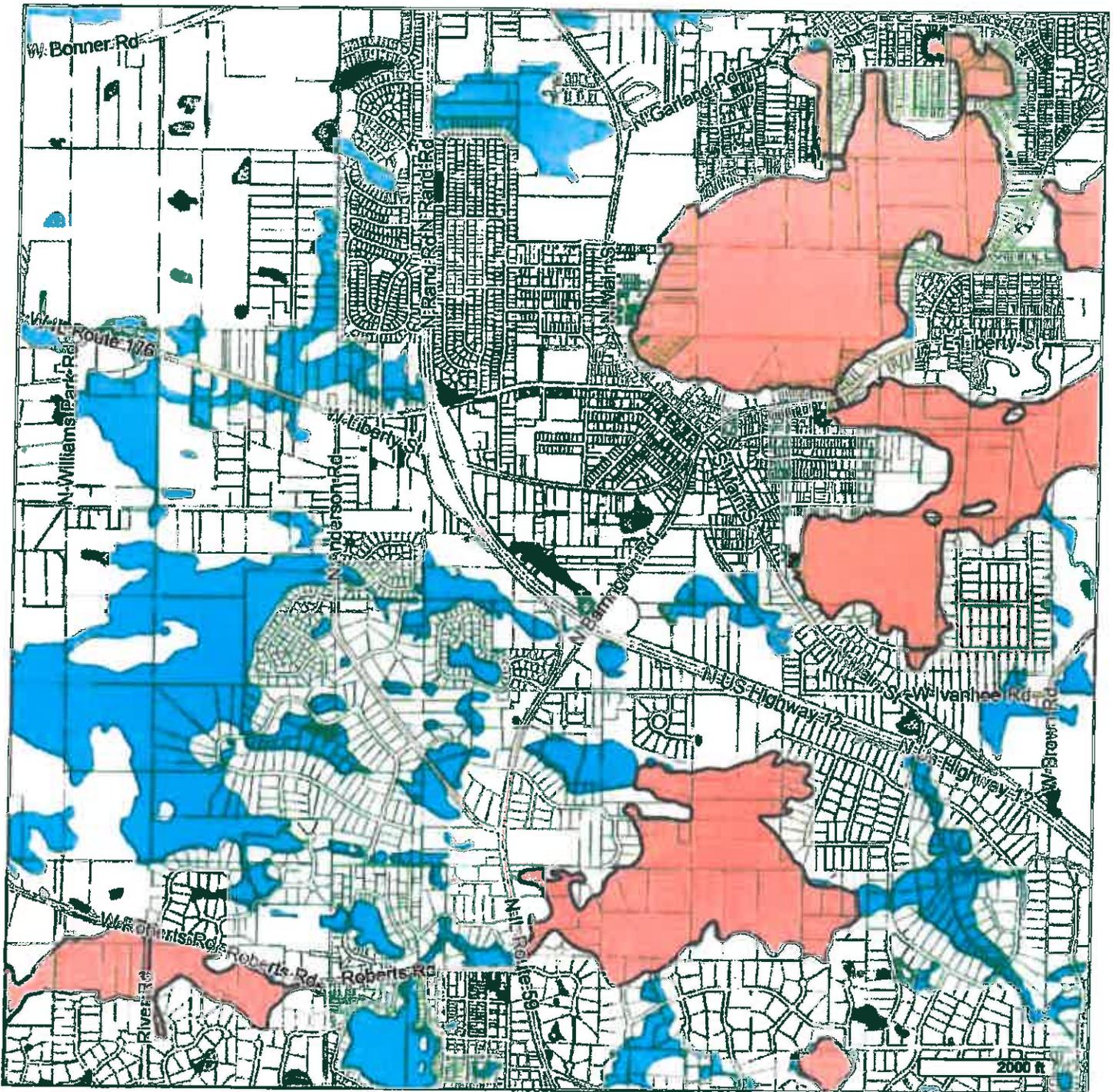


	<p><b>Lake County</b> Geographic Information System</p>		<p>FEMA FIRM Panel(s)</p>	<ul style="list-style-type: none"> <li> Floodway</li> <li> Zone X</li> <li> SFHA - 100 Yr Flood</li> <li> Zone X - 500 Yr Flood</li> <li> Zones A, AE and AH</li> <li> Major Roads</li> <li> Parcels</li> <li> Railroads</li> </ul>
	<p>Lake County Department of Information Technology 18 N County St Waukegan IL 60085 (847) 377-2373</p>		<p>FEMA Community</p>	
	<p>Map Printed on 06/26/2013</p>			

**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



**Lake County**  
Geographic Information System

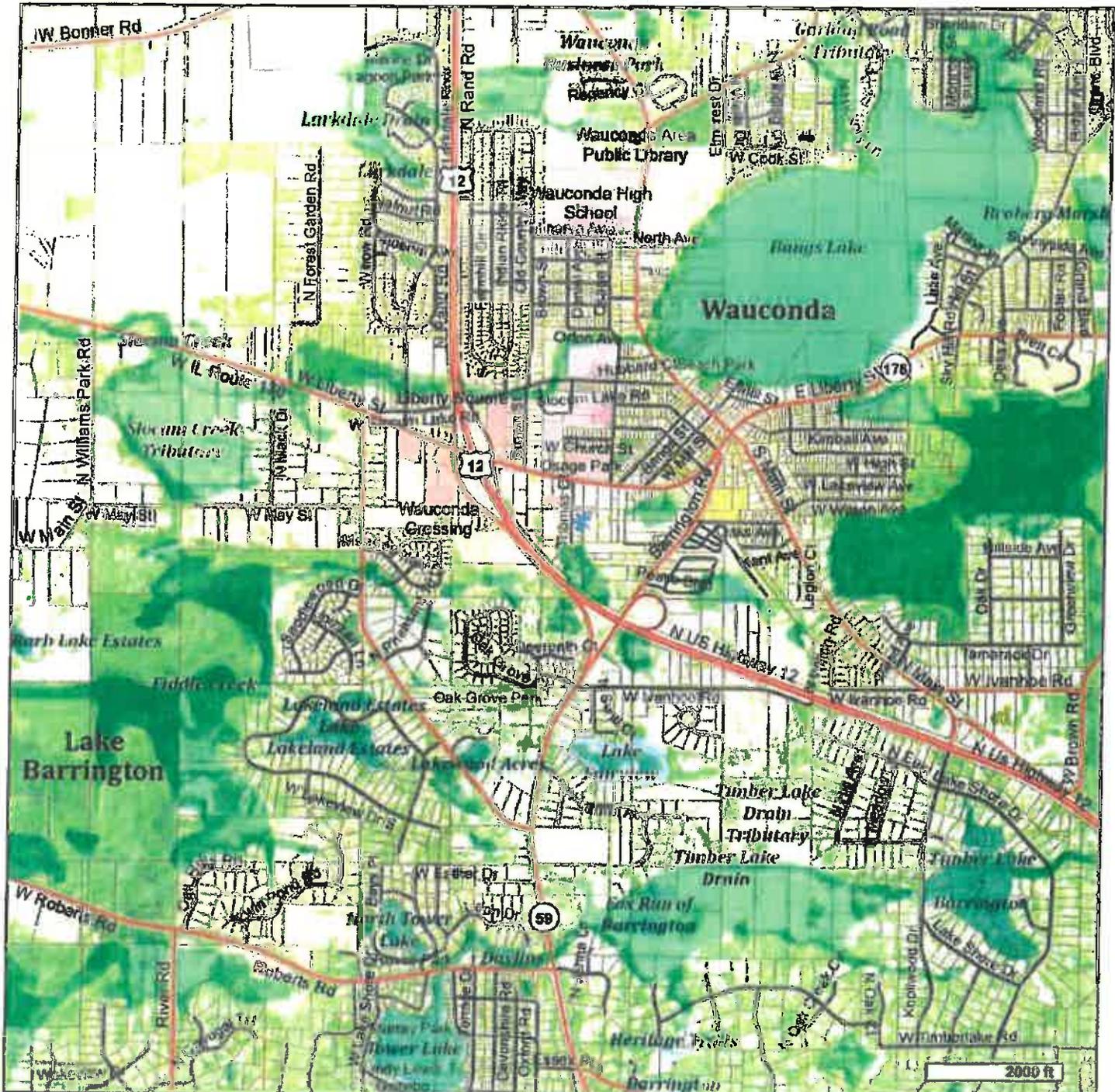
Lake County Department  
of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 05/26/2013

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

**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.

# Lake County, Illinois



**Lake County**  
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

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

**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.



Redevelopment Project Area 1: Triangle Area

# HOUSING IMPACT STUDY

Date: 09/03/13

Technical Assistance Provided By:

**ROLF C. CAMPBELL & ASSOCIATES**  
A MANHART CONSULTING DIVISION

910 Woodlands Parkway  
Vernon Hills, Illinois 60061  
[www.rccai.com](http://www.rccai.com)

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**HOUSING IMPACT STUDY**

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## **I. PURPOSE**

The purpose of this Housing Impact Study (Study) is to assess the current and proposed housing unit conditions of the proposed Redevelopment Project Area 1: Triangle Area (RPA) as required by the Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) Section 11-74.4-3(n)(5). Rolf C. Campbell & Associates (RCCA) has completed this Study in coordination with the Village of Wauconda staff and consultants.

