

1. Why was the Dominicks location added to the district? Based on interest in this location in the past, wouldn't it seem that the area would redevelop itself based on its location? Is it really "blighted"? If it's gets redeveloped quickly under TIF and taxes frozen, couldn't we be losing out on far more tax dollars?

"Blighted" is a term defined in the State Act and is based upon a number of criteria being met. The area west of Route 12 that includes the former Dominick's building is not likely to develop without some form of assistance being provided by the community. The area west of Hwy. 12 was added to be able address blighting issues associated with that area, namely transportation/access issues, utility/drainage issues, extensive duration of vacancy for the Dominick's Property, and other listed blighting conditions in the Eligibility Study. Since the conditions were similar to those conditions east of Hwy. 12 and the blighting conditions for each were in part tied to the arrangement of Hwy. 12, it made logical and rational sense to expand the study boundaries based on trying to provide an overall master plan for the area as well as cost effectiveness to include it in the TIF at this time then to later create a separate TIF or other program to address the conditions in this area.

The area west of Route 12 that includes the former Dominick's building is not likely to develop without some form of assistance being provided by the community. The Dominick's property in particular has poor visibility, limited access, and is located in the opposite direction of daily commuter traffic flow. In general, viable vacant development sites do not sit vacant for nearly seven years.

Under a TIF, taxes are not frozen. Property owners continue to pay taxes in the same manner as they are paid before the TIF. Only property tax increases that result from new development occurring are placed into a TIF fund, which funds may be used to pay for public improvements that would be initially funded by the Private Investment (developer). The quicker the area develops the better since it will allow the redevelopment projects costs to be paid off in a timely manner and possibly end the TIF earlier.

2. Are we 100% certain that eminent domain will NOT be used? (a village employee stated that it hasn't been used in the history of Wauconda - well, neither has a TIF district. I keep going back to Bart's Get to Know the Mayor morning coffee when he first took office and he stated regarding the Dominicks location, then in general later, that we will always negotiate first, but that force is a last option. It's not the first option, but it is an option.)

Eminent domain is currently available for Village use, if needed, but can only be used for explicit "public use" projects such as utilities, roads, community facilities, parks, etc.

Without discussing at length the governance, legal, and social reasons eminent domain exists, eminent domain does not just mean acquiring land outright, it also includes temporary takings and easement acquisition. For instance, if an easement is needed for a specific area to address stormwater drainage concerns for the greater TIF area due to topography and other such factors and the land owner refuses to sell such an easement, the inability to use eminent domain would negatively impact all the surrounding properties, their value, and the viability of the TIF as a whole. Similarly, the Village may need to act quickly to

complete a utility/road construction project in a timely manner that would require a temporary taking, which is an act of eminent domain that would need to be compensated via TIF funds.

The Village Mayor and Board of Trustees presently have emphasized the use of eminent domain only in extremely limiting circumstances.

**3. Is it appropriate to have such a large TIF district? Doesn't that open us up for more issues and errors?**

TIF Districts must be at least 1.5 acres in size with no explicit restriction on the size and number of TIF Districts in a municipality. In Lake County alone, TIF Districts range in size from 8 acres to 838 acres. See comments above for reasons for expanding the TIF.

**4. Who is on the TIF team and what is the approval process for developments in the TIF?**

Presently, the TIF approval process is being directly supervised by the Building and Zoning Department with oversight from the Village Administrative Department with ultimate review and approval by the Village Board. The TIF approval process and the continuation of the TIF is reviewed and audited initially and on an ongoing yearly basis by the Joint Review Board, which is made up of representatives from the other affected taxing bodies and one public member. Any developments proposed under the TIF District will be processed under the Village's existing building and zoning permit process.

**5. What is the Zoning Board's role in the TIF?**

The Plan Commission/Zoning Board of Appeals retains all its same oversight and review functions as stated under the Village Code.

**6. What is being done to assure that eminent domain will not be used?**

See comments above concerning eminent domain.

**7. Currently on the plans and "wish list" for development is any eminent domain necessary?**

See comments above concerning eminent domain.

**8. With a TIF do you have the ability to deny developments?**

Any developments proposed under the TIF District will be processed under the Village's existing building and zoning permit process. Developments that do not comply with the standards of the Village standards and process may not be approved.