It should also be noted that two non-permanent residence unit types, Wauconda Health Care and Rehabilitation Centre and Liberty Motel, are reviewed in this Study. These two uses provide commercial services with a housing element and are not traditionally considered part of a Housing Impact Study. They are included since the 2010 Census counted the residents they contained at that particular time as part of the overall population count in the RPA.

This Study provides a review and information concerning the following statutory elements:

### **Part I: Existing Conditions Survey**

Part I of the housing impact study shall include:

- i. Data as to whether the residential units are single family or multi-family units;
- ii. The number and type of rooms within the units, if that information is available;
- iii. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed; and
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

## **Part II: Impact Analysis**

Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- i. The number and location of those units that will or may be removed;
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- iii. The availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing; and
- iv. The type and extent of relocation assistance to be provided.

## II. Part I: EXISTING CONDITIONS SURVEY

### ***Conditions Documentation:***

As part of the review of the Eligibility Study completed for the RPA, information was collected concerning housing units within the RPA. This documentation included a review of Wauconda Township Assessor records, Lake County Assessor records, Lake County GIS data and aerial photography, 2010 Census and other Census Bureau data, a field review inventory of uses, and online real estate data listings. This information was collected and synthesized to provide information for the following sections.

### ***i. Number of Residential Unit Types:***

"Data as to whether the residential units are single family or multi-family units"

Figure 1: Housing Unit Location Map provides the location of the buildings containing housing units, and the following table is the breakdown of unit types in the RPA:

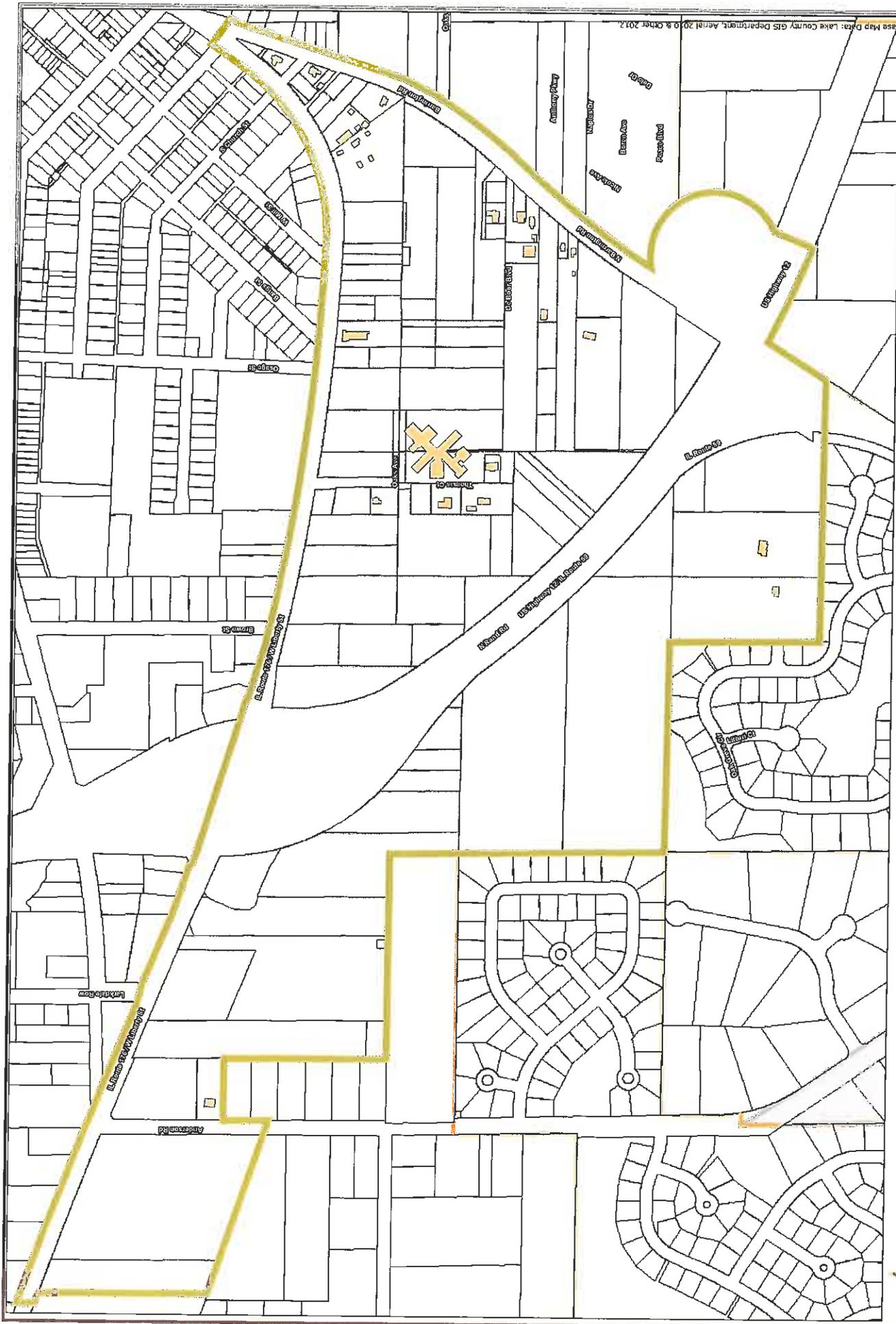
**Table 1: Housing Unit Counts by Type**

<b>Detached Units:</b>	<b>Count:</b>
Single Family Homes (Dwelling, Single Family):	22
<b>Multiple Family Units/ Attached Units:</b>	
Apartment:	3
Accessory Dwelling Unit (Dwelling, Accessory):	3
<b>Non-Permanent Residence Units:</b>	
Motel Units	8
Health Care & Rehabilitation Centre	1
<b>Total:</b>	<b>37</b>

Note: The 2010 Census counted the Health Care & Rehabilitation Centre as 1 group home unit.

Sources: 2010 Census; RCCA Field Survey (03/08/13 & 06/17/13); Wauconda Township Assessor Record; Lake County Assessor Records; Lake County GIS Data; Zillow.com Listings (03/26/13).

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



Map Date: Lake County GIS Department, Aerial 2010 & Other 2012

Date: 09/03/13

1"=800'

0 300 600 Feet

**Legend**

- Village Boundary
- Redevelopment Project Area Boundary
- Housing Unit Building

**Wauconda**  
 City of Wauconda, Illinois

Housing Impact Study - RPA 1: Triangle Area

**FIGURE 1: HOUSING UNIT LOCATION MAP**

**ROFF C. CAMPBELL & ASSOCIATES**  
 www.rcclaw.com

**HOUSING IMPACT STUDY**

---

The following are the definitions used to identify the different housing unit types:

- a. **APARTMENT.** One or more rooms comprising a dwelling unit, serving as the residence of an individual, family or household (Wauconda Zoning Ordinance).
- b. **DWELLING, ACCESSORY.** Dwelling unit that is an additional living quarter on single-family lots that are independent of the primary dwelling unit (RCCA).
- c. **DWELLING, SINGLE-FAMILY.** A dwelling containing 1 dwelling unit (Wauconda Zoning Ordinance).
- d. **HEALTH CARE & REHABILITATION CENTRE.** A facility that provides post-hospital care, short-term subacute rehabilitation services, Alzheimer and dementia care, traditional long-term care, respite, Hospice, and palliative care (RCCA).
- e. **MOTEL.** A building designed for transient occupancy containing rooms or suites with separate entrances, providing living, sleeping and toilet facilities (Wauconda Zoning Ordinance).

It should be noted that the accessory dwelling units in the RPA are located on lots with single family homes in either stand alone buildings or attached to another accessory structure (garage, etc.). The residents of these units are typically of familial relation to the residents of the single family home on the lot (i.e. mother-in-law units). To some extent, this unit type in terms of function may be considered as just an additional bedroom and bathroom facility to the primary single family home. The Village Zoning Ordinance does not presently explicitly address this type of unit on a single family lot.

It should also be noted the two non-permanent residence unit types, health care and rehabilitation centre (Wauconda Health Care and Rehabilitation Centre) and motel (Liberty Motel), are business uses that provide a commercial service and are not traditionally included in housing unit impact analysis. They are included in this Study due to the condition that information (population counts, race/ethnicity distributions, etc.) related to these units was tallied as part of the 2010 Census.

**HOUSING IMPACT STUDY**

**ii. Number of Rooms within Units:**

"The number and type of rooms within the units, if that information is available;"

Available data about the number of rooms in each housing unit was limited for the RPA. Wauconda Township records and Lake County Assessor records only had information concerning the square footage of the living area and number of bathrooms for mainly single family detached homes. U.S. Census Department data for the 2010 Census only reports detailed housing characteristic information down to the tract level and the RPA only makes up a limited portion of two overall tracts (13 of 108 total blocks or 12% & 5 of 148 blocks or 4%). Bedroom counts have been estimated for most of the units; similarly, when data was available with respect to bathrooms, it was assumed each unit had at least one bathroom. Table 2 provides the breakdown of the units by bedroom type and Table 3 provides a more detailed information list with respect to each unit.

**Table 2: Bedroom Counts by Unit Types**

	Studio/ 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	More Than 4 Bedrooms	Total Units By Type
Detached Units						
Single-Family Home	4	3	9	6		22
Multiple Family Units/Attached Units						
Apartment		3				3
Accessory Dwelling Unit	3					3
Non-Permanent Residence Units:						
Motel Units	8					8
Health Care & Rehabilitation Centre					1	1
Total Units by Bedroom Count	11	5	7	5	1	37

Note: Bedroom data is limited for units in the RPA. Where data was not available on the number of bedrooms, the bedroom counts have been estimated based on total living area using the following ranges: <600 sq. ft = Studio/1 bedroom; 600-1,200 sq. ft. = 2 bedrooms, 1,201-2,000 sq. ft. = 3 bedrooms, & >2,000 sq. ft. = 4 bedrooms.

Sources: 2010 Census; Field Survey RCCA (03/08/13 & 06/17/13); Wauconda Township Assessor Record; Lake County Assessor Records; Lake County GIS Data; Zillow.com Listings (03/26/13).

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

**HOUSING IMPACT STUDY**

**Table 3: Master Housing Unit List**

	Address	Unit Type	Market Value for Listed Unit (2012 Assessor Estimate)	Bathrooms	Bedrooms	Total Living Area (Sq. Ft.)
1	27159 North Anderson Road	Single Family (Parsonage)	Not Available	2	3	1,930
2	26652 North US Highway 12	Single Family	\$199,014	2	3	1,922
3	26662 North IL Route 59	Single Family	\$234,417	2	4	2,496
4	227 Barrington Road	Apartment	Not Available	1	2	860
5	229 Barrington Road	Apartment	Not Available	1	2	730
6	303 Barrington Road	Single Family	\$145,734	2.5	3	1,662
7	313 Barrington Road	Single Family	\$99,654	1	3	1,056
8	333 Barrington Road	Single Family	\$155,003	2	2	1,182
9	413 Barrington Road	Single Family	\$202,116	3	4	2,420
10	421 Barrington Road (Surrounded Lot)	Single Family	\$126,508	2	4	2,043
11	421 Barrington Road (Main Unit)	Single Family	\$160,868	1.5	3	1,520
12	421 Barrington Road (Accessory Unit)	Accessory Dwelling Unit	Not Available	1	1	613
13	421 Barrington Road (Rear Lot)	Single Family	\$228,551	3	4	1,872
14	423 Barrington Road	Single Family	\$185,739	1	3	1,326
15	431 Barrington Road	Single Family	\$55,341	1	2	634
16	433 Barrington Road (Main Unit)	Single Family	\$225,588	2	3	1,250
17	433 Barrington Road (Accessory Unit)	Accessory Dwelling Unit	Not Available	1	1	302
18	435 Barrington Road	Single Family	\$248,495	1.5	3	1,152
19	398 W Liberty St.	Apartment	Not Available	1	2	900
20	107 Thomas Court	Single Family	\$161,912	2.5	3	1,243
21	161 Thomas Ct. (Main Lot)	Single Family	\$182,815	2.5	4	2,322
22	161 (103) Thomas Ct. (Accessory Unit)	Accessory Dwelling Unit	Not Available	1	1	588
23	180 Thomas Ct.	Single Family	\$229,388	2.5	4	3,002
24	338 W. Liberty Street #1	Single Family (Cottage)	Not Available	1	1	513
25	338 W. Liberty Street #2	Single Family (Cottage)	Not Available	1	2	990
26	338 W. Liberty Street #3	Single Family (Cottage)	Not Available	1	1	388
27	338 W. Liberty Street #4	Single Family (Cottage)	Not Available	1	1	584
28	338 W. Liberty Street #5	Single Family (Cottage)	Not Available	1	1	564
29	326 W. Liberty Street #1	Motel Unit	Not Available	1	1	Not Available
30	326 W. Liberty Street #2	Motel Unit	Not Available	1	1	Not Available
31	326 W. Liberty Street #3	Motel Unit	Not Available	1	1	Not Available
32	326 W. Liberty Street #4	Motel Unit	Not Available	1	1	Not Available
33	326 W. Liberty Street #5	Motel Unit	Not Available	1	1	Not Available
34	326 W. Liberty Street #6	Motel Unit	Not Available	1	1	Not Available
35	326 W. Liberty Street #7	Motel Unit	Not Available	1	1	Not Available
36	326 W. Liberty Street #8	Motel Unit	Not Available	1	1	Not Available
37	176 Thomas Court	Health Care & Rehabilitation Centre	Not Available	>4	>4	N/A

Note: Bedroom data is limited for units in the RPA. Where data was not available on the number of bedrooms, the bedroom counts have been estimated based on total living area using the following ranges: <600 sq. ft = Studio/1 bedroom; 600-1,200 sq. ft. = 2 bedrooms, 1,201-2,000 sq. ft. = 3 bedrooms, & >2,000 sq. ft. = 4 bedrooms. Bathroom data based on Wauconda Township & Lake County Assessor records or estimated as 1 when data was not available. The homes at 338 W. Liberty Street do not have a separate assigned market value since they share a common tax parcel.

Sources: 2010 Census; Field Survey RCCA (03/08/13 & 06/17/13); Wauconda Township Assessor Record; Lake County Assessor Records; Lake County GIS Data; Zillow.com Listings (03/26/13).

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**iii. Inhabited or Uninhabited Units**

"Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed"

According to 2010 Census block data, the RPA had twenty-nine (29) inhabited units and five (5) uninhabited units (85% and 15%, respectively). Based on the field survey conducted on March 8, 2013, thirty-one (31) units appeared inhabited and two (2) appeared uninhabited (91% and 9%, respectively). 313 Barrington Road and 421 Barrington Road (Rear Lot) appeared to be the only two uninhabited units.

For the sake of being conservative with respect to the statutory requirements, this Study treats all units as being inhabited with respect to considerations of removal and relocation of housing units discussed in Part II.

**iv. Racial & Ethnic Composition**

"Data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census."

According to 2010 Census block data, the following table outlines the racial and ethnic composition of the housing unit population:

**Table 4: Racial & Ethnic Composition**

Race/Ethnicity	Total Population	% of Total Population	Not Hispanic or Latino Population	% of Total Population Not Hispanic or Latino	Hispanic or Latino Population	% of Total Population Hispanic or Latino
White	162	99%	150	92%	12	7%
Black or African American	0	0%	0	0%	0	0%
American Indian & Alaska Native	0	0%	0	0%	0	0%
Asian	0	0%	0	0%	0	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Some Other Race	0	0%	0	0%	0	0%
Two or More Races	1	1%	1	1%	0	0%
<b>Total Count</b>	<b>163</b>	<b>100%</b>	<b>151</b>	<b>93%</b>	<b>12</b>	<b>7%</b>

Note: 112 people of the total population were attributed to the Wauconda Health & Rehabilitation Centre and 50 were attributed to the other listed units. Due to the limited number of housing units, data was unavailable for the three housing units west of U.S. Hwy. 12.