9. What will be done to balance downtown main street and other thriving business areas with the new developments? We have seen towns around us lose their main street and charm all for the sake of big box stores - and it effected the towns negatively.

The Comprehensive Plan currently addresses a need for a balanced commercial approach for the Village as a whole with the area of the TIF District and Downtown planned to create synergy between each other. The further development of the TIF District area will be addressed in more detail with further planning processes and steps.

10. Did the Dominicks location have to be included in the TIF? I would imagine with their mass exodus and an expiring lease that this might move on its own allowing for the tax dollars to be shared with the taxing bodies. Can it be removed for now and added if it continues to remain empty after the lease expires. It may look peculiar if that area gets developed immediately under TIF when it was just added?

See comments above concerning Dominick's and its inclusion in the TIF Study Area. The Dominick's parcels are not an isolated area and the overall blighting conditions both on and off site need to be addressed in order for the area to be redeveloped in a holistic manner. While it may be possible to exclude the area, exclusion of it could greatly affect the ability to address overall development conditions and lack of access issues, such as the entry drive and light on Rte. 176.



## Responses to Wauconda Animal Hospital Flyer on TIF

11/12/13

1. No plans have been formally submitted or approved that show the animal hospital is to be removed.
2. Under Illinois Law, municipalities and governmental bodies can only use eminent domain for an explicit "public use", namely utilities, roadways, parks, schools, community facilities, etc.
3. An east-west extension roadway has been planned for the Redevelopment Plan Area (RPA) since 1967, and the extension of Thomas Court to connect with Barrington Road has been included in the Village Comprehensive Plan since 2007.
4. The current 2012 Comprehensive Plan, like all previous plans and updates, was developed with a public and transparent process. The transparent process includes posting of Village Trustee Committee Meetings, Plan Commission/ZBA Meetings and Village Board Meetings. At each meeting public comment and/or questions may be offered and are considered. Committee Meetings, Plan Commission Meetings and Village Board Meetings are all posted on the Village Website in addition to the Village bulletin board and mailings to the newspaper. Minutes of these meeting are also posted on the Village website.
5. Establishing a Redevelopment Project Area (RPA), also known as a TIF District is a highly structured process requiring the Village to pass an ordinance authorizing a feasibility study to be completed to determine whether the study area qualifies as a Redevelopment Project Area. Thereafter a minimum of two Public Meetings must be held and prior to each, meeting notices are mailed to property owners and residents within the study area. In addition certified mail notices are sent to taxing bodies within the study area as required under the Public Act. To date three (3) public meetings have been held with two additional public meetings planned for November 13<sup>th</sup> and November 20<sup>th</sup>.
6. Yes...the Village has invested time and money in forming a TIF District, which is normal for any approval process.
7. One of the first Village projects proposed as being needed after the TIF District is established is to develop a Master Plan for the Redevelopment Project Area (RPA) that will be developed under a public process and outline the potential future development for the RPA.



## We need your Support

On November 20<sup>th</sup> at 7:00pm the Village of Wauconda will present their plans to the public for a 225 acre TIF (tax incremental financing) district, which is an area designated for business redevelopment. They plan on extending Thomas Court through to Barrington Road. The TIF district will most likely be established. The village has already invested time and money in this project before it was ever presented to the public. The issue is transparency and fairness. Transparency because they are asking this to be accepted by the public and approved by the Village Board without presenting specifics (such as how many and which residential and business properties will be condemned). Fairness because this small business and the people who own homes on this street do not have the deep pockets of the developers. Wauconda Animal Hospital is a business that has a right to remain where we are.

Please support us by coming to the public meeting on November 20<sup>th</sup> at 7:00pm. The planners and developers are counting on the public not being interested enough to attend this meeting. Also, please join the group Of Wauconda For Wauconda on Facebook ([www.facebook.com/groups/OfWaucondaforWauconda](http://www.facebook.com/groups/OfWaucondaforWauconda)). This is a dedicated group of people that attend the village meetings and make it their job to be informed in an effort to promote transparency. They are gaining a wide following of concerned citizens and business owner.

Thank you for your support.

- Carolyn Nemmers, DVM