Sources: 2010 Census

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### **III. Part II: Impact Analysis**

The following provides a review of the potential impact that the creation and enactment of the RPA with its respective development and redevelopment goals may have on the housing units within its boundaries. For the purposes of this analysis as discussed under Part I, this Study treats all housing units as being fully inhabited in order to be conservative in estimating the impact on the housing units and their inhabitants.

As briefly discussed before, the Wauconda Health Care Rehabilitation Centre and Wauconda Motel are both business uses that provide a commercial service that have a residential element with both uses having underlying business zoning, RB – Retail Business and GB – General Business, respectively. For this reason, these units are not considered as housing units in terms of being impacted by the redevelopment the RPA. It is also anticipated that the Wauconda Health Care Rehabilitation Centre will remain or be expanded in the future. Additionally, the redevelopment of the RPA may include another hotel or motel use to take advantage of the proximity of the U.S. Hwy. 12 interchange.

#### ***i. Housing Units to be Removed***

“The number and location of those units that will or may be removed”

As outlined, the RPA has twenty-eight (28) permanent housing units, which come in three unit types: 1) Single Family Homes, 2) Accessory Dwelling Units, & 3) Apartments. The redevelopment of the RPA is expected to take place in a market driven incremental manner under the guidance of a master development plan developed by the Village. It is anticipated that this master plan will be developed after the establishment of the RPA and prior to any redevelopment projects. This master plan will provide specific recommendations for land uses and developed areas to remain intact, but ultimately, the actual redevelopment pattern will be determined by the private market based on developer proposals. As such, twenty-eight (28) housing units, listed in Table 3 as one (1) through twenty-eight (28) with their listed respective locations, could potentially be removed with the redevelopment of the RPA.

#### ***ii. Plans for Relocation Assistance***

“The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed”

The Village anticipates the redevelopment of the RPA to be lead by the private market in terms of acquisition and redevelopment of any property. The acquisition of existing housing units is anticipated to be purely private party transactions with the owners of any property being compensated with fair market value for their property value and complying with any standing lease agreements for rental properties. Under this arrangement, relocation should occur in a manner on clear and equitable terms with any residents of housing units.

**HOUSING IMPACT STUDY**

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For any Village lead property acquisition, the Village anticipates to attempt for the most part to acquire property as described above for private market acquisitions. This method will ensure that property owners are compensated fairly. The Village also anticipates honoring any reasonable lease agreements (1 year or less in effective time length) as may be in place at the time the of property acquisition. Both of these conditions should allow for relocation to occur in a manner on clear and equitable terms with any residents of housing units. For acquisitions requiring eminent domain, the Village will proceed in a manner as required by federal and state statutes. In these cases, the Village will review and outline a plan for relocation assistance as may be required on a case by case basis. The Village will make a good faith effort to locate available replacement housing in or near the RPA within the Village. The type and extent of relocation assistance is detailed under Item iv. Type and Extent of Relocation Assistance below. The Village plans to pay for any relocation assistance through available TIF District funds.

***iii. Available Replacement Housing***

“The availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing”

The area in and around the Village of Wauconda has a significant amount of available and comparable housing units to the RPA. For single family homes, the reviewed range of size and cost is detailed in Table 2 and Table 5 (below). It should be noted that one bedroom single family homes are below the sizing for contemporary market standards for development within the Village, and thus, these units are generally obsolete in the market area. Due to this condition, occupants of one bedroom single family homes are expected to be accommodated in either larger detached single family homes or other for sale or rental units (apartments, townhomes, etc.). For apartments, the reviewed range of size is detailed in Table 2, and the reviewed range of rental rates was \$700 to \$1,120 based on the definition of affordable housing for low-income households in the Illinois Affordable Housing Act (310 ILCS 65)<sup>1</sup>. For accessory dwelling units, any residents are expected to be accommodated in either additional rooms of single family homes or in rental units.

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<sup>1</sup> "Affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income as stated for such households as defined in this Section. (310 ILCS 65)

"Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50%, but less than 80%, of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937. (310 ILCS 65)

The current Census Bureau American Community Survey (2011) estimate for median household income for the Village of Wauconda is \$70,728. Based on the above definitions, a low-income household would have an approximate median income between \$35,000 to \$56,000. 30% of these levels would equal a range

Village of Wauconda - Redevelopment Project Area 1: Triangle Area  
**HOUSING IMPACT STUDY**

**Table 5: Single Family Housing Units in the RPA by Estimate of Market Value**

<b>Market Value:</b>	<b>Count:</b>
< \$100,000	2
\$100,001 - \$150,000	2
\$150,001 - \$200,000	7
\$200,001 - \$250,000	5
>\$250,001	0

Note: The 5 homes at 338 W. Liberty Street are not included in the table above because they do not have a separate assigned market value since they share a common tax parcel.

Source: Wauconda Township Assessor Records.

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

The Village has a large supply of existing single family homes which become routinely available on the real estate market. The Village also has areas in the north for potential new predominately single family home subdivisions. The following are examples of the potential available replacement single family homes within the Village at any given time.

**Table 6: Example Available Replacement Single-Family Homes within the Village**

<b>Location:</b>	<b>Number of Bedrooms:</b>	<b>Listing Price:</b>
2545 Willow Road	3	\$67,500
644 Clover Road	4	\$69,900
232 Slocum Lake Road	3	\$118,500
147 W. Maple Avenue	2	\$147,900
1218 Baldwin Lane	4	\$175,000
410 Kimball Avenue	3	\$179,000
510 Old Country Way	3	\$210,000
573 Chestnut Court	4	\$224,900

Source: Zillow.com, 03/29/13.

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

of \$875 to \$1,400 per month. Applying a 20% discount to account for utility costs, this range would be reduced to between \$700 to \$1,120 per month available for housing.

The Village has a number of major apartment complexes as well as many smaller buildings with rental units. These units frequently become available for rent. The following are examples of the potential available replacement apartment units within the Village at any given time.

**Table 7: Example Available Replacement Apartment Units within the Village**

<b>Location:</b>	<b>Number of Bedrooms:</b>	<b>Cost Per Month:</b>
105 S. Main Street	1	\$725
450 N. Main Street	1	\$800
Park Trails Apartments 660 E. Liberty Street	1 – 2	\$760 - \$900

Source: Zillow.com, 03/29/13.; waucondaapartments.com, 03/29/13.

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

#### ***iv. Type and Extent of Relocation Assistance***

“The type and extent of relocation assistance to be provided”

As outlined in Item ii, Plans for Relocation Assistance above, the Village plans for most relocation to take place in the private market place in an equitable manner to property owners and housing unit residents. When determined necessary for any housing unit relocation for low-income, very low-income or other applicable households, the Village affirms that 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 that it will make a good faith effort to ensure that this affordable housing is located in or near the RPA within the Village.

## **IV. Appendix D - A: Source Documents**

1. Wauconda Township Assessor Records; February 2013 (Current).
2. Lake County Assessor Records; February 2013 (Current).
3. Lake County GIS/Mapping Division Data, Records, & Aerial Photography (1974 & 2010); February 2013 (Current).
4. Field Review and Visual Inspection Survey, Rolf C. Campbell & Associates; March 8, 2013 and June 17, 2013.
5. 2010 Census Data, U.S. Census Bureau, 2010.
6. 2011 Census Bureau American Community Survey, U.S. Census Bureau, 2011.
7. Real Estate Listing, zillow.com; 03/26/13 & 03/29/13.
8. Apartment Listings, waucondaapartments.com; 03/29/13.
9. Zoning Ordinance, Village of Wauconda, (Current).
10. Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended), (Current).
11. Illinois Affordable Housing Act (310 ILCS 65), (Current).

**REDEVELOPMENT PROJECT AREA 1:  
TRIANGLE AREA**

**REDEVELOPMENT PLAN**

**DRAFT 07/03/2013**

Prepared By:

**Village of Wauconda**

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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

**REDEVELOPMENT PLAN**

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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.

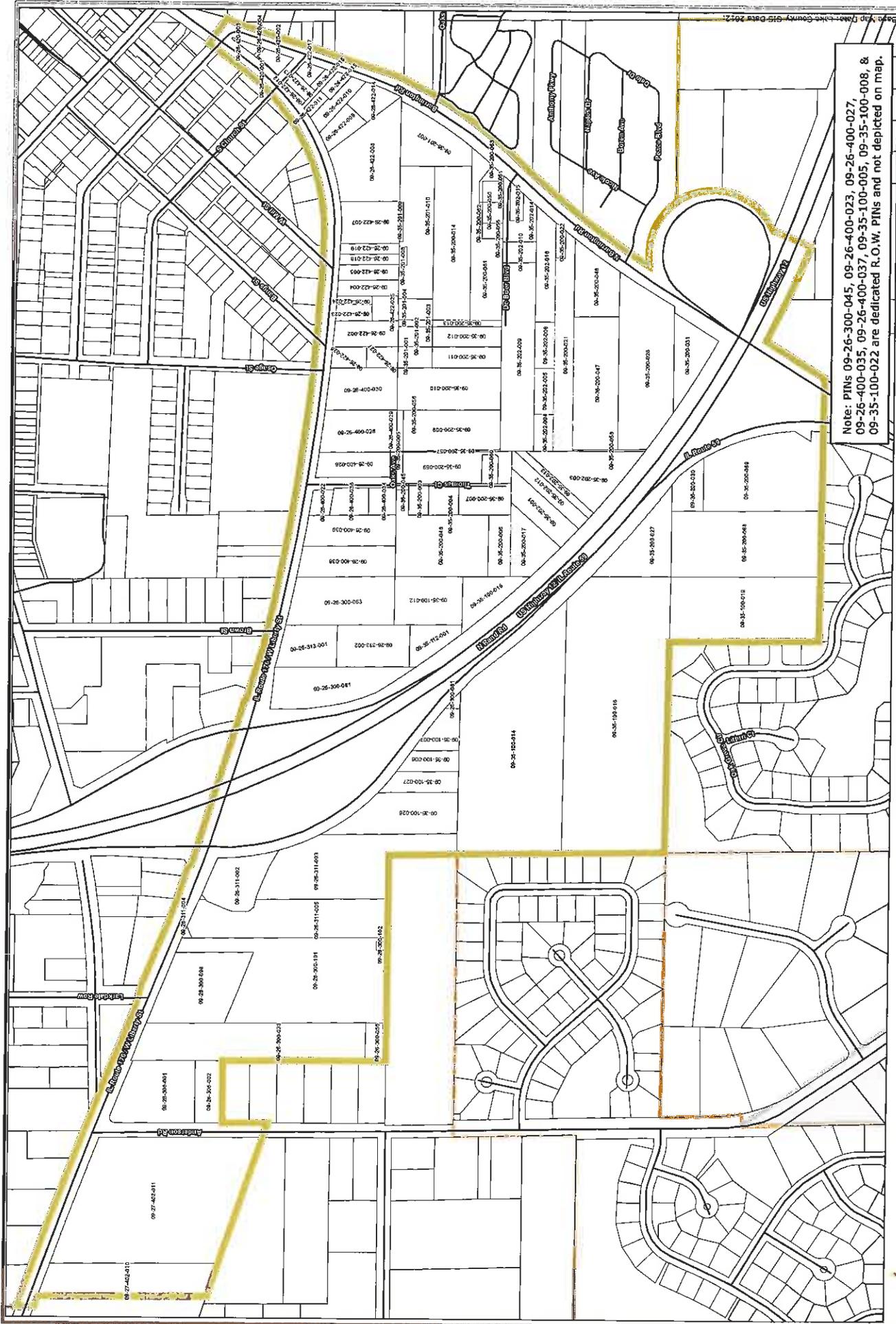
Within the RPA's stated boundary, the area consists of 116 tax parcels<sup>1</sup> and eighty-six (86) individual zoning lots. These land divisions contain 129 total structures of which eighty-one (81) are principal structures. Forty-two (42) of these principal structures (approximately 52% of the principal 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).

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

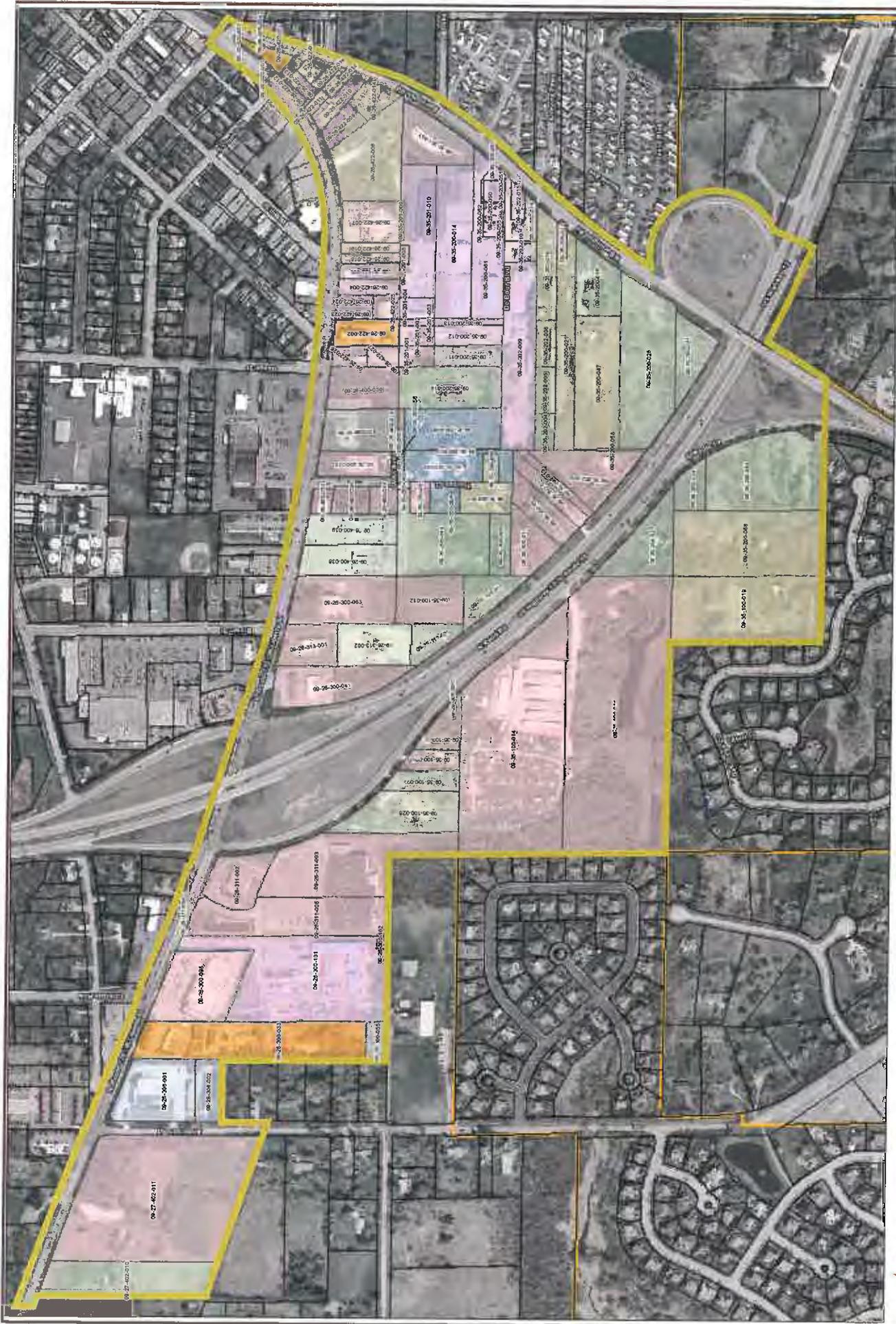




**Legend**  
 Village Boundary  
 Redevelopment Project Area Boundary  
 Parcel (PIN) Boundary

**DRAFT**  
 Date: 07/03/13  
 1"=600'  
 0 300 600 Feet

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.



Date: 07/03/13  
**DRAFT**  
 1"=600'  
 0 300 600 Feet

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



Redevelopment Plan - RPA 1: Triangle Area

**FIGURE 3: EXISTING LAND USE MAP**

**REDEVELOPMENT PLAN**

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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

**REDEVELOPMENT PLAN**

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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 Statutes 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 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.

**REDEVELOPMENT PLAN**

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, June 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.

**REDEVELOPMENT PLAN**

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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.

**REDEVELOPMENT PLAN**

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11. Housing Relocation and Job Training/Retraining Assistance:

- a. Review, provide, and manage housing relocation assistance costs and services as may be 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:

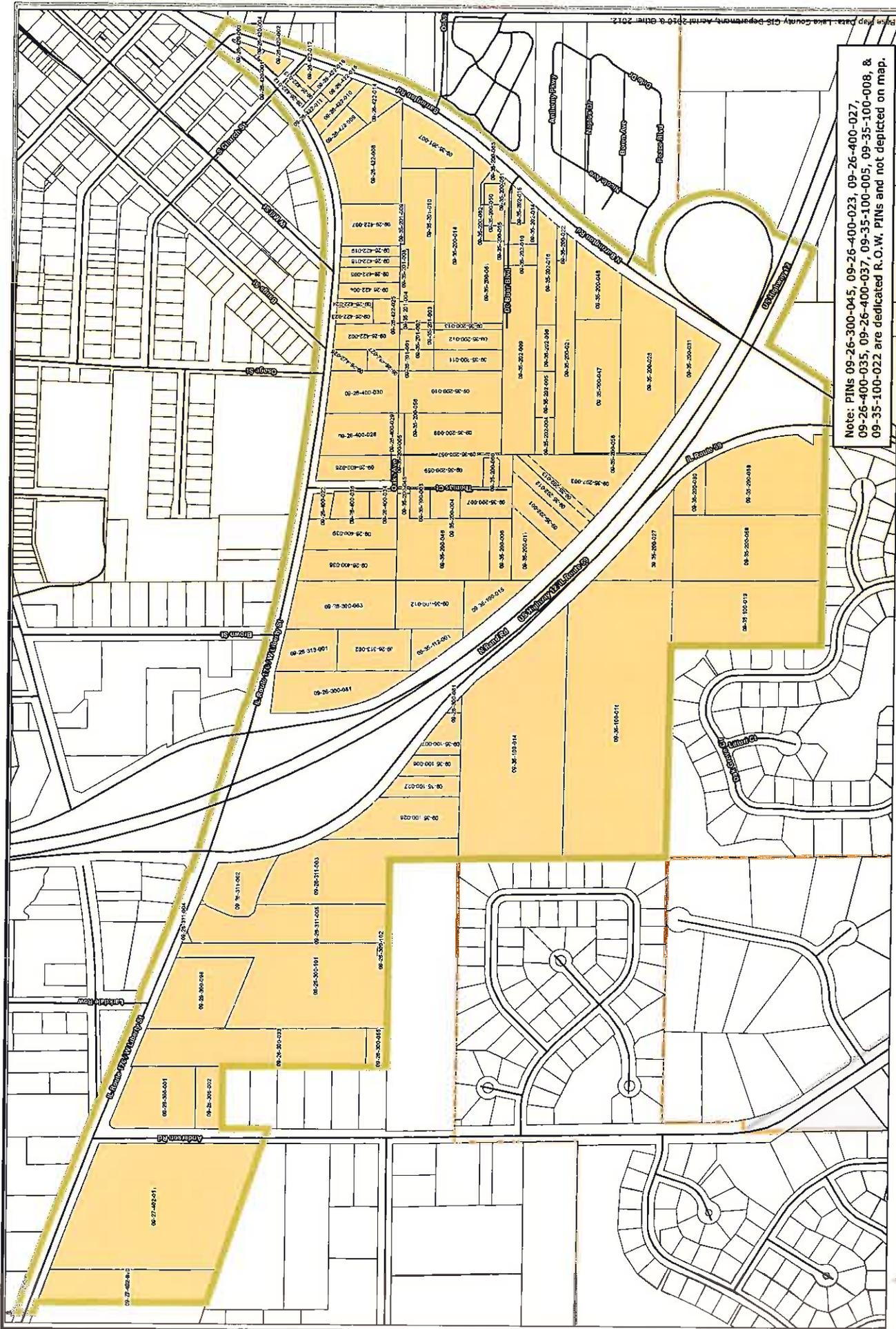
- a. Research, develop, and publish/broadcast materials associated with marketing and advertising the RPA and its redevelopment, including, but not limited to studies, brochures, fliers, and websites.

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.

Date: 07/03/13  
**DRAFT**  
 1"=600'  
 0 300 600 Feet

- Legend**
- Village Boundary
  - Redevelopment Project Area Boundary
  - Mixed Use



Redevelopment Plan - RPA 1: Triangle Area  
**FIGURE 4: FUTURE LAND USE MAP**

ROUF C. CAMPBELL & ASSOCIATES  
 A MANAGED COMPANY OF JACOBS

### **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;

**REDEVELOPMENT PLAN**

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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

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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

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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

**REDEVELOPMENT PLAN**

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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

**REDEVELOPMENT PLAN**

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- 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**

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

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

**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 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.

**REDEVELOPMENT PLAN**

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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<sup>2</sup>. 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.

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<sup>2</sup> 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.

**REDEVELOPMENT PLAN**

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- **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.

**REDEVELOPMENT PLAN**

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- **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.

**REDEVELOPMENT PLAN**

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- **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

**REDEVELOPMENT PLAN**

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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 OF 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 SUBDIVISION 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.

Village of Wauconda - Redevelopment Project Area 1: Triangle Area  
**REDEVELOPMENT PLAN**

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Insert Plat of Survey Exhibit

Village of Wauconda - Redevelopment Project Area I: Triangle Area  
**REDEVELOPMENT PLAN**

## 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
<b>Total RPA EAV:</b>		<b>\$16,883,649</b>			

Source: Wauconda Township Assessor & Lake County Assessor

## **XI. APPENDIX C: ELIGIBILITY STUDY**

Attached as a separate document at this time.

## **XII. APPENDIX D: HOUSING IMPACT STUDY**

Attached as a separate document at this time.

2013-0- 14

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TAX INCREMENT FINANCING INTERESTED PARTIES REGISTRY AND ADOPTING REGISTRATION RULES FOR SUCH REGISTRY**

**WHEREAS**, pursuant to Section §4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS §5/11-74.4-1, et seq. (the "Act"), in connection with consideration of adoption of a Tax Increment Finance Plan and Project, the Village of Wauconda is required to establish an Interested Parties Registry and adopt rules for such registry; and

**WHEREAS**, the Village desires to adopt this ordinance in order to comply with requirement of the TIF Act.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the Board of Trustees of the Village of Wauconda as follows:

**SECTION I:** That the above recitals are incorporated herein and made a part hereof.

**SECTION II:** The Director of Planning and Zoning is hereby authorized and directed to create and maintain an Interested Parties Registry as required by Section 11-74.4-4.2 of the Act.

**SECTION III:** In accordance with Section §4.2 of the Act, the Village hereby adopts the registration rules attached hereto as EXHIBIT "A" as registration rules for each such interested parties registry. The Village Board may amend such registration rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

**SECTION IV:** Public Notice of the establishment of the Interested Parties Registry and the availability of registration forms for the Interested Parties Registry shall be published once, in a newspaper of general circulation in the Village, upon the adoption of this Ordinance; with said notice being in the form attached hereto as EXHIBIT "B" and made a part hereof.

**SECTION VI:** This ordinance shall be in full force and effect from and after its passage, approval as required by law.

Passed this 18 day of June, 2013.

	<b>Ayes:</b>	<b>Nays:</b>	<b>Absent/Abstain:</b>
Lincoln F. Knight	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John F. Barbini Ed.D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teri Burke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Starkey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ken Arnsward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chuck Black	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

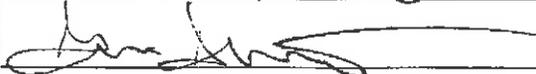
APPROVED:

By:  Date: 25 JUN 13  
FRANK A. BART, Mayor

ATTEST:

By:   
GINA STRELECKI, Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on JUNE 18, 2013.

  
GINA STRELECKI, Village Clerk

J:\clients\20\74.52.6\TRIANGLE\00027554.DOCX



EXHIBIT "A"

**THE VILLAGE OF WAUCONDA TIF  
INTERESTED PARTIES REGISTRY  
REGISTRATION RULES**

A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

"Act" shall mean the Tax Increment Allocation Redevelopment Act 65 ILCS § 5/11-74.4-1 et seq., as amended from time to time.

"Village" shall mean the Village of Wauconda, a municipal corporation under the Constitution of the State of Illinois.

"Director" shall mean the Director of Planning and Zoning of the Village.

"Interested Party(s)" shall mean any individual or organization or entity registered in a Registry, as defined herein, and which registration has not been terminated in accordance with these Registration Rules.

"Redevelopment Project Area" shall mean a Redevelopment Project Area that (a) is intended to qualify (or has subsequently qualified) as a "Redevelopment Project Area" under the Act and (b) is subject to the "Interested Parties" Registry requirements of the Act.

"Registration Form" shall mean the form appended to these Registration Rules as Attachment 1 or such revised form as may be approved by the Village consistent with the requirements of the Act.

"Registry" or "Registries" shall mean each Interested Parties Registry, and all such Registries, collectively, established by the Village pursuant to Section § 11-74.4-4.2 of the Act for a Redevelopment Project Area.

B. Establishment of Registry. The Village shall establish a separate Interested Parties Registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The Village shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event, the process of establishing the new Registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these Rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

C. Maintenance of Registry. The Registries shall be maintained by the Director or his designee. In the event the Village determines that an individual other than the Director should maintain the Registries, the Village may transfer the responsibility for maintaining the Registries to such other Department provided that the Village (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation in the Village.

D. Registration by Residents. An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Director.

E. Registration by Organizations. An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Director. Filing of an annual request for notice by a news medium pursuant to §2.02(b) of the Illinois Open Meetings Act shall not constitute registration as an Interested Party for purposes of these Rules.

F. Determination of Eligibility. All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the Director's receipt of all such documents. The Director shall provide written notice to the registrant confirming such registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the Director determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Director shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

G. Renewal and Termination. An Interested Party's registration shall remain effective for a period of three years: At any time after such three-year period, the Director may provide written notice by regular mail to the Interested Party stating that such registration shall terminate unless the Interested Party renews such registration within thirty (30) days of the Director's mailing of written notice. To renew such registration, the Interested Party shall, within such thirty (30) day period, complete and submit the same Registration Form then required of initial registrants

operating in the Village. The registration of all individuals and organizations whose Registration Form is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three-year period. If the Director determines that a registrant's renewal Registration Form is incomplete or does not comply with these Registration Rules, the director shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form within thirty (30) days of receipt of the Director's notice. If all defects are not corrected within thirty (30) days of the Interested Party's receipt of the Director's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant.

**H. Amendment to Registration.** An interested Party may amend its registration by giving written notice to the Village Director by certified mail of any of the following: (i) change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Director shall revise the applicable Registry accordingly.

**I. Registries Available for Public Inspection.** Each Registry shall be available for public inspection during normal business hours. The Registry shall include the name, address, email address and telephone number of each Interested Party and for organizations, the name, phone number and email of the designated contact person for the organization.

**J. Notices to be Sent to Interested Parties.** Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

(i) pursuant to § 5/11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice will be sent by mail within a reasonable period of time prior to the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;

(ii) pursuant to § 5/11-74.4-4(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed development project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the

redevelopment project or (4) increase the number of low or very low income households to be displaced from the Redevelopment Project Area, provided that, measured from the time of creation of the Redevelopment Project Area, the total displacement of inhabited households will exceed 10; such notice will be sent by mail not later than ten (10) days following Village's adoption by ordinance of such changes;

(iii) pursuant to § 5/11-74.4-S(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of low or very low income households to be displaced from the Redevelopment Project Area, provided that measured from the time of creation of the Redevelopment Project Area the total displacement of inhabited households will exceed 10; such notice will be sent by mail not later than ten (10) days following the Village's adoption by ordinance of such amendment;

(iv) pursuant to § 5/11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from ten (10) or more inhabited residential units or that contain seventy-five (75) or more inhabited residential units, notice of the availability of this information, including how to obtain the report required by subsection (d) of Section 5/11-74.4-5 of the Act; such notice will be sent by mail within a reasonable period of time after completion of the certified audit report;

(v) pursuant to § 5/11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of ten (10) or more inhabited residential units, such notice will be sent by certified mail not less than fifteen (15) days before the date of such preliminary public meeting.

K. Non-interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of

information to which they are entitled under the Act.

L. Amendment of Registration Rules. These Registration Rules may be amended by the Village subject to and consistent with the requirements of the Act.

M. Failure of the Village to follow these Rules shall not invalidate any action of the Village otherwise in compliance with the Act.

**EXHIBIT "B"**

**PUBLIC NOTICE**

The Village of Wauconda, in accordance with the provisions of Section 11-74.4-4.2 of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-4.2 has established an Interested Parties Registry. Residents of the Village and organizations active in the Village may register with the Village to receive information on any proposed designation or amendment to a redevelopment project area, or the approval of a redevelopment plan or project, as well as information regarding certain changes which may be proposed for existing redevelopment plans or projects. Registration forms are available at the Village Hall, 101 N. Main Street, Wauconda, Illinois 60084, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday, except on Holidays, or on the Village's website at [www.wauconda-il.gov](http://www.wauconda-il.gov). Rules to implement the registration process have been adopted by the Village Board and may be obtained at the same location.



Gina Strelecki  
Village Clerk





To: Mayor Bart and Village Trustees  
Village of Wauconda

Fr: Chris Miller   
Director of Planning & Zoning

Date: July 16, 2013

Re: Triangle TIF – Housing Impact Public Meeting

A Public Meeting is being scheduled for **6:00 p.m. on Wednesday, August 7, 2013 @ Village Hall** to advise the public, taxing districts and owners of property within the proposed TIF area of the Village's intent to designate the area as a TIF. At the meeting the process to adopt a TIF will be reviewed along with receiving public comment.

Pursuant to the requirements of the "TIF Act" the attached "Notice of Public Meeting" will be sent via certified mail to Taxing Districts and registered interested parties. In addition all property owners within the TIF area will receive a notice by regular mail. Notices of this meeting will be sent on or before July 22, 2013.

I will be conducting the meeting (with assistance of Jeramiah Yeksavich, Village TIF Consultant) as provided for under the TIF Act.

If you have any questions, please contact me.

Cc: Rudy Magna

## NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Village of Wauconda, Lake County, Illinois (the "Village") shall hold a **public meeting on Wednesday, August 7, 2013 at the Wauconda Village Hall, 101 N. Main Street, Wauconda, Illinois at 6:00 pm.** The Village desires to designate certain property within the Village as a Redevelopment Project Area ("RPA") and adopt a redevelopment project and plan for the Redevelopment Project Area. One of the purposes of the redevelopment plan for the proposed redevelopment project area may reasonably be expected to result in the displacement of residents from ten (10) or more inhabited residential units. Where it is reasonably expected that the proposed redevelopment project area may result in the displacement of residents from ten (10) or more inhabited residential units, Section 11-74.4-6(e) of the Tax Increment Allocation Financing Act, 65 ILCS 5/11-74.4-6(e), requires the Village to conduct a public meeting (the "Meeting") for the purpose of advising the public, taxing districts having real property in the redevelopment project area, taxpayers who own property in the proposed redevelopment project area and residents in the area as to the Village's possible intent to designate the redevelopment project area and the process to adopt the redevelopment project area plan and to receive public comment.

The proposed Redevelopment Project Area (RPA) is a roughly triangular shaped area generally centered around U.S. Highway 12 and south of Illinois Route 176 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 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 the east R.O.W. line of Maple Avenue on the northeast to the 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 Oak Grove Subdivision, the east boundary line of the Aspen Grove Subdivision, and the Village's western boundary line south of Illinois Route 176 (Liberty Street).

The purposes of designating the redevelopment project area are as follows: The proposed adoption of the redevelopment project and plan provide for the Village to implement a series of actions to facilitate commercial, retail, or mixed-use redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to, implementation of a plan that provides for: the attraction of investment to redevelop underutilized properties and buildings; the construction of public improvements (including street and sidewalk improvements; utility improvements; signalization, traffic control and lighting; off-street parking; and landscaping and beautification); site preparation, clearance and demolition; rehabilitation; and related professional costs. The Village would realize the goals and objectives of the proposed redevelopment project plan through public finance techniques including, but not limited to, tax increment allocation financing.

The following is a brief description of tax increment financing:

Tax Increment Financing (TIF) allows municipalities to carry out redevelopment activities on a local basis. The technique is used to pay for the public improvements and other activities necessary to prepare the Redevelopment Project Area for private investment. Through TIF, a community captures the increase in local real estate property taxes which result from redevelopment within the RPA. This incremental tax revenue may be used to pay for the public costs involved in the project. **The establishment of a TIF Redevelopment Area does not add any new property taxes.**

Under TIF, the current Equalized Assessed Valuation (EAV) of all taxable real estate within the designated area is identified by the County Clerk as of the date of the Village's adoption of the TIF ordinances. This is the base EAV. Taxes are levied on the base EAV in the RPA and such taxes are distributed to all taxing districts including: the Village, the County, school districts, township, etc. However, the growth in property tax revenues as a result of the private investment which increases the EAV in the RPA, the "tax increment" is then deposited into a "special tax allocation fund". These funds are then used to pay for the public investment made in the RPA (also referred to as the TIF District).

The Village's Director of Planning & Zoning, Mr. Chris Miller, can be contacted for additional information about the proposed Redevelopment Project Area by phone at (847) 526-9605 and by mail to the Village Hall, 101 N. Main Street, Wauconda, Illinois 60084. All comments and suggestions regarding the development of the area to be studied should be directed to Mr. Chris Miller.

All interested persons will be given an opportunity to be heard at the public meeting.

Noticed by authority of the Village of Wauconda



Chris Miller, Director of Planning & Zoning

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 City, State, ZIP+4<sup>®</sup> **555 N. MAIN STREET  
 WALCONDA, IL 60084**

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OwnName	OwnAdd	
✓ A M Shafernich	113 N. Beach Rd.	Hobe Sound, FL 33455
✓ Alice Poetsch	333 Barrington Rd.	Wauconda IL 60084
✓ America Net Lease Portfolio I DA	30 S. Wacker Dr. Ste 2750	Chicago, IL 60606
✓ American Builders & Contractors	One ABC Pkwy	Beloit, WI 53511
✓ Ameritech-Illinois	909 Chestnut St. Rm 36-M-1	St. Louis Mo 63101
✓ Ana Noriega	31 S. Hawthorne Blvd	Mundelein, IL 60060
✓ AZ Property Holdings	8 Magnolia Pkwy	Hawthorn Woods, IL 60047
✓ Barbara Milbourn	806 Grand Blvd	Wauconda IL 60084
✓ Bellagai Properties LLC	3220 Royal Woods Dr.	Crystal Lake, IL 60014
✓ Boehmer Chevrolet Sales, Inc.	416 W. Liberty St.	Wauconda IL 60084
✓ Bradco Supply Corporation	One ABC Pkwy	Beloit, WI 53511
✓ Byron & Mary Chambers	28754 N. Washington Ave.	Wauconda IL 60084
✓ Capri Development 488 LLC	208 S. LaSalle St Ste 1600	Chicago, IL 60604
✓ Chicago Title Land Trust Co.	171 N. Clark St. LL	Chicago, IL 60601
✓ Chicago Trust Company NA	26960 N. US highway 12	Wauconda IL 60084
✓ Christian & Priscilla Roder	21925 N. Rainbow Rd	Deer Park, IL 60010-65
✓ Combined Asset Development	14000 S. Archer Ave	Lockport, IL 60441
✓ Comed	3 Lincoln Ctr. Fl 4	Oakbrook Terrace, IL 60181
✓ Curtis & Bonnie Deboer	421 Barrington Rd	Wauconda IL 60084
✓ David Davis	Unknown	Wauconda IL 60084
✓ DeBoer-Turste Leo & Sadie	421 Barrington Rd. Apt B	Wauconda IL 60084
✓ Debra Milbourn	423 N. Barrington Rd	Wauconda IL 60084
✓ Dorothy & Harry Milbourn	423 N. Barrington Rd	Wauconda IL 60084
✓ Earl & Elizabeth Porten	161 Thomas Ct.	Wauconda IL 60084
✓ Eric Agase	3003 Raccoon CV	Island Lake, IL 60042
✓ Evangelical Free Church	27215 N. Anderson Road	Wauconda IL 60084
✓ Fifth Third Bank	1701 Golf Rd.	Rolling Meadows, IL 60008
✓ First Chicago Bank & Trust	150 S. Bloomingdale Rd	Bloomington, IL 60108
✓ Gail Trumbull	7044 35th St. E.	Ellenton, FL 34222
✓ Harry & Dorothy Milbourn	26864 N. Il Rt. 59	Wauconda IL 60084
✓ HCM Builders	9851 Irving Park Rd.	Schiller Park, IL 60176
✓ Horst Schubert	2510 N. IL Rte 23	Marengo, IL 60152-9697
✓ Inland Real Estate Corporation	2901 Butterfield Rd.	Oak Brook, IL 60523
✓ Inland Wauconda Crossings LLC	PO box 9275	Oak Brook, IL 60523
✓ James K. Schwants	610 W. Liberty St.	Wauconda IL 60084
✓ Jason Bellucci	PO Box 6037	Wauconda IL 60084
✓ Jerome & Sharon Scott	25233 W. Tamarack dr. Wauconda, il	Wauconda IL 60084
✓ Joseph Odenwald	26662 N. Il Rouet 59, Wauconda, IL	Wauconda IL 60084
✓ Judy & Klaus Schubert	1415 W. South Street Rd	Woodstock, IL 60098
✓ Key Rental Properties LLC	610 W. Liberty Street Wauconda	Wauconda IL 60084
✓ Lamp Properties LLC	7 Big Oaks Rd	Trout Valley, IL 60013-2427
✓ Lancaster LTD	5061 N. Pulaski Rd.	Chicago, IL 60630
✓ Laurel Deboer	676 Marina <i>A 21 B Bannock</i>	Wauconda IL 60084
✓ Leo DeBoer	421 Barrington Rd. Apt B	Wauconda IL 60084
✓ Leo DeBoer Trustee	421 Barrington Rd. Apt B	Wauconda IL 60084
✓ Margaritot & Isabel Garcia	28079 W. Main St.	Wauconda IL 60084
✓ Mega Properties inc	4849 N. Milwaukee Ave Ste 302	Chicago, IL 60630
✓ Michael Prate	1120 N. Rand Road Wauconda, IL 60094	Wauconda IL 60084
✓ Midwest Bank & Trust Com.	501 W. North Ave.	Melrose Park, IL 60160-16
✓ MPT Holdings	2301 S. Ashland Ave	Chicago, IL 60608
✓ O P Properties LLC	20245 N. Rand Rd.	Palatine, IL 60074-2000
✓ Reposh Ronald	14000 S. Archer Ave	Lockport, IL 60441
✓ Richard Mergenthaler	180 Thomas Ct.	Wauconda IL 60084
✓ RWJ Wauconda, LLC	1010 Jorie Blvd Ste 322	Oak Brook, IL 60523
✓ Sharon Scott, Trustee	25233 W. Tamarack	Wauconda IL 60084
✓ Spencer Lemenager	1151 Loch Ln.	Lake Forest, IL 60045-3343
✓ State of Illinois Dept. of Transportation	201 center ct.	Schaumburg, IL 60196-3169
✓ Stephen G. Mitchell	560 Green Bay Rd Ste 303,	Winnetka, IL 60093
✓ Sue & Roy Tocha	413 Barrington Rd	Wauconda IL 60084
✓ Sunset Ridge Holdings	27882 W. Flynn Creek Dr.	Barrington, IL 60010
✓ Trust 118167	176 Thomas Ct	Wauconda IL 60084
✓ US trust boa 991923574	213 S. LaSalle St. #03-29	Chicago, IL 60604
✓ Village Apartments Inc	PO Box 262	Crystal Lake, IL 60039-0262
✓ Village of Wauconda	101 N. Main st.	Wauconda IL 60084
✓ VPT Lodge LLC	27030 N. Williams Park Rd	Wauconda IL 60084
✓ Walgreens Company	300 Wilmot Rd.	Deerfield, IL 60015-4614
✓ Wauconda Associates LLC	176 Thomas Ct	Wauconda IL 60084
✓ Wauconda Health Care	176 Thomas Ct	Wauconda IL 60084
✓ Wayne Hummer Trust Company	440 Lake St.	Antioch, IL 60002

